

**Confidential**

**Economic Development Queensland**

**Agenda item no.** 13  
**Subject:** Update on Refined Recommendations and Status of PDAs  
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**1.0 Purpose**

To provide an update to the Economic Development (ED) Board on:

- the progress of current and emerging Priority Development Areas (PDAs) through the PDA lifecycle,
- the 'status' of each PDA (i.e. On-track | Implementation Focus | Review of planning instruments | Exit), and
- the actions EDQ is taking to progress PDAs efficiently and effectively through the PDA Lifecycle.

**2.0 Recommendation**

For noting.

**3.0 Background**

Thirty-four (34) Priority Development Areas (PDAs) have been declared since March 2008 and are at various stages of the 'PDA lifecycle'. Three new PDAs are currently being investigated. Figure 1 reflects the Stages in the PDA Lifecycle.

**Figure 1 – Stages of the PDA Lifecycle**



The length of time a PDA spends in any Stage of the PDA Lifecycle varies depending on factors such as the size, location, built form and land use expectations, development horizon, site conditions, market conditions, development activity, land tenure and investment in catalysis infrastructure.

A PDA will often spend many years in the Delivery Stage of the PDA Lifecycle as it is during this stage a variety of critical activities occur including development assessment, development and infrastructure construction, development scheme and DCOP monitoring and amendment (updating / refreshing).

Based on EDQ's experience and observations over the last fourteen years, the actions of the key stakeholders in the PDA (i.e. the MEDQ delegate, the local government and the land owner / master developer) significantly influence how timely and effectively the PDA process and development vision is delivered. Accordingly, the more EDQ can invest in building relationships and collaborating with key stakeholders the better the PDA outcomes.

EDQ is the sole MEDQ Delegate for 22 PDAs, master developer for 12 PDAs and collaborates (to varying levels) with the MEDQ delegates on the remainder of the PDAs.

#### **4.0 Current status**

To facilitate the delivery of development on the ground, progress for each PDA is being monitored and EDQ is identifying actions to progress each PDA through the lifecycle effectively. The actions identified vary depending on EDQ's role in the PDA.

**Appendix A** is the tool used to monitor and manage progress on the PDA portfolio.

#### **4.1 Strategy implications**

On-going monitoring and management of PDA portfolio and attention to legacy issues.

#### **4.2 Financial implications**

Additional resources will be required to achieve the full suite of actions/interventions in Appendix A.

#### **4.3 Consultation**

The program captures the results of ongoing engagement with relevant PDA stakeholders.

## Appendix A

Status	Characteristics
On-track	Development progressing as expected; no immediate or foreseeable interventions required.
Implementation focus	Development progressing: actions identified to progress PDA through PDA lifecycle.
Review of planning instruments	Development <u>not</u> progressing as expected/ aged development scheme / significant market shift.
Exit	Development complete / Demonstration complete / Reason for declaration ceased.

### PDA Lifecycle Stage — Pre-declaration investigations



Project	Status	Actions / interventions	Comment / Risks
1. Access refused under section 47(3)(b) of the RTI Act.		Access refused under section 47(3)(b) of the RTI Act. Disclosure would, on balance, be considered to be in the public interest.	
2. Sunshine Coast Airport		PaUD is working with Sunshine Coast Council and Sunshine Coast Airport (SCA) to determine if PDA declaration is the appropriate planning pathway to facilitate the proposed development.	SCA and Council are seeking declaration of a PDA to accelerate development of the airport for uses not anticipated by the council planning scheme and to deal with Council perceived conflicts of interest.

### PDA Lifecycle Stage — Declaration



Project	Status	Actions / interventions	Comment / Risks
3. North Harbour		PaUD, Council and Proponent working to resolve threshold pre-declaration issues. Access refused under section 47(3)(b) of the RTI Act.	Declaration a 2020 election commitment. EDQ reporting to Department of Premier and Cabinet (DPC) on declaration progress. Access refused under section 47(3)(b) of the RTI Act.

### PDA Lifecycle Stage — Development scheme preparation



Project	Status	Actions / interventions	Comment / Risks
4. Boggo Road CRR		Development scheme under preparation. Notification ended 6/4/22. 168 submissions received as at 7/4/2022. Scheme approval target July 2022.	Cross River Rail Delivery Authority (CRRDA) is the Minister for Economic Development Queensland (MEDQ) delegate. CRRDA is receiving the submissions and will consider appropriate scheme refinements prior to submission to MEDQ for approval.

Project	Status	Actions / interventions	Comment / Risks
			MEDQ delegations will transition to EDQ once scheme is finalised.
5. Woolloongabba CRR PDA development scheme		EDQ Urban Development (UD) and PaUD is leading the Master Planning process, due for completion by October 2022. Development scheme will then be prepared. A new ILUP will be required to provide sufficient timeframes for master planning and scheme preparation.	CRRDA is MEDQ delegate. Delegations will transition to EDQ before development scheme is prepared. The current ILUP expires in November 2022.

### PDA Lifecycle Stage — Delivery



Project	Status	Actions / interventions	Comment / Risks
6. Andergrove, Mackay		PaUD to evaluate options to integrate PDA land back into local planning instrument.	In mid-2020, identified for Priority #2: medium term (within 4 years) revocation action. EDQ's mater developer role in the PDA is complete. EDQ's Urban Development (UD) Team is progressing a market campaign to trial demand for larger lots (April and June 2022).
7. Albert Street CRR, Brisbane		Planning Services (PS) will attend pre-lodgement meetings with CRRDA to facilitate a smooth transition of delegations.	CRRDA is MEDQ delegate. Delegations will transition to EDQ in the near future.
8. Bowen Hills, Brisbane		Minor scheme amendment underway to provide for craft breweries consistent with Queensland Craft Brewing Strategy.	Major scheme amendment completed 2019. Development progressing well.
9. Bowen Street Roma		PaUD to liaise with Council officers on the value of the PDA to deliver affordable, social and diverse housing.	In 2017 MEDQ agreed to revoke PDA (MC17/1276). EDQ is divesting land interest in the PDA. Access refused under section 47(3)(b) of the Access refused under section Council has advised of the on-going need for social and affordable housing to be built in the area.
10. Caloundra South, Sunshine Coast		PS is working with developers to track housing affordability and facilitating social housing outcomes	Development progressing faster than anticipated.
11. Clinton, Gladstone		PaUD to evaluate options to integrate PDA land back into local planning instrument.	In mid-2020, identified for Priority #2: medium term (within 4 years) revocation action. EDQ's mater developer role in the PDA is complete. In October 2021 EDQ undertook a bulk sale of its remaining 83 lots in the PDA.
12. CQU Rockhampton		Once land tenure is resolved, PaUD will review and if necessary, amend the development scheme.	Development scheme finalised 2013

**Statement by Sunshine Coast Council regarding Maroochydore City Centre PDA status appearing on page 5 of 6**

Council does not agree with the status assessment for the Maroochydore City Centre PDA, which is shown as “Review of planning instruments” (colour-coded purple). The “Characteristics” associated with this status (“Development not progressing / aged development scheme / significant market shift”) imply that the development of the City Centre is not progressing and the planning provisions are no longer appropriate. Council is of the view that this is not an accurate description of the current situation as the development of the City Centre is proceeding quite rapidly and the overall vision for the PDA (as set down in the development scheme) continues to guide the ongoing development of the City Centre. Council considers that “Implementation Focus” would be the applicable status for the Maroochydore City Centre PDA. By way of example, Sunshine Coast Council, SunCentral Maroochydore and Walker Corporation (one of Australia’s leading private property groups), entered into a development agreement in November 2020 to drive the Maroochydore City Centre project forward. The agreement enables \$2.5 billion of private sector investment in the project. Council also recently opened its new City Hall in the heart of the City Centre, providing a significant community asset and centre of administration for the Sunshine Coast, and reinforcing its commitment to the future of the City Centre.

Project	Status	Actions / interventions	Comment / Risks
13. Fitzgibbon, Brisbane		Nil	Development progressing as anticipated by development scheme.
14. Greater Flagstone, Logan		PS is working with developers to track housing affordability and facilitating social housing outcomes.	Development progressing as anticipated by development scheme. DCOP in final stages of preparation
15. Herston Quarter, Brisbane		Nil	Development progressing as anticipated by development scheme
16. Mackay Waterfront		Council proposes progressing a scheme amendment mid-2022	Council is MEDQ delegate – plan making and DA
17. Maroochydore Access refused un		Access refused under section 47(3)(b)	Council is MEDQ delegate for plan making. Access refused under section 47(3)(b) of the R Access refused under section 47(3)(b) of the R
18. Northshore Hamilton, Brisbane		PaUD is progressing a major scheme amendment - due for completion Q3 2022. Technical Services is preparing a DCOP.	Development scheme is 12 years old. Monitoring of Brisbane 2032 requirements
19. Oonoonba, Townsville		PaUD will continue to monitor the situation.	EDQ is waiting for updated flood hazard mapping from Council.
20. Oxley, Brisbane		Nil	Development progressing as anticipated by development scheme
21. Parklands, Gold Coast		Nil	Development progressing as anticipated by development scheme
22. Queens Wharf Brisbane		Nil	Development progressing as anticipated by the development scheme
23. Ripley Valley, Ipswich		PS is working with developers to track housing affordable and facilitating social housing outcomes.	Development progressing as anticipated by the development scheme. DCOP in final stages of preparation
24. Roma Street CRR, Brisbane		PS will attend pre-lodgement meetings with CRRDA to facilitate a smooth transition of delegations.	CRRDA delegations to transition to EDQ in the near future. Development progressing as anticipated by development scheme
25. Southport, Gold Coast		PaUD is facilitating Council's work on a major scheme amendment to create a Special Entertainment Precinct. Council has also commenced a broader review of the development scheme. PaUD is providing advice on 'lessons learnt'.	Development <u>not</u> progressing as anticipated by development scheme. Council is Delegate for plan -making and DA.
26. Tannum Sands, Gladstone		PaUD to review the PDA declaration and development scheme.	Development <u>not</u> progressing as anticipated by development scheme.
27. The Mill at Moreton Bay		EDQ Development Assessment (DA) is working with DTMR to deliver infrastructure and liaising with Council regarding road network constraints.	Development progressing as anticipated by development scheme
28. Toolooa, Gladstone		PaUD to review the PDA declaration and development scheme.	Development <u>not</u> progressing as anticipated by development scheme.

Project	Status	Actions / interventions	Comment / Risks
29. Toondah Harbour, Redlands		Access refused under section 47(3)(b) d	Proponent is pursuing Commonwealth environmental approvals.
30. Toowoomba Railway Parklands		PaUD to engage with Council about their intentions for the PDA.	PDA declared at the request of Toowoomba Regional Council. Council is MEDQ plan making and DA Delegate. To date, very little development activity has occurred in the PDA. \$25M City Deal was recently announced
31. Townsville City Waterfront		Nil	Stadium delivered. Construction of Cowboys Centre for Excellence is progressing. Delay in delivering Hilton Hotel and new Sea link Ferry Terminal
32. Weinam Creek, Redlands		Nil	Development progressing as anticipated by development scheme
33. Yeronga, Brisbane		Nil	Development progressing as anticipated by development scheme. Master plan DA approval imminent.
34. Yarrabilba, Logan		PaUD is progressing a scheme amendment - anticipated May 2022. PS is working with developers to track housing affordable and facilitating social housing outcomes	The scheme amendment redistributes land from Industry/Business Area to the Major Centre Area (both areas generate employment)



### PDA Lifecycle Stage — Exit

Project	Status	Actions / interventions	Comment / Risks
35. Blackwater		PS is working with Central Highlands Regional Council to revoke the PDA.	2016 MEDQ approval to revoke PDA. (MBN16/385) DA delegated to Council.
36. Blackwater East		PS is working with Central Highlands Regional Council to revoke the PDA.	2016 MEDQ approval to revoke PDA.
37. Moranbah		PaUD to commence work with Council on the revocation of the PDA.	2016 MEDQ approval to revoke PDA (MBN16/385)