

Annual Report

2024 – 2025

Activity Snapshot



Economic
Development
Queensland

DELIVERING
FOR QUEENSLAND



Queensland
Government

Activating surplus government land

In 2025–26, we will refocus our efforts on unlocking and activating surplus or underutilised government-owned land to deliver significant benefits, including increased housing supply, contributing to the overall economic growth and development of Queensland.

EDQ will establish a centralised and co-ordinated approach to dealing with government land. It will assist industry and government by addressing issues impacting the timely release of much-needed land. In particular, we will focus on consolidating and streamlining the current fragmented responsibility for land activation across government agencies, as well as tackling any development constraints that may exist.

Our expertise, governance structure, legislative enablers (including unique planning powers) and coordinated approach to infrastructure delivery will be utilised to lead this initiative.

We will adopt a collaborative whole-of-government approach to identify and assess suitable sites, determine the most appropriate market development outcomes, and facilitate timely site activation to the market.



Major funding win set to fast-track homes

The housing potential of one of Queensland's most significant growth corridors is about to be unlocked, with an additional \$150 million being secured. The Catalyst Infrastructure Funding (CIF) will help unlock nearly 11,500 development-ready lots, including within the Waraba Priority Development Area (PDA), by providing catalyst infrastructure loans to deliver critical infrastructure.

The investment follows \$125 million being secured for key infrastructure during 2024–25, including funding for a \$71 million extension of Caboolture River Road; \$38.5 million sewer and wastewater treatment upgrades; and a \$16 million upgrade of Bellmere Road.

About EDQ

In 2024–25, Economic Development Queensland (EDQ) unlocked land to deliver more homes for Queenslanders while helping businesses grow. With a focus on service excellence, EDQ is working to reduce red tape and improve experiences for our customers.

Economic Development Board

The Economic Development Board is dedicated to ensuring EDQ is a one-stop-shop to partner with Government in order to release land and unlock housing delivery. It ensures EDQ remains focused on its core priorities of increasing housing supply, stimulating economic growth and providing service excellence to customers. The Board is comprised of experienced directors with commercial knowledge and expertise in a range of fields relevant to EDQ's work. This includes financial management, property and infrastructure development and investment, local government, property law and governance.



Brendan O'Farrell



Alison Quinn



John Sosso



Gail Black



Chris McCluskey



Gail Jukes



Julie Boyd



Paul Williams

Executive Leadership Team

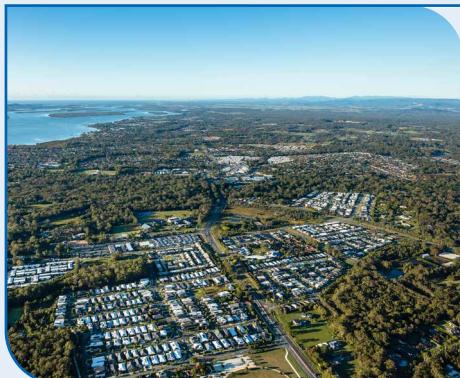
The Chief Executive Officer and Executive Leadership Team (ELT) are responsible for EDQ's day-to-day operations and administration. The ELT includes decades of experience across a range of disciplines and together they lead the five divisions of EDQ which include Housing Supply and Delivery, Infrastructure and Planning Services, Industrial Development, Corporate Services and Finance.



From left to right: Julian Simmonds - A/Chief Executive Officer, Sam Adams, Ruth Stokes, Heather Browne, John White and Linda Brown.

Housing Pipeline

To support the delivery of 1 million homes by 2044, EDQ is unlocking a pipeline of development-ready land for market uptake. EDQ has already released development-ready land across the Gold Coast, Ipswich and Logan with planned releases of more than 40 hectares of development-ready land across Queensland including in Townsville, Southport and Yeerongpilly.



Southern Thornlands

Planning is underway for the Southern Thornlands Priority Development Area (PDA) declared in April 2025. The PDA spans 890 hectares and will focus on the delivery of new infrastructure and housing to support the growing Redlands community. Once fully developed the PDA will be home to about 8,000 new homes, shopping centres, parkland and community facilities. Applications have been lodged over the early release area which will provide an initial boost of up to 900 homes.



Meadowbrook



Oonoonba Townsville



Northshore Hamilton



Yeronga



Bundamba



North Harbour

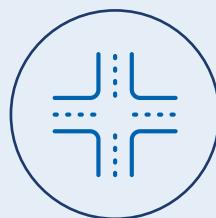
Major Investments in 2025–26



\$174.1 million

for delivery of new housing supply including in:

- Carseldine
- Oxley
- Oonoonba, Townsville
- Meadowbrook



\$84.6 million

for enabling infrastructure projects including in:

- Waraba
- Meadowbrook
- Oonoonba, Townsville
- Bundamba



\$17.7 million

for the development of Coolum Industrial Park (Stage 2)



Case studies

Unlocking housing at Yeronga

Parkside Yeronga is transforming a former government-owned site into a diverse residential precinct delivering 337 new homes, including affordable housing, retirement living and premium town houses.

The project has attracted approximately \$360 million in private investment, a strong example of how EDQ unlocks public land to support housing and economic outcomes. The first homes were completed by JGL properties in June 2025.

Construction commenced in July 2024 across three major projects: a \$26 million, 37-town house development by JGL Properties; a \$120 million, 169-apartment retirement living project by Retire Australia; and a \$32 million, 75-apartment affordable housing project by Brisbane Housing Company.

EDQ's planning powers facilitated the accelerated delivery and enabled the diverse selection of housing on site. The site also hosts the "Living Classroom", a partnership with Yeronga State High School giving students hands-on experience in property and construction, helping build skills and local workforce pathways.



Customer experience

To support EDQ's role being refocused towards delivery of housing supply at scale and pace, we are streamlining our regulatory role and improving the customer experience to become more responsive, flexible, consistent and timely in our decision-making.

As part of the refocus, the infrastructure and planning functions have been integrated to provide a more holistic approach to land use and infrastructure planning.

To monitor this new service approach, in July 2025, we introduced a series of DA Service Delivery KPIs, which provide performance benchmarks for the various steps of the development and infrastructure assessment process. These are reported on monthly and published on EDQ's website.

Financial Summary 2024-25

Major Achievements

PROFIT & LOSS STATEMENT

2024-25 \$M	
Total Income	157.9
Total Operating Expenses	146.9
Net Profit Before Tax	11.0
Income Tax Equivalent	3.3
Net Profit After Tax	7.7

GRANT AND EQUITY FUNDING 2024-25

2024-25 \$M	
Equity Injection	50.0
Grants - Operating	16.9
Grants - Capital	22.2
Total Funding	89.1

BALANCE SHEET 2024-25

2024-25 \$M	
Current Assets	292.0
Non-Current Assets	1,022.7
Total Assets	1,314.7
Current Liabilities	99.6
Non-Current Liabilities	277.0
Total Liabilities	376.6
Net Assets	938.1



8,003 new homes
and lots approved in PDAs



38,500 homes
facilitated through infrastructure provision in PDAs



1,179 homes
delivered in EDQ-led projects



324 hectares
of land made available to the market to support industrial and commercial development



\$830 million
in private sector investment generated, creating or supporting more than
1,700 jobs



Sunshine Coast Industrial Park (SCIP)

The Sunshine Coast Industrial Park is a significant initiative designed to boost the region's local economy, supporting growing local businesses and creating more jobs in existing and emerging industries. The park caters to a diverse range of industries, from manufacturing and warehousing to large-scale intensive activities.

Stage 2 proved popular with local businesses. Of the 41 developed lots, the majority are under contract and advancing through the necessary steps toward completion.

Due to the high demand for well-connected development-ready industrial land in the region, future land releases in the area are being considered.

Why Partner with EDQ

EDQ is committed to working with industry, local government and communities to deliver housing, economic prosperity and liveable places. As the Queensland Government's land activation agency, it is well-placed to coordinate across government to achieve quality outcomes in partnership with its stakeholders.

EDQ plays a critical role in unlocking land for Housing supply both in Priority Development Areas (PDAs) and on surplus Government land. EDQ is also dedicated to delivering infrastructure in the right places at the right time as well as identifying and facilitating projects that are delivering jobs and helping businesses to grow.

EDQ is focused on service delivery excellence, working actively with customers to get the outcomes that will benefit Queenslanders and working seamlessly across private and public sectors. This includes cutting red tape so that our decision making is agile and transparent.

EDQ is transforming its service offering to be more flexible, consistent and timely, and ensuring EDQ is a supportive partner that is easy to work with. Its modernised procurement practices expand EDQ's ability to act decisively in partnership with the market to unlock land, optimise PDAs and deliver economic growth opportunities that will benefit all Queenslanders.

Contact us

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