



# Development Scheme for the Queensland Children's Hospital State Development Area

**June 2008**

# **Development Scheme Queensland Children’s Hospital State Development Area**

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## DEVELOPMENT SCHEME

### 1. Introduction

- (1) This development scheme may be cited as the Development Scheme for the Queensland Children's Hospital State Development Area.
- (2) This development scheme has been prepared pursuant to section 79 of the *State Development and Public Works Organisation Act 1971* and shall come into operation on a date appointed by the Governor-in-Council by Proclamation published in the *Queensland Government Gazette*.

### 2. Definitions

- (1) In this development scheme:

“alternative lawful use” for land, means a lawful as of right use for which the owner of the land can use the land.

“ancillary” means the use of premises associated with but incidental and subordinate to the predominant use.

“application” means an application for development under section 9.1(1) of this Development Scheme.

“approved use”, for land, means a use of land approved under section 84(4) of the Act.

“authorised use” for land, means a use of land approved under a development approval, or an instrument taken to be a development approval under the *Integrated Planning Act 1997*.

“building” means a fixed structure that is wholly or partly enclosed by walls and is roofed, and includes any part of a building.

“business days” has the meaning given by the *Integrated Planning Act 1997*.

“community infrastructure” has the meaning given by the *Integrated Planning Act 1997*.

“Coordinator-General” means the corporation sole constituted under section 8A of the *State Development and Public Works Organisation Act 1938*, and preserved, continued in existence and constituted under section 8 of the Act.

“currency period” for the approval, means the latest of the following periods to end—

- (a) the period that ends 4 years starting the day the approval took effect;
- (b) if the approval states or implies a time for the approval to lapse—the period from the day the approval took effect until the stated or implied time;
- (c) if within the period mentioned in paragraph (a) or (b) the Coordinator-General, by written notice to the person having the benefit of the approval, fixes another period—the other period.

“development scheme” means the Development Scheme for the Queensland Children's Hospital State Development Area.

“infrastructure” has the meaning given by the Act.

“material change of use” means:

- (a) the start of a new use of the premises; or
- (b) the re-establishment on the premises of a use that has been abandoned; or
- (c) a material increase in the intensity or scale of the use of the premises.

“minor change” to an approval means a change to the approval of the Coordinator-General under this development scheme that would not, if the application was remade including the change:

- (a) be inconsistent with a recommendation made by a referral agency in a referral agency submission, unless agreed by the referral agency; and
- (b) in the Coordinator General's opinion;
  - be inconsistent with the Development Scheme; or
  - change the level of assessment; or
  - create the need to make a development application.

“planning report” means a document containing:

- (a) an accurate description of the land, the subject of the application; and
- (b) a description of the proposed use of the land, the subject of the application; and
- (c) an assessment of the consistency of the proposed use with the Development Scheme for the Queensland Children's Hospital State Development Area including any policies; and
- (d) a description and assessment of the impacts of the proposal; and
- (e) a plan to manage any adverse impacts.

“policies” means policies prepared in accordance with this Development Scheme.

“premises” means:

- (a) a building; or
- (b) land (whether or not a building is situated on the land).

“previous approval” means an:

- (a) alternative lawful use; or
- (b) approved use; or
- (c) authorised use.

“proponent” means a person who makes an application under section 9.1 of this Development Scheme.

“public sector entity” has the meaning given by the *Integrated Planning Act 1997*.

“Queensland Children's Hospital State Development Area” means that part of the Brisbane area declared the "Queensland Children's Hospital State development area" by the *State Development and Public Works Organisation (State Development Areas) Regulation 1998* and any subsequent regulation.

“referral agency” for an application means:

- (a) an agency that would have been an advice agency or concurrence agency if the application had been one for a development approval under the *Integrated Planning Act 1997*; and
- (b) Brisbane City Council; and
- (c) any other agency nominated by the Coordinator-General.

“referral agency submission” means a submission prepared by a referral agency under section 9.2(8) of this development scheme.

“reviewer” is the person appointed by the Coordinator-General under section 9.4(1) of this development scheme.

"submission" means a submission that:

- (a) is made to the Coordinator-General in writing; and
- (b) is received on or before the last day of the submission period; and
- (c) is signed by each person who made the submission; and
- (d) states the name and address of each person who made the submission; and

- (e) states the grounds of the submission and the facts and circumstances relied on in support of the grounds.

“supporting material” means the additional information provided by the proponent in response to a request by the Coordinator-General under section 9.1(5) and (6) and under section 9.2(3) of this development scheme.

“the Act” means the *State Development and Public Works Organisation Act 1971*.

“use” of premises, includes any ancillary use of the premises.

- (2) In this Development Scheme the uses specified in Schedule 1 have the following meanings:

"child care facility" means the use of premises for the minding or care, but not residence, of children generally under school age e.g. daycare, occasional care, kindergarten or crèche.

“education purposes” means the use of premises for systematic training and instruction designed to impart knowledge and develop skill e.g. school, college, university, technical and further education institution and including any ancillary freestanding building on the premises for before/after school and vacation care of school children. This definition includes the ancillary use of premises for an existing church in combination with an educational facility.

“health care purposes” means the use of premises for health care services e.g. maternal, child and youth welfare centre, hospital, medical research, community health centre or respite care centre.

“indoor sport and recreation” means a use of premises for playing of a game, recreation, instruction, athletics, sport or recreation, where these activities take place primarily in a building, e.g. sports centre, gymnasium or theatre.

“major utility” means the use of premises for a major utility relating to:

- the provision of water supply, including but not limited to waste, recycled, and potable water;
- sewerage;
- electricity;
- gas;
- telecommunications;
- transport;
- drainage,

or other like services, and which does not comprise a “minor utility” as herein defined.

"medical centre" means the use of premises for the delivery of medical or paramedical care or treatment of people not resident on the site.

"minor utility" means the use of premises by a Government, Semi-Government, Statutory Authority, Government Owned Corporation, Local Government or private organisation in the course of a minor public utility undertaking relating to the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services where these activities do not involve the following:

- (a) the construction of electricity power lines, transformers or switching stations operating at or in excess of 33,000 volts; or
- (b) the construction or use of any building or other structure having a floor area greater than 100m<sup>2</sup> or a height greater than 4.5 metres; or
- (c) the use of land in excess of 1500m<sup>2</sup> in area.

The term includes "low impact facilities" as defined by the *Telecommunications Act 1997, Telecommunications (Low-Impact Facilities) Determination 1997 and Amendment No. 1 of 1999*.

"multi unit dwelling" means use of premises as a principal place of longer term residence by households, domestic groups or individuals irrespective of building form. Examples of other forms of multi-unit dwelling including boarding house, nursing home, aged care accommodation, residential development for people with special needs or hostel.

"office" means a use of premises for a business or office purpose, where the principal activity provides:

- business or professional advice;
- services or goods that are not physically on the premises; or
- office based administrative functions.

"outdoor sport and recreation" means a use of premises for playing of a game, recreation, instruction, athletics, sport or entertainment, where these activities take place primarily out of doors e.g. sporting field, court, swimming pool, but does not include a sport or recreation based on motorised vehicles e.g. cars, motorcycles or go-karts.

"restaurant" means a use of premises for providing meals or light refreshments on a regular basis for consumption on or off the site.

Examples include:

- café;
- restaurant;
- bistro;
- milk bar;
- coffee shop;
- tea room;

- take away; or
- fast food outlet.

“shop” means a use of premises for the display and retailing of goods, and personal services such as hair and beauty care, laundromats and dry cleaning. Examples include:

- newsagents;
- gift shop;
- florists;
- pharmacy/chemists;
- place for hire of domestic items;
- stall; or
- salon.

“short term accommodation” means a use of premises for non-permanent occupation by visitors and travellers.

### **3. Background**

- (1) The Queensland Government identified a need to consolidate health services for children and young people (currently attending the Royal Children's Hospital (RCH), Mater Children's Hospital (MH) and The Prince Charles Hospital (TPCH)) by providing one world class tertiary and quaternary hospital for the children and young people of Queensland, to be called the Queensland Children's Hospital (QCH).
- (2) Declaration of the Queensland Children's Hospital State Development Area enables the State to facilitate and effectively manage the planned development and operation of the area and associated infrastructure for health purposes and education purposes.

### **4. Intent of the Development Scheme**

The intent of this development scheme is to:

- (1) Establish a set of objectives and provide guidance and a framework for the orderly development of the Queensland Children's Hospital State Development Area.
- (2) Protect the interests of users within the Queensland Children's Hospital State Development Area to ensure the area's long term viability.
- (3) Identify a range of land uses considered appropriate for the Queensland Children's Hospital State Development Area to deliver essential health and education services and specify the intended purpose of each designation.

- (4) Create linkages with key stakeholders such as the University of Queensland to establish the Queensland Children's Hospital as a centre of excellence in education, training and research in children / young persons' health services.
- (5) Establish a procedure for determination by the Coordinator-General of the suitability of uses in the Queensland Children's Hospital State Development Area.
- (6) Recognise the Coordinator-General has primary carriage of the development, operation and management of land use in the Queensland Children's Hospital State Development Area.
- (7) Assist in achieving ecological sustainability of activities within the Queensland Children's Hospital State Development Area.

## **5. Objectives of Queensland Children's Hospital State Development Area**

The objectives of the Queensland Children's Hospital State Development Area are to:

- (1) Provide land for the development of the proposed Queensland Children's Hospital.
- (2) Build a new tertiary children's hospital to provide world-class care for Queensland children and young people in a purpose built facility adjacent to the Mater Hospital site.
- (3) Provide a hub for State-wide paediatric and young peoples' services based on the best clinical evidence.
- (4) Eliminate the current duplication of secondary and tertiary level paediatric services.
- (5) Develop specific services for young people.
- (6) Maximise the opportunity for recruitment, retention and accreditation of a specialised paediatric workforce.
- (7) Enable the Queensland Children's Hospital to be designed and constructed to provide efficient and unimpeded access between theatres, intensive care and medical imaging.
- (8) Ensure continued operation of educational facilities in the State Development Area during construction of the Queensland Children's Hospital whilst minimising impacts and disruptions to their operations.
- (9) Provide planned development that balances community, economic and environmental values.

- (10) Establish a development framework that provides for long-term orderly development for the Queensland Children's Hospital.
- (11) Ensure the integrity and functionality of the Queensland Children's Hospital State Development Area is maintained and protected from land uses and activities that may be incompatible with, or adversely affect, the continued use of the State Development Area for the purposes set out in section 6.

## **6. Land Use Designations (Precincts)**

- (1) The Queensland Children's Hospital State Development Area is divided into land use designations. The precincts are shown on Map QCHSDA\_001\_002.
- (2) The precincts and their purposes are as follows:

### Health Precinct:

To provide for health care purposes within the Queensland Children's Hospital State Development Area. The precinct may also provide for development ancillary to the education precinct.

### Education Precinct:

To provide for education purposes. The precinct may also provide for development ancillary to the health precinct.

- (3) Schedule 1 identifies the uses considered highly likely to meet, that may meet, or are considered likely to compromise the purpose of the Queensland Children's Hospital State Development Area.

## **7. Policies**

- (1) The Coordinator-General may prepare Policies, which are consistent with the intent and objectives of this development scheme to assist in the implementation of the development scheme.
- (2) The Policies prepared for the Queensland Children's Hospital State Development Area shall be used by the Coordinator-General, infrastructure providers and proponents to guide development.

## 8. Land Use Approval

- (1) Subject to this development scheme, no person shall carry out development set out in Schedule 1 on any premises in the Queensland Children's Hospital State Development Area without the approval of the Coordinator-General.
- (2) The Coordinator-General shall hold for inspection details of decisions issued in respect of land use within the Queensland Children's Hospital State Development Area.

## 9. Assessment Procedure and Process

### 9.1 Application Stage

- (1) A person may make application to the Coordinator-General for a material change of use of premises as set out in Schedule 1 of this development scheme, in the Queensland Children's Hospital State Development Area.
- (2) An application must:
  - (a) include an accurate description of the land, the subject of the application; and
  - (b) identify the proposed use or uses for which approval is sought; and
  - (c) if the applicant is not the owner of the land, include the written consent of the owner of the land; and
  - (d) include the application fee determined by the Coordinator-General; and
  - (e) be accompanied by a planning report.
- (3) Subject to subsection (4) a public sector entity is exempt from making an application under subsection (1) where the proposed material change of use as listed in Schedule 1 is in relation to community infrastructure on land identified or reserved for that purpose on the map identified in section 6(1) of this development scheme. (For example, existing State controlled roads, railways and power line easements).
- (4) Notwithstanding subsection (3), a public sector entity is not exempt from making an application under subsection (1) if the development is assessable development under Schedule 8, Part 1 of the *Integrated Planning Act 1997*.
- (5) The Coordinator-General must, within 20 business days after receiving the application:
  - (a) decide to:
    - (i) request additional information from the proponent; or
    - (ii) process the application without further information; and

- (b) give the proponent written notification of the decision under subsection (5)(a) and a timeframe for providing any additional information.
- (6) The Coordinator-General may, by written notice to the proponent and without the proponent's agreement, extend the period under subsection (5) by not more than 10 business days.
- (7) If the proponent receives a request under section (5)(a)(i) the proponent must respond by giving the Coordinator-General:
- (a) all the information requested; or
  - (b) part of the information requested together with a notice asking the Coordinator-General to proceed with the assessment of the application; or
  - (c) a notice stating the information requested will not be provided and asking the Coordinator-General to proceed with the assessment of the application.
- (8) An application lapses if the proponent does not respond under subsection (7) within the time specified by the Coordinator-General under subsection (5)(b).
- (9) The Coordinator-General may decide that sections 9.2, 9.3 or 9.4 do not apply in whole or in part to an application:
- (a) accompanied by documentation providing sufficient information for the Coordinator-General to be satisfied no further information is needed to assess the application; or
  - (b) that has already been subject to some form of referral to stakeholders or public consultation that the Coordinator-General is satisfied meets the requirements of sections 9.2, 9.3 or 9.4.
- (10) In making a decision under section 9.1(9) that section 9.2 does not apply or applies only in part to the referral agencies, the Coordinator-General must consult with the referral agencies.

## **9.2 Referral Stage**

- (1) The Coordinator-General:
- (a) shall refer the application to all referral agencies within 10 business days after the completion of any of the following:
    - i) the receipt of an application accompanied by a planning report for which further information is not required; or
    - ii) the receipt of additional information from the proponent in response to a request by the Coordinator-General and satisfactory to the Coordinator-General; and

- (b) shall give written notification to the proponent of the referral of the application to each referral agency.
- (2) The Coordinator-General may, by written notice to the proponent and without the proponent's agreement, extend the period under subsection (1) by not more than 10 business days.
- (3) The Coordinator-General may, within 20 business days after completing the requirements in subsection (1) and after consultation with each referral agency, by written request ask the proponent to give additional information to a referral agency which is needed to assess the application.
- (4) The Coordinator-General may, by written notice to the proponent and without the proponent's agreement, extend the period under subsection (3) by not more than 20 business days.
- (5) If the proponent receives a request for additional information, the proponent must, within a period of not more than 60 business days or such longer period as may be agreed by the Coordinator-General, give each requesting referral agency and the Coordinator-General a written response supplying:
  - (a) all of the information requested; or
  - (b) part of the information requested together with a notice asking the requesting referral agency to proceed with the assessment of the application; or
  - (c) a notice stating that the information requested will not be provided and asking the requesting referral agency to proceed with the assessment of the application.
- (6) An application lapses if the proponent does not respond within the time specified by the Coordinator-General under subsection (5).
- (7) If the proponent is not required to give further information to a referral agency under subsection (2), each referral agency must within 30 business days after receiving the application under subsection (1):
  - (a) assess the application; and
  - (b) give to the Coordinator-General a written submission on the application including any recommendations to address the impact of the material change of use.
- (8) If the proponent is required to give further information to a referral agency under subsection (3), each referral agency must within 30 business days after receiving a written response from the proponent under subsection (5):
  - (a) assess the application; and

- (b) give to the Coordinator-General a written submission on the application including any recommendations to address the impact of the material change of use.
- (9) If a referral agency does not respond within the required time the Coordinator-General may proceed to the next stage of the assessment process as if the agency had assessed the application, and had no requirements for the application.

### **9.3 Public Notification**

- (1) The Coordinator-General must give written notice to the proponent:
  - (a) advising whether or not the application requires public notification; and
  - (b) the period during which a submission may be made, being not less than 15 business days starting on the day after the last action under subsection (2) is carried out.
- (2) If public notification is required, the proponent must:
  - (a) publish a notice at least once in a newspaper circulating generally in the locality of the Queensland Children's Hospital State Development Area;
  - (b) place a notice on the road frontage of the land for the duration of the period during which a submission may be made;
  - (c) give a notice to the owners of all land adjoining the land.
- (3) The proponent must undertake public notification of an application within 30 business days after receiving notification from the Coordinator-General under subsection (1).
- (4) Any notice referred to in subsection (2) must include notification that any person may make a submission in writing to the Coordinator-General and details of the last date for the receipt of such submission.
- (5) If public notification is required, the Coordinator-General must make the application, the planning report, and other relevant documentation as the case may be, and the supporting material available for inspection and purchase by the public.
- (6) A person may, on or before the last day for the receipt of submissions, make a submission to the Coordinator-General in respect of the application.
- (7) Within 5 business days after the last date for the receipt of submissions, the proponent must provide the Coordinator-General with a statutory declaration in a form approved by the Coordinator-General which establishes that the proponent has complied with subsections (2), (3) and (4) and states the last date for the receipt of submissions.

#### **9.4 Review Stage**

- (1) The Coordinator-General may appoint an appropriately qualified person or persons to review a submission received in response to the application by any person or a referral agency.
- (2) The reviewer must be appointed within 15 business days after the last of the following actions:
  - (a) the proponent giving the Coordinator-General a statutory declaration under section 9.3(7) of this development scheme; or
  - (b) receipt of a referral agency submission from each referral agency.
- (3) The reviewer must review each submission having regard to, but not limited to:
  - (a) the application; and
  - (b) the planning report; and
  - (c) all submissions referred to the reviewer; and
  - (d) the supporting material; and
  - (e) this development scheme; and
  - (f) the Policies.
- (4) The reviewer may invite a submitter and the applicant to attend a hearing conducted by the reviewer, which shall occur within 15 business days of the reviewer receiving the submission.
- (5) The reviewer must give the Coordinator-General a report on the submission:
  - (a) within 15 business days after the date of completing the hearing; or
  - (b) within 25 business days after receiving the submission, where no hearing was conducted by the reviewer.
- (6) The Coordinator-General may, on request by the reviewer, extend the period for the reviewer to give a report to the Coordinator-General by 20 business days or such longer period as the Coordinator-General determines.
- (7) The report of the reviewer must:
  - (a) advise on the merits of the submission; and
  - (b) identify what the implications of the submission are for the application; and
  - (c) identify any means of overcoming the issues raised in the submission; and
  - (d) make recommendations about the issues raised in the submission and how those submissions should be responded to.

- (8) If a reviewer does not respond within the required time the Coordinator-General may proceed to the next stage of the assessment process as if the Coordinator-General had not appointed a reviewer under section 9.4(1) of this Development Scheme.

### **9.5 Decision Stage**

- (1) The Coordinator-General must decide the application within thirty (30) business days of the completion of the last of the following:
- (a) receiving an application satisfactory to the Coordinator-General; or
  - (b) receiving a report of the reviewer; or
  - (c) the proponent giving the Coordinator-General a statutory declaration under section 9.3(7) of this Development Scheme; or
  - (d) the receipt of a submission from each referral agency under section 9.2(7) or 9.2(8) of this Development Scheme.
- (2) The Coordinator-General may, by written notice given to the proponent, extend the decision making period by not more than 45 business days.
- (3) The decision making period may be further extended if the proponent, before the period ends, gives written agreement to the extension.
- (4) The Coordinator-General must assess the application having regard to:
- (a) the application; and
  - (b) the planning report; and
  - (c) the supporting material; and
  - (d) each referral agency submission; and
  - (e) each submission received in response to the application; and
  - (f) the report of the reviewer; and
  - (g) this development scheme; and
  - (h) the Policies.
- (5) In deciding the application, the Coordinator-General may:
- (a) approve the application; or
  - (b) approve the application subject to conditions decided by the Coordinator-General; or
  - (c) refuse the application.
- (6) A condition under (5)(b) may, amongst other things:
- (a) place a limit on how long a lawful use may continue or works may remain in place; or
  - (b) relate to infrastructure, and the payment of contributions for infrastructure.
- (7) The Coordinator-General must give written notice of the decision to:

- (a) the proponent; and
  - (b) each referral agency; and
  - (c) each person who made a submission in response to the application.
- (8) The decision notice must be given within 10 business days after the day the decision is made under subsection (5) and must include the following:
- (a) whether the application is approved, approved subject to conditions or refused; and
  - (b) if the application is approved subject to conditions, the conditions.

### **9.6 Term of Approval**

- (1) If an application is approved under section 9.5 or an approval is given under section 12, the approval takes effect from the time the decision notice is given.
- (2) The approval lapses:
- (a) For a material change of use, at the end of the currency period for the approval unless:
    - (i) if the use is, under this development scheme, a material change of use—the change of use happens before the end of the currency period; or
    - (ii) otherwise—the change of use substantially starts before the end of the currency period
- (3) The proponent for the application or, in the case of an approval under section 12 the owner, may, before the approval lapses, request that the Coordinator-General extend the currency period. A request must:
- (a) be in writing;
  - (b) if the person requesting the extension is not the owner of the land the subject of the application, include the owner's consent; and
  - (c) include reasons for the request.
- (4) The Coordinator-General must consult with all referral agencies for the application about the request made under subsection (3) before making a decision on the request.
- (5) The Coordinator-General must make a decision on the request under subsection (3) within 30 business days after receiving the request.
- (6) The Coordinator-General and the person making the request under subsection (3) may agree to extend the period within which the Coordinator-General must decide the request.

- (7) Despite subsection (2), an approval under section 9.5 or section 12(4) of this development scheme in respect of which a request under subsection (3) has been received, does not lapse until the Coordinator-General decides the request.
- (8) The Coordinator-General may either approve or refuse the request under subsection (3). If the request is approved, the approval period may be extended for a period to be determined by the Coordinator-General. After deciding the request, the Coordinator-General must within ten business days of deciding the request give notice of the decision to the person who applied for the request under subsection (3) and any referral agency.

## **10. Minor Change of the Approval**

- (1) The proponent may at any time request the Coordinator-General by written notice to approve a change to an approval under this development scheme or to any conditions to which the approval is subject.
- (2) If the proponent is not the owner of the land, the subject of the approval, the request must include the consent of the owner of the land.
- (3) The Coordinator-General may approve the request only if the change is, in the opinion of the Coordinator-General, a minor change to the approval or any conditions to which the approval is subject.

## **11. Existing Use Rights**

- (1) Pursuant to section 85 of the Act if immediately before this development scheme applied to land, a person was lawfully using the land and the person continues the use after this development scheme applied to the land, the use may continue.

## **12. Approval of an Authorised, Alternative Lawful or Approved Use**

- (1) Pursuant to the Act, an owner may make application to the Coordinator-General to approve a previous approval that existed immediately before this development scheme started applying to the land and after this development scheme started applying to the land the previous approval would have been an offence under section 84 of the Act.
- (2) An application must:
  - (a) include an accurate description of the land, the subject of the application; and
  - (b) identify the proposed use or uses for which approval is sought; and
  - (c) include a copy of any previous approval issued in relation to the use.

- (3) The Coordinator-General must decide the application within 20 business days after receiving the application having regard to, but not limited to:
  - (a) the application;
  - (b) the Development Scheme; and
  - (c) the Policies.
- (4) The Coordinator-General may, by written notice given to the proponent, extend the decision making period by not more than 20 business days.
- (5) The decision making period may be further extended if the proponent, before the period ends, gives written agreement to the extension.
- (6) In deciding the application, the Coordinator-General may:
  - (a) approve the application consistent with the previous approval; or
  - (b) approve the application subject to conditions decided by the Coordinator-General, and/or amended conditions of the previous approval after having consulted with relevant referral agencies; or
  - (c) refuse the application.
- (7) The Coordinator-General must within 10 business days of deciding the application give written notice of the decision to:
  - (a) the proponent; and
  - (b) each referral agency.

### **13. Claim for Compensation**

- (1) An owner of an interest in land is entitled to be paid reasonable compensation by the Coordinator-General in accordance with the Act.

**Schedule 1 – Land Use  
(Development Scheme Sections 8)**

**Table 1 – Material Change of Use**

<b>Column A</b>	<b>Column B</b>	<b>Column C</b>
<b>Uses that are considered highly likely to meet the purpose of the Queensland Children's Hospital State Development Area</b>	<b>Uses that may meet the purpose of the Queensland Children's Hospital State Development Area</b>	<b>Uses that are considered likely to compromise the purpose of the Queensland Children's Hospital State Development Area</b>
<b>Health Precinct</b>		
Health Care Purpose Minor Utility	Where associated with Health Care purpose: <ul style="list-style-type: none"> <li>• Education Purpose</li> <li>• Indoor Sport and Recreation</li> <li>• Major Utility</li> <li>• Multi unit dwelling</li> <li>• Office</li> <li>• Outdoor Sport and Recreation</li> <li>• Restaurant</li> <li>• Shop</li> <li>• Short Term Accommodation</li> </ul>	All other uses not specified in columns A and B
<b>Education Precinct</b>		
Education Purpose Minor Utility	Where associated with Education Purpose: <ul style="list-style-type: none"> <li>• Health Purpose</li> <li>• Indoor Sport and Recreation</li> <li>• Major Utility</li> <li>• Multi unit dwelling</li> <li>• Office</li> <li>• Outdoor Sport and Recreation</li> </ul>	All other uses not specified in columns A and B