

Economic Development Queensland

Creating places and investment opportunities for Queenslanders to prosper



Lumina, Gold Coast Health and Knowledge Precinct

PARTNERING WITH ECONOMIC DEVELOPMENT QUEENSLAND

EDQ is a unique government agency within the Department of State Development, Infrastructure, Local Government and Planning which combines property development, innovation and activation strategies with specialist planning and infrastructure functions to **create places and investment opportunities for Queenslanders to prosper.**

We work with the public and private sector to advance government priorities and to generate economic growth through our property development and activation projects, and in our regulated planning areas (Priority Development Areas) across Queensland.

We look for projects which have a precinct scale, significant economic value or complexity which warrants the specialist intervention of EDQ's investment, and commercial and planning capabilities.



Queens Wharf, Brisbane



Cohort, Lumina

How we add value to partners

- Land + EDQ functions = greater value uplift over time and benefits delivered to partners and Queensland

We are differentiated by our ability to respond quickly through the declaration of a Priority Development Area (where appropriate), and to use value generated from planning changes to return long term outcomes and value to our agency partners and to Queensland.

This also allows us to accelerate development through approvals and infrastructure planning and delivery. We can work with industry and developers to plan, fund and implement infrastructure delivery which unlock the development outcomes for land and expedite delivery of those outcomes.

We can deal with land outside of traditional government processes, including direct sale of land at market value without protracted and unwieldy procurement processes.



Tannum Blue, Gladstone



The Green, Carseldine Village



The Village, Townsville



Fitzgibbon Chase



Coolum Eco Industrial Park, Coolum

- **We can invest to repurpose sites**

We have access to a balance sheet and working capital to enable us to invest in outcomes, and we are able to work across government to secure grant funding and incentives for investment where achieving governments priorities. EDQ, through simultaneous use of planning and commercial functions, can invest to prepare sites for a new use where an agency may not be able to (due to a lack of capital or lack of alignment with an agencies core business or purpose).

- **Unlocking potential**

Because we are measured on our economic and community outcomes, and not just commercial performance, EDQ is able to deliver outcomes the private sector can't or would not. We create value by de-risking sites and preparing development platforms which without intervention, would not be attractive to the private sector. This generates economic activity and private sector investment.

We have dedicated professionals to attract purchaser, developer and tenant interest and who implement precinct activation strategies to breathe life into our communities and places, adding value to our projects and to the economy.

- **Connecting the public and the private sector**

We have private sector relationships and commercial transaction expertise to develop creative and innovative transaction structuring to achieve our partners objectives.

- **Unique projects and partner needs = Bespoke solutions**

We understand that each project is unique and that our partners have differing objectives. We seek to understand the motivation and needs of our partners, and to develop bespoke project strategies and solutions to meet those requirements. In developing property, we can work under a range of delivery models including property acquisition, joint venture and fee for service development management and facilitation services. Our solution will depend on the needs, funding and risk appetite of our agency project partners. EDQ is able to design a delivery model that reduces the risk for agencies in development, construction or funding.



Eat Street Markets, Northshore



Northshore

Our Achievements

We have extensive project achievements which illustrate how EDQ delivers outcomes using creative and innovative application of our capabilities. EDQ has won over 30 national and State awards across the categories of innovation, consultation, development and planning from Property Council of Australia, Urban Development Institute of Australia and Planning Institute of Australia.

Our track record includes:

- cross agency collaboration to create new precincts. This includes Lumina in the Gold Coast Health and Knowledge Precinct, Queens Wharf Brisbane, Herston Quarter and Queensland's largest urban renewal precinct, Northshore Hamilton.
- development management activities for over 20,000 hectares of industrial land supply and significant industry establishment in Queensland. This includes facilitation of the LNG industry at the Curtis Island Precinct of the Gladstone State Development Area and progressing the establishment of Queensland's hydrogen industry.
- ongoing management, infrastructure co-ordination and development activity in 34 Priority Development Areas across Queensland covering 183,000 dwellings and 415,000 future residents and including delivery of community infrastructure to support these growing communities.



The Village, Townsville

Work with EDQ

If you are interested in understanding how EDQ could work with you to help deliver outcomes from your property portfolio, please contact our EDQ New Business team for an initial consultation at edq@dsdilgp.qld.gov.au or on (07) 3452 7880