



Stockland, Aura - Caloundra South PDA

# DRIVING QUEENSLAND'S FUTURE THROUGH INDUSTRY COLLABORATION

CASE STUDY | DELIVERING COMMUNITY IMPACT THROUGH PARTNERSHIPS



Economic Development Queensland



Queensland  
Government



# ABOUT ECONOMIC DEVELOPMENT QUEENSLAND

Economic Development Queensland (EDQ) is the Queensland Government's land use planning and property development agency. EDQ plays a critical role in enabling housing supply. EDQ works closely with governments at all levels, industry and the community to unlock land supply and accelerate housing options that meet the needs of all Queenslanders.

## HOW EDQ DELIVERS IMPACT

EDQ collaborates with community, government, planners and developers to shape high-impact, well-planned communities that address Queensland's long-term housing and economic needs.

- **Strategic planning and infrastructure:** Guiding development through clear policy, statutory frameworks and co-investment with developers to fast-track critical infrastructure. Last year, \$240M in catalyst infrastructure and building acceleration funds fast-tracked housing supply and development in Priority Development Areas (PDAs)<sup>1</sup>.
- **Large-scale housing delivery:** 64,000 homes have been approved and 37,000 already delivered across key growth areas in greenfield PDAs including Caboolture West, Ripley, Greater Flagstone, Yarrabilba, and Waraba. These PDAs will facilitate the delivery of 170,000 new homes over the next 30–50 years<sup>1</sup>.
- **Affordable housing solutions:** Ensuring key workers and vulnerable Queenslanders have access to well-located, high-quality housing.
- **Private sector investment and precinct development:** Generating \$620M in private investment last year<sup>1</sup> while delivering high-quality residential, commercial and industrial precincts.
- **Facilitating complex projects:** Navigating multi-stakeholder negotiations to enable sustainable, integrated, and resilient communities.



Artist impression, Northshore Brisbane

EDQ works collaboratively to align multiple stakeholders with a shared vision. By establishing consistent design standards and driving investment, EDQ creates integrated, future-ready precincts that support Queensland's economic and social growth.

<sup>1</sup> DSDI- 2023-2024, Annual report



Rockpool, Carseldine Village

# FLAGSHIP COLLABORATIONS DELIVERING SOCIAL IMPACT

## 1. INCLUSIVE LIVING: ROCKPOOL RESIDENTIAL AGED CARE

### Why Aged Care?

With Queensland's ageing population, demand for diverse, community-oriented care options is growing. EDQ partners with providers like Rockpool Residential Aged Care to ensure the timely delivery of residential aged care, respite care, and memory support to keep seniors safe, healthy and connected to their family and local communities.

### Where is it being delivered?

## CARSELDINE VILLAGE



150 BEDS



\$43M INVESTMENT



OPENED AUGUST 2022

- 5-Star Green Star (Designed and As Built), six-level facility.
- Community integration with shared amenities like private dining rooms, a café and alfresco spaces.
- Best-practice 'household' model - each floor hosts one distinct resident community, complete with central lounge and dining areas, delivering personalised care and genuine social bonds.
- Co-located with C&K's new 98 place childcare centre, opened in September 2023 and delivering joint intergenerational programs between C&K and Rockpool.

## EDQ'S ROLE

EDQ is delivering diverse housing options as a key component of our urban renewal strategy for mixed-use and residential precincts.

By leveraging our expertise in land use planning and property development, our statutory powers and precinct-scale approach, EDQ facilitates the right mix of essential and supporting services and infrastructure. This enables aged care facilities to integrate seamlessly into mixed-use precincts, creating accessibility that supports older residents in maintaining social and family connections.

## SONGBIRD OXLEY



150 BEDS



\$60M INVESTMENT



COMPLETED  
MARCH 2025

- Rockpool will be situated beside a future Community Centre and townhouse development (Gold and Silver Liveable Housing Australia (LHA) compliant), creating a multi-dimensional “ageing in place” community, allowing residents to easily transition from one level of care to the next, with consistent best-practice design standards.

## NORTHSHORE BRISBANE



153 BEDS



\$62M INVESTMENT



CONSTRUCTION  
STARTING Q1 2025

- 5-Star Green Star (Designed and As Built), six-level facility on a 7,000m<sup>2</sup> site with extraordinary views towards the river and golf course.
- Wide range of amenities, including hair and beauty salon, walking tracks, landscaped gardens, veggie patch, on-site café, hobby shed, and a wellness and vitality centre.
- Central city-fringe, riverside location.
- Strategically positioned within a dynamic mixed-use precinct, ensuring a complementary tenant mix that enhances accessibility to healthcare, retail, childcare, recreation, and essential services.

## 2. SOCIAL AND AFFORDABLE HOUSING

### Why Social and Affordable Housing?

Australia's housing system is under immense pressure, and as one of the fastest-growing states, Queensland is no exception. With South East Queensland's population expected to reach around 6 million by 2046<sup>2</sup>, demand for housing continues to surge. At current trends, the shortfall in social and affordable housing is projected to reach 70,000 households over the next 20 years, highlighting the urgent need for social and affordable housing solutions. EDQ is facilitating the delivery of diverse housing solutions including social and affordable options to support essential workers, families and vulnerable residents.

### Where is it being delivered?

## CARSELDINE VILLAGE: ST GEORGE COMMUNITY HOUSING AND BRIC HOUSING



**62 SOCIAL AND 90 AFFORDABLE**



**\$120M INVESTMENT**

- In a Queensland-first partnership with St George Community Housing (SGCH), EDQ is delivering 152 social and affordable homes. Scheduled for completion in 2027 and operated by Bric Housing, this \$120M development will support a 5-Star Green Star rating, addressing critical housing demand while supporting a vibrant, inclusive precinct. Anchoring the development is the new Village Heart—a 4,600m<sup>2</sup> retail and commercial centre featuring an IGA supermarket, medical centre, and other / complementary services.

## PARKSIDE YERONGA: BRISBANE HOUSING COMPANY



**45 SOCIAL AND 30 AFFORDABLE**



**\$45M INVESTMENT**

- Mixed-tenure (studios, one-bedroom and two-bedroom).
- 400m from Yeronga Train Station for transit-oriented development.
- 7+Star NatHERS rating, shared communal spaces strengthening social resilience, and accessible design (Platinum, Gold and Silver LHA compliant).

2 PAWSON, H. CLARKE, A. MOORE, J. VAN DEN NOUWELANT, R. NG, M. 'A BLUEPRINT TO TACKLE QUEENSLAND'S HOUSING CRISIS.' 2023. P.68.

### EDQ'S ROLE

To support the delivery of social and affordable housing, EDQ collaborates with the development industry and community housing partners, coordinating support through a range of funding schemes across all levels of government. These priorities are embedded in many of our PDA development schemes, ensuring a significant increase in social and affordable housing options for Queenslanders.



Artist Impression, Social and affordable development with St George and Bric Housing at Carseldine Village

### 3. EARLY CHILDHOOD EDUCATION: C&K EARLY LEARNING

#### Why Childcare?

EDQ is integrating childcare services within mixed-use precincts, alongside other social infrastructure, to enhance accessibility and strengthen community connections.

#### Where is it being delivered?

#### CARSELDINE VILLAGE: C&K CARSELDINE COMMUNITY CHILDCARE CENTRE



98 PLACES



\$4M INVESTMENT

- New centre expanded from 65 to 98 places.
- Collocated with Rockpool Residential Aged Care, enabling an intergenerational program.

#### SONGBIRD OXLEY: C&K YUINGI COMMUNITY CHILDCARE CENTRE



86 PLACES



\$3.3M INVESTMENT

- EDQ undertook \$8.3M in remediation efforts to relocate the centre from its previous location in a flood-prone area.
- New centre expanded from 60 to 86 places.
- Integrated into the broader master plan to create a connected, family-friendly community.

#### EDQ'S ROLE

EDQ remediated and unlocked 9 hectares of developable area, ensuring each development site was safe and development-ready, from initial planning to final environmental clearances. Our master planning at Carseldine Village convened relevant partners (Rockpool and C&K) to encourage precinct-scale collaboration, cross-generational activities and resource sharing.

#### SPOTLIGHT INITIATIVE

By co-locating C&K alongside Rockpool's aged-care facility at Carseldine Village, EDQ enable a thriving Intergenerational Program. Through regular visits and shared activities with their "grandfriends", children develop empathy and social skills while residents enjoy increased social engagement and a renewed sense of purpose. This simple yet powerful collaboration strengthens community ties and showcases how well-planned precinct partnerships can deliver real social impact.

Plans are in place to replicate this program across other EDQ sites, including Songbird Oxley.



Sanctuary Early Learning Adventure, Lumina Gold Coast

## EXPANDING OUR REACH — OTHER KEY PARTNERSHIPS

Beyond these flagship collaborations, EDQ also partners with other like-minded organisations to deliver community outcomes across our precincts:

### Retire Australia at Parkside Yeronga:

Recognising the shortage of and high demand for retirement options, EDQ adapted its delivery model for Parkside Yeronga to expedite development despite pandemic disruptions. By remediating the former TAFE site, EDQ enabled a 169-unit retirement living development (159 apartments and a 10-suite care hub) that directly addresses local market undersupply - 85% of sales are expected to come from nearby residents, providing the added benefit of unlocking local housing supply for families. Restructured financing, master plan approvals, and enabling works keep the project on track for a 2026 completion.

### Sanctuary Early Learning Adventure at Proxima, Lumina Gold Coast:

EDQ played a role in facilitating the delivery of Proxima, Australia's first Centre of Excellence for children's health and education. Located in Lumina, EDQ's innovation precinct, this completed development integrates early learning,

paediatric healthcare, and specialist services, reducing the burden on families of children with complex needs and providing comprehensive care in one place.

As a major anchor tenant, Sanctuary Early Learning Adventure offers an inclusive program designed to support all children, including those with additional needs. Their approach caters to neurodiverse children, those on the autism spectrum, and those with diagnosed medical conditions, ensuring every child receives the care and support they need.

***All EDQ partnerships follow due diligence processes to ensure alignment with community needs and Queensland's strategic growth. Repeat collaborations reflect a proven track record and shared objectives, delivering outcomes for community and for Queensland.***

## A HOLISTIC APPROACH TO SUSTAINABLE COMMUNITIES

From early learning to aged care, EDQ takes an integrated approach to building resilient, inclusive, and economically vibrant communities. By driving new models of collaboration across sectors, we show how smart partnerships spark a positive cycle of investment, workforce development, and community wellbeing. Through strategic project facilitation and demonstration, we ensure every development delivers meaningful economic, social, and environmental benefits for Queensland.



## CONTACT US

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