

# **Economic Development (Herston Quarter PDA) Amendment Regulation 2017**

Explanatory notes for SL 2017 No. 229

made under the

*Economic Development Act 2012*

## **General Outline**

### **Short title**

*Economic Development (Herston Quarter PDA) Amendment Regulation 2017*

### **Authorising law**

Sections 64 and 176 of the *Economic Development Act 2012* (ED Act)

### **Policy objectives and the reasons for them**

The Herston Quarter Priority Development Area (Herston Quarter PDA) was declared on 18 November 2016 by the *Economic Development (Herston Quarter PDA) Amendment Regulation 2016*. The objective of the *Economic Development (Herston Quarter PDA) Amendment Regulation 2017* (the regulation) is to approve the Herston Quarter PDA development scheme (the development scheme), as required by section 64 of the ED Act. Adoption of the development scheme will establish the necessary policy environment to support the intended development outcomes for the site.

### **Achievement of policy objectives**

The regulation achieves the policy objective by amending the *Economic Development Regulation 2013* to approve the development scheme. The development scheme replaces the interim land use plan (ILUP) which was made by regulation at the time of declaration of the Herston Quarter PDA.

The Herston Quarter PDA is approximately six hectares in size and located just over two kilometres north of the Brisbane central business district in the suburb of Herston. It is located on part of the broader Herston Health Precinct and is bordered by Herston Road to the south, Bramston Terrace to the west, and the Royal Brisbane and Women's Hospital (RBWH) and ancillary facilities to the east and north.

The Herston Quarter PDA is in close proximity to both the Herston and RBWH busway stations and adjacent to the University of Queensland's School of Public Health and School of Dentistry buildings. It contains part of a heritage place (Brisbane General Hospital complex as identified in the Queensland Heritage Register) including the Nurses' Homes (Lady Lamington Building and towers), Edith Cavell Block and Lady Norman Wing.

The development scheme provides a rigorous but streamlined approval process for development in the Herston Quarter PDA to help facilitate economic development and development for community purposes in the State. Development in the Herston Quarter PDA will maximise the strategic location adjacent to Queensland's major health, education and research facilities, and public transport infrastructure to support employment growth in health and knowledge industries and deliver a unique and world-class destination for Brisbane. While development will have an emphasis on health-related uses, the Herston Quarter PDA will also provide a mix of other land uses that support this outcome.

## **Consistency with policy objectives of authorising law**

The regulation is consistent with the main purpose of the ED Act which is to facilitate economic development, and development for community purposes, in the State.

## **Inconsistency with policy objectives of other legislation**

The regulation is consistent with the policy objectives of the ED Act that is a unique piece of legislation and specific to the State of Queensland.

## **Benefits and costs of implementation**

Development in the Herston Quarter PDA will:

- deliver a range of new and exemplary health-related uses including a Specialist Rehabilitation and Ambulatory Care Centre
- create a vibrant and highly active mixed-use precinct that supports the surrounding health, research and education uses
- provide improved amenity, including key public spaces, for users of facilities in the Herston Quarter PDA and the broader Herston Health Precinct
- promote high-quality urban design in the built form and public realm and a high-quality living environment for building occupants
- provide an integrated vehicular parking solution for Herston Quarter PDA residents, staff and visitors to the Herston Quarter PDA and the broader Herston Health Precinct, including a new multi-storey parking station
- provide for the revitalisation, conservation and adaptive re-use of heritage places to ensure their ongoing use and preservation
- contribute to a unique sense of place identity for the Herston Quarter PDA and surrounding area
- improve connectivity, permeability, safety and accessibility within the Herston Quarter PDA for pedestrians, cyclists and vehicles
- improve the integration between the Herston Quarter PDA, the remainder of the Herston Health Precinct and surrounding area.

The implementation strategy for the development scheme identifies a number of key objectives and a suite of actions that support the achievement of the vision for the Herston Quarter PDA and support the delivery of economic development and development for community purposes within the Herston Quarter PDA.

The key focus areas of this strategy are:

- delivering an exemplar integrated mixed-use health and living precinct
- conserving and adaptively re-using significant heritage buildings
- maximising community benefit
- supporting private sector investment in health and knowledge industries.

The cost of implementation as prescribed in the development scheme will be predominantly borne by the development industry and other parties including the State.

## **Consistency with fundamental legislative principles**

The regulation has been drafted with regard to the fundamental legislative principles as defined in the *Legislative Standards Act 1992* and is consistent with these principles.

## **Consultation**

Consultation has been undertaken in the preparation of the development scheme in accordance with Chapter 3, Part 3, Division 1 of the ED Act. Economic Development Queensland consulted with Brisbane City Council and relevant State agencies.

Public notification of the proposed development scheme for the Herston Quarter PDA commenced on 7 August 2017 and concluded on 18 September 2017.

During the public notification period a total of 86 submissions were received and one additional submission was received after the notification period. Each submission was assessed and summarised in a submissions report prepared by the Minister for Economic Development Queensland in accordance with section 63(1)(b) of the ED Act. The development scheme was appropriately amended and adequately addresses issues identified in the submissions, in accordance with the requirements of the ED Act. A copy of the submissions report which contains information about the merits of the submissions and how the development scheme was amended to reflect the submissions must be made available on the department's website under section 63(2) of the ED Act.

The Office of Best Practice Regulation, Queensland Productivity Commission was not consulted on the proposed amendments as the Department of State Development, Manufacturing, Infrastructure and Planning determined that the proposed amendments met exclusion category (g): 'Regulatory proposals that are of a machinery nature' under the Queensland Government Guide to Better Regulation.