



Fact Sheet No.4: Place Renewal Areas

Version 1 – Issued 20 March 2024

This fact sheet provides an overview of the new Place Renewal Area provisions under the Economic Development and Other Legislation Amendment Bill 2024 (the Bill).

What is a Place Renewal Area?

Place Renewal Areas are a new concept being introduced into the *Economic Development Act 2012* (the Act). The declaration of a Place Renewal Area within an existing Priority Development Area (PDA) or on declared PDA-associated land will allow the Minister for Economic Development Queensland (MEDQ) to take a place-making and leading coordination role across a precinct.

The purpose of Place Renewal Areas is to bring together government, community and industry stakeholders to deliver thriving and sustainable precincts that will generate increased social, environmental and economic value.

Why do we need Place Renewal Areas?

Place Renewal Areas will give Economic Development Queensland (EDQ)¹ leadership and coordination of key locations within a PDA. They will ensure the Queensland Government achieves its vision and optimises investment for an area through collaboration, enhanced integration, and facilitating development and placemaking that aligns with Queensland Government priorities.

Each Place Renewal Area will address the challenges and opportunities relevant to the area. Some examples of the matters which may be addressed are:

- Establishing governance arrangements that provide a coordinated and collaborative approach to project delivery for both government and private sector projects.
- Facilitating design excellence, in partnership with the Office of Government Architect, through providing clear and consistent design advice to stakeholders.
- Attracting, curating and retaining business and investment.
- Identifying and implementing works to enhance the place experience (e.g. public realm plan, wayfinding strategy).
- Coordinating branding or marketing for an area.
- Activating an area through phased delivery stages.

¹ The Minister for Economic Development Queensland (MEDQ) as the corporation sole is the legal entity under the *Economic Development Act 2012*. However, for ease of reference, when addressing the day to day operations of the MEDQ, Economic Development Queensland is used throughout the fact sheet





Declaring Place Renewal Areas

A range of factors will be considered when deciding if a Place Renewal Area is declared including where:

- multiple development and/or infrastructure projects will deliver increased value through coordination and integration.
- there are multiple landowners and fragmented land ownership and through collaborating and consolidating land parcels, there is an opportunity to unlock strategic sites, accelerate development and deliver place renewal.
- the area would benefit from establishing an overarching approach to wholistic place-based design outcomes by partnering with the Office of Government Architect as part of the Place Renewal Framework's (Framework) governance.
- the state has developable land and there is the potential to deliver value-uplift through place renewal.
- there is an opportunity to create a more sustainable, inclusive and accessible place, and to deliver government priorities and infrastructure more effectively through leadership, coordination, placemaking and a whole-of-place approach.
- a state interest is involved.

For example, a Place Renewal Area may be declared where there is significant transport infrastructure being delivered in a PDA alongside high levels of private sector development investment and underutilised state land.

A Place Renewal Area declaration would provide MEDQ with the authority to lead a coordinated and collaborative approach to the delivery of individual projects and services to ensure optimal results and maximise the urban renewal and place-making potential of the PDA.

Key Features of the Bill

- The MEDQ can declare a Place Renewal Area within a PDA or on PDA-associated land.
- Once a Place Renewal Area is made, the Framework must be drafted within 12 months. The Framework will outline the vision, objectives, and outcomes for the Place Renewal Area and includes a plan for how the vision will be achieved.
- A collaborative approach to preparing the Framework will be the key to success, and, where required, the MEDQ can direct a local government, government entity or distributor-retailer to participate in Place Renewal activities.
- The MEDQ can acquire land to give effect to the Framework for the Place Renewal Area.
- The Framework will inform PDA development application decisions and Infrastructure Designations in the Place Renewal Area.
- PDA development scheme drafting and development assessment processes will occur independently of a Place Renewal Area declaration and timeframes for PDA planning and development assessment will not be impacted.

What are the Amendments?

The Bill creates new powers in the Act to enable the MEDQ to declare a Place Renewal Area and take a coordination role. The Bill also amends the *Planning Act 2016* to include the Frameworks as a consideration where an Infrastructure Designation is proposed in a Place Renewal Area.





Proposed Amendments ²	
Economic Development Act 2012	<p>The Bill includes new provisions in the Act for the MEDQ to:</p> <ul style="list-style-type: none">• declare a Place Renewal Area within a PDA or on PDA-associated land and where there is an identified state interest and action is needed to give effect to that state interest.• consult with the relevant local government prior to declaring a Place Renewal Area.• make the Framework document which includes a vision, objectives and outcomes for a Place Renewal Area; and an implementation plan for achieving the vision, objectives and outcomes for the area. The Framework must be drafted within 12 months of the making of a Place Renewal Area.• consult with the relevant local government and any other relevant person or entity prior to making the Framework.• consider the Framework when making a decision on a PDA development application.• acquire land which is required to give effect to the Framework for the Place Renewal Area.• compel government entities, local governments and distributor-retailers to engage and participate in the Place Renewal Area governance arrangements and share advice and information on their respective organisation's projects, knowledge, interests and responsibilities.
Planning Act 2016	<p>The Bill amends the <i>Planning Act 2016</i> to:</p> <ul style="list-style-type: none">• include the Framework as a relevant consideration for a Designator when considering an Infrastructure Designation within a Place Renewal Area.

Will Place Renewal Areas duplicate or conflict with existing regulatory instruments for the area (i.e. PDA development schemes)?

The declaration of a Place Renewal Area and commencement of the Framework will not replace or duplicate the statutory planning processes under a PDA. The relevant planning instrument (i.e. PDA development scheme) will continue to regulate land use matters within a declared area. The Place Renewal Area and Framework will complement the existing planning instruments by addressing matters which are critical for a successful place.

A Place Renewal Area also does not replace accountability, funding or parties responsible for the delivery of individual projects or disrupt existing commercial agreements. Parties remain accountable for delivering individual projects while ensuring they align with the Framework.

Further information

For more information, please contact Economic Development Queensland via EDQ@dasilgp.qld.gov.au

² The 'Proposed Amendments' table provides an overview of the amendments. For further detail refer to the Economic Development and Other Legislation Amendment Bill 2024.

