

Economic Development Queensland



Priority Development Areas

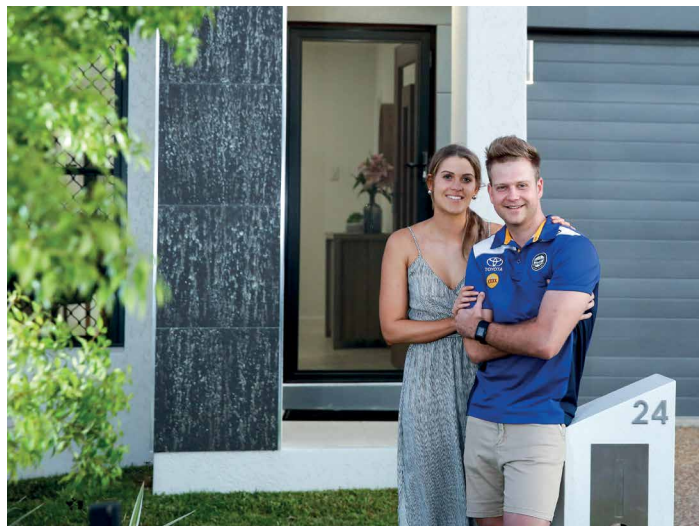
Priority Development Areas (PDAs) are parcels of land within Queensland, identified for specific accelerated development with a focus on economic growth.

State government works with local councils to streamline the planning, approval and development processes to get results in PDAs.

Development within PDAs is designed in response to the needs of local businesses and community and varies depending on:

- size
- locality
- public transport
- local amenity
- road network
- infrastructure
- existing planning schemes.

Larger residential PDAs can also include associated infrastructure and facilities to support new communities such as schools, parks, retail, industrial and commercial development.



Benefits of PDAs

Fast-tracked development - a PDA declared under the *Economic Development Act 2012* allows for shortened time frames to stimulate economic, community and social growth by enabling development to reach the market sooner.

Strong partnerships - Economic Development Queensland works closely with local government to plan, assess and guide development within a PDA.

Responsive - to plan places that respond to the market and the needs of business and community.



PDA process

Declaring a PDA

A number of considerations and conditions must be met for a PDA to be declared:

- Will the outcome support economic growth?
- Is there a need for accelerated development?
- Is the development intended for a special purpose?
- Will the development unlock surplus and underutilised government owned land?

Interim land use plans (ILUP)

An ILUP is a temporary plan for a PDA which is in place for up to 12 months until the PDA development scheme, the overarching plan for the area, is approved by the Minister for Economic Development Queensland (MEDQ).

Development scheme

Each PDA is subject to a development scheme — a regulatory document that controls land use, infrastructure planning and development in the area. Approved by the MEDQ, the development scheme:

- ensures development is well planned
- provides certainty to developers, local government, state agencies and the wider community about the type and form of development that can occur in the PDA
- sets out the processes and procedures for the assessment of development applications
- overrides local government planning instruments related to the use of land within a PDA.

- 1 Andergrove
- 2 Blackwater
- 3 Blackwater East
- 4 Central Queensland University
- 5 Clinton
- 6 Mackay Waterfront
- 7 Moranbah
- 8 Oonoonba
- 9 Roma
- 10 Tannum Sands
- 11 Toolooa
- 12 Townsville City Waterfront



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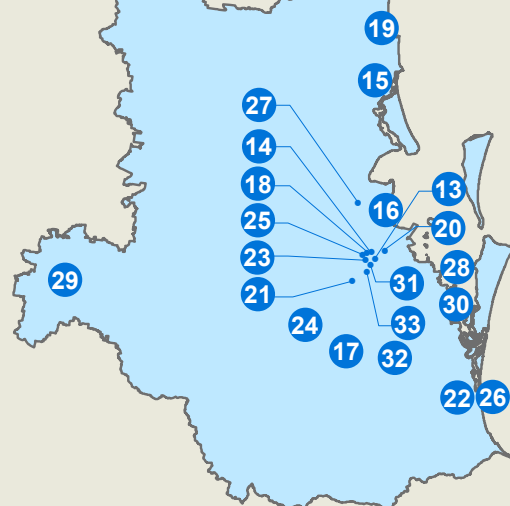
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13	Albert Street Cross River Rail	24	Ripley Valley
14	Bowen Hills	25	Roma Street Cross River Rail
15	Caloundra South	26	Southport
16	Fitzgibbon	27	The Mill at Moreton Bay
17	Greater Flagstone	28	Toondah Harbour
18	Herston Quarter	29	Toowoomba Railway Parklands
19	Maroochydore City Centre	30	Weinam Creek
20	Northshore Hamilton	31	Wooloongabba
21	Oxley	32	Yarrabilba
22	Parklands	33	Yeronga
23	Queen's Wharf Brisbane		

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- 31 Wooloongabba
- 32 Yarrabilba
- 33 Yeronga



SITE	DECLARED	AREA*	PURPOSE AND BENEFITS
Albert Street Cross River Rail	December 2018	3,858m ²	To support the delivery of the new underground station as part of the Cross River Rail project.
Andergrove, Mackay	April 2010	22 ha	Redevelop the site into a residential community.
Blackwater East, Central Queensland	June 2013	130 ha	Facilitate development to support the resource sector.
Blackwater, Central Queensland	July 2010	150 ha	Facilitate development to support the resource sector.
Bowen Hills, Brisbane	March 2008	108 ha	Revitalise this inner urban area, including redevelopment of the RNA.
Caloundra South, Sunshine Coast	October 2010	2310 ha	Provide 20,000 dwellings for a population of approximately 50,000 people.
Central Queensland University, Rockhampton	December 2011	189 ha	Provide for a mixed-use centre, university campus and residential community.
Clinton, Gladstone	April 2010	26 ha	Facilitate development to support the resource sector.
Fitzgibbon, Brisbane	July 2008	295 ha	Provide a range of housing choices to cater for the diverse needs of the community.
Greater Flagstone, Logan	October 2010	7188 ha	Provide 50,000 dwellings to house a population of 120,000 people.
Herston Quarter	November 2016	6 ha	Redevelop the precinct to include a new specialist public health facility, a new private hospital, aged care and retirement living, residential and student accommodation, childcare, car parking and retail facilities. Heritage buildings will be preserved and re-used.
Mackay Waterfront	May 2018	172 ha	Redevelop public spaces along the Pioneer River and Binnington Esplanade waterfronts; establish an innovation and knowledge based industries precinct; promote the city centre as a key business and investment hub.
Maroochydore City Centre, Sunshine Coast	July 2013	60 ha	Support economic development, build infrastructure and create a central business district.
Moranbah, Central Queensland	July 2010	1218 ha	Facilitate development to support the resource sector.
Northshore Hamilton	March 2008	304 ha	Redevelop underutilised area within close proximity to the Brisbane Airport and the Australian Trade Coast precinct.
Oonoonba, Townsville	April 2010	83 ha	Provide a range of housing choices to cater for the diverse needs of the community.
Oxley	August 2018	19 ha	Redevelop the site into a mix of detached housing, aged care living and the relocation of the C&K Childcare Centre on the site.
Parklands, Gold Coast	February 2013	29 ha	Support the delivery of the Gold Coast 2018 Commonwealth Games™
Queen's Wharf Brisbane	November 2014	28.8 ha	Provide for a mixed-use integrated resort development and support a range of hotel, retail and tourism facilities.
Ripley Valley, Ipswich	October 2010	4680 ha	Provide 50,000 dwellings for a population of approximately 120,000 people.
Roma, Southern Queensland	July 2010	20 ha	Provide a range of housing choices to cater for the diverse needs of the community.
Roma Street Cross River Rail	December 2019	32 ha	To support the delivery of a new underground station and integrated public transport hub as part of the Cross River Rail project.
Southport, Gold Coast	October 2013	196 ha	Support economic development through knowledge-based employment, regional government administration, medical, retail and commercial uses.
Tannum Sands, Gladstone	September 2011	170 ha	Provide housing to support the resource sector.
The Mill at Moreton Bay, Petrie	September 2016	460 ha	Facilitate the development of the proposed University of the Sunshine Coast campus and associated uses.
Toolooa, Gladstone	December 2011	180 ha	Facilitate development to support the resource sector.
Toondah Harbour, Cleveland	June 2013	67 ha	Provide opportunities for mixed-use and medium density residential, tourism and retail based development, ferry terminals, open space and potentially a private berth marina.
Toowoomba Railway Parklands	December 2014	50 ha	Redevelop site into a mixed density urban village integrating surrounding industrial, heritage, residential and urban parklands.
Townsville City Waterfront	September 2014	97.2 ha	Provide for mixed-used development close to the CBD, pedestrian and cycle paths and public open spaces and support ongoing essential maritime infrastructure and the Port of Townsville.
Weinam Creek, Redland Bay	June 2013	42 ha	Enhance opportunities to enjoy the waterfront, provide for water transport service, opportunities for mixed use development and improve public space.
Woolloongabba, Brisbane	April 2010	10 ha	Redevelop site into a high-density residential community.
Yarrabilba, Logan	October 2010	2222 ha	Provide approximately 20,000 dwellings to house a population of up to 50,000 people.
Yeronga	August 2018	3 ha	Redevelop the site to deliver a diversity of housing, small-scale retail and commercial and a new permanent home for the Yeronga Community Centre.

*The developable area may be smaller than the total area shown in this column.