

Economic Development Queensland



OUR VISION

Creating places and investment opportunities for Queenslanders to prosper.

Who are we?

We are a unique government agency which combines property development with specialist planning functions to achieve our vision. We are part of the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) which has a focus on economic growth through private sector investment and job creation.

We are an organisation made up of highly skilled professionals across a range of disciplines that are committed to delivering innovative and positive economic, community and design outcomes for Queenslanders.

What do we do?

Our purpose, established under the *Economic Development Act 2012*, is to facilitate economic development, and development for community purposes, in Queensland. We are also required to act on a commercial basis.

We achieve our purpose in two key ways:

- **We create places** through our property development activities and the declaration and facilitation of Priority Development Areas (PDAs). These places are created to build strong communities and to provide healthy and safe environments for Queenslanders to live, learn, work and play. Our community outcomes enhance these places through provision of key community infrastructure.
- **We create investment opportunities** for industry to invest in industrial developments and renewal projects. We also create private sector investment opportunities by de-risking and unlocking government owned land for redevelopment. Through the creation of these investment opportunities we empower the private sector to create jobs and economic growth for Queensland.

We collaborate with government, industry and the community to identify growth opportunities and deliver infrastructure, planning and property projects for Queensland's economic benefit.

Program areas

EDQ's key program areas are:

- mixed use and residential development across Queensland
- industrial development across Queensland
- planning and infrastructure facilitation in PDAs.

Our priorities

To create places and investment opportunities we have areas of strategic focus that assist us to identify and prioritise projects for delivery.

These priorities include:

- enabling strategic industrial land supply for the attraction and development of industry
- unlocking underutilised government owned land in strategic locations for renewal opportunities in a commercially viable manner
- facilitating ongoing land supply in South East Queensland greenfield PDAs to support Shaping SEQ benchmarks
- facilitating important state projects through PDA declaration and the diligent and timely assessment of development approvals and compliance
- demonstrating industry leading innovations through our developments that add value to our projects and are capable of repetition by industry
- facilitating diverse housing delivery, including affordable housing
- enabling cross agency collaboration to identify community infrastructure opportunities which are able to be delivered in EDQ projects and PDAs.

How do we add value?

Our unique value proposition is based on our ability to:

- address complex property and planning issues with creativity, innovation and commerciality, to create longer term value for Queensland
- take a strategic, long term position in relation to assets to generate greater economic value from project delivery
- provide a fast response and delivery of outcomes through simultaneous use of planning and commercial functions
- demonstrate a particular ability to respond to changes in government policy and rapidly changing market conditions with agility and speed.



Key achievements

EDQ's key achievements are extensive across a diverse portfolio, including:

- Declaration and ongoing management of PDAs in Queensland which cover over 20,000 hectares, 183,000 dwellings and 415,000 future residents.
- Delivery of greenfield PDAs delivering 40 percent of the total greenfield dwellings under Shaping SEQ.
- Current management and delivery of 20,000 hectares of industrial land supply across Queensland.
- Significant contribution to the economy through delivery of industrial estates. As an example, the Lytton Industrial Estate contributed \$334 million in Gross Regional Product (in 2016 dollars) growing to \$430 million (in 2016 dollars). Additionally, the project was estimated to contribute 2,297 jobs to the economy as at 2016, growing to 2,924 jobs (when the project was built out).
- Facilitation of the LNG industry at the Curtis Island Precinct of the Gladstone State Development Area resulted in a total capital investment of \$60 billion and a peak construction workforce of 14,500.
- Development and implementation of the strategy to procure private sector participation to deliver the 2018 Commonwealth Games Athletes Village, with a saving to government in excess of \$200 million over the original budgeted cost, and to further develop the health and knowledge precinct following the Commonwealth Games.
- Negotiation and delivery of infrastructure agreements between Logan City Council, the Minister for Economic Development Queensland and nine key developers to deliver \$1.2 billion of sub-regional infrastructure to service the Greater Flagstone and Yarrabilba PDAs, unlocking significant planned capital investment from the private sector and forecast jobs.
- Management of the \$126 million Catalyst Infrastructure Fund loan facility to third parties to enable developers to deliver catalyst infrastructure in greenfield PDAs to unlock development land earlier.
- Facilitation of state significant projects through planning and development assessment including Queen's Wharf Brisbane.

