



# Priority Development Areas

Priority Development Areas (PDAs) are parcels of land within Queensland, identified for specific accelerated development with a focus on economic growth.

State government works with local councils to streamline the planning, approval and development processes to get results in PDAs.

Development within PDAs is designed in response to the needs of local businesses and community and varies depending on:

- size
- locality
- public transport
- local amenity
- road network
- infrastructure
- existing planning schemes.

Larger residential PDAs can also include associated infrastructure and facilities to support new communities such as schools, parks, retail, industrial and commercial development.

[edq.qld.gov.au](http://edq.qld.gov.au)



## Benefits of PDAs

**Fast-tracked development** - a PDA declared under the *Economic Development Act 2012* allows for shortened time frames to stimulate economic, community and social growth by enabling development to reach the market sooner.

**Strong partnerships** - Economic Development Queensland works closely with local government to plan, assess and guide development within a PDA.

**Responsive** - to plan places that respond to the market and the needs of business and community.



# PDA process

## Declaring a PDA

A number of considerations and conditions must be met for a PDA to be declared:

- Will the outcome support economic growth?
- Is there a need for accelerated development?
- Is the development intended for a special purpose?
- Will the development unlock surplus and underutilised government owned land?

## Interim land use plans (ILUP)

An ILUP is a temporary plan for a PDA which is in place for up to 24 months until the PDA development scheme, the overarching plan for the area, is approved by the Minister for Economic Development Queensland (MEDQ).

## Development scheme

Each PDA is subject to a development scheme –

a regulatory document that controls land use, infrastructure planning and development in the area. Approved by the MEDQ, the development scheme:

- ensures development is well planned
- provides certainty to developers, local government, state agencies and the wider community about the type and form of development that can occur in the PDA
- sets out the processes and procedures for the assessment of development applications
- overrides local government planning instruments related to the use of land within a PDA.

# Development applications and assessment process

Development applications made to EDQ generally go through a six step development application process.

Some steps include actions and processes required by the Economic Development Act 2012 (ED Act). Some may be optional or recommended, such as pre-lodgement discussions. And other steps may only apply in specific circumstances, such as the Notice of application.

## 1. Pre-lodgement discussions encouraged

This is an informal process that allows developers and the EDQ Development Assessment Team to discuss conceptual and detailed design proposals.

Generally, the earlier an applicant meets with EDQ to discuss a proposal, the more streamlined and productive the process.

## 2. Lodgement

Before lodging a development application by email, post or in person, the applicant needs to check the proposed development site is located in a PDA, confirm the delegate for the application and complete the necessary correct forms.

## 3. Assessment

All PDA development applications are assessed against the development scheme for the PDA, unless an Interim Land Use Plan (ILUP) is in place. A development scheme or ILUP may cite other standards and documents. EDQ may seek advice from independent technical specialists, request additional information from the applicant and, in some instances, obtain local community feedback through notice of the application.

In some PDAs the relevant local government is the assessment manager and in the Albert Street and Roma Street PDAs, the Cross River Rail Delivery Authority is the assessment manager.

## 4. Notice of application (if required)

If a notice of development application is required the Economic Development Regulation 2013 sets out the way this process must be undertaken.

## 5. Decision

Under the ED Act, there is a 40-business day statutory timeframe, during which the MEDQ Delegate must decide a development application. However, extended timeframes may apply where additional information has been requested from the applicant or the applicant has agreed to a longer period.

## 6. Compliance assessment (if applicable)

Compliance assessment is the process of endorsing documents (plans, works, reports, strategies), as required by a condition of approval.

The endorsement is required prior to any works commencing.

For more detailed information about the development application process and the associated timeframes, visit the [www.edq.qld.gov.au](http://www.edq.qld.gov.au) or contact [pdadevelopmentassessment@edq.qld.gov.au](mailto:pdadevelopmentassessment@edq.qld.gov.au)





## REGIONAL QUEENSLAND PDAs

- 1 Andergrove
- 2 Blackwater
- 3 Blackwater East
- 4 Bowen Street Roma
- 5 Central Queensland University Rockhampton
- 6 Clinton
- 7 Mackay Waterfront
- 8 Mount Peter
- 9 Oonoonba
- 10 Tannum Sands
- 11 Toolooa
- 12 Townsville City Waterfront

## SOUTH EAST QUEENSLAND PDAs

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| 13 Albert Street Cross River Rail | 27 Roma Street Cross River Rail |
| 14 Boggo Road Cross River Rail    | 28 Southern Thornlands          |
| 15 Bowen Hills                    | 29 Southport                    |
| 16 Caloundra South                | 30 Sunshine Coast Airport       |
| 17 Fitzgibbon                     | 31 Moreton Bay Central          |
| 18 Greater Flagstone              | 32 Toondah Harbour              |
| 19 Herston Quarter                | 33 Toowoomba Railway Parkland   |
| 20 Maroochydore City Centre       | 34 Waraba                       |
| 21 North Harbour                  | 35 Weinam Creek                 |
| 22 Northshore Hamilton            | 36 Woolloongabba                |
| 23 Oxley                          | 37 Yarrabilba                   |
| 24 Parklands                      | 38 Yeronga                      |
| 25 Queen's Wharf Brisbane         |                                 |
| 26 Ripley Valley                  |                                 |



SITE	DECLARED	AREA*	PURPOSE AND BENEFITS
Albert Street Cross River Rail, Brisbane	December 2018	3,858m <sup>2</sup>	To support the delivery of the new underground station as part of the Cross River Rail project.
Andergrove, Mackay	April 2010	22 ha	Redevelop the site into a residential community.
Blackwater East, Central Queensland	June 2013	130 ha	Facilitate development to support the resource sector.
Blackwater, Central Queensland	July 2010	150 ha	Facilitate development to support the resource sector.
Boggo Road Cross River Rail	October 2020	39 ha	To support the delivery of a new underground station as part of the Cross River Rail project.
Bowen Hills, Brisbane	March 2008	108 ha	Revitalise this inner urban area, including redevelopment of the RNA.
Bowen Street Roma	July 2010	20 ha	Provide a range of housing choices to cater for the diverse needs of the community.
Caloundra South, Sunshine Coast	October 2010	2,310 ha	Provide 20,000 dwellings for a population of approximately 50,000 people.
Central Queensland University, Rockhampton	December 2011	189 ha	Provide for a mixed-use centre, university campus and residential community.
Clinton, Gladstone	April 2010	26 ha	Facilitate development to support the resource sector.
Fitzgibbon, Brisbane	July 2008	295 ha	Provide a range of housing choices to cater for the diverse needs of the community.
Greater Flagstone, Logan	October 2010	7,188 ha	Provide 50,000 dwellings to house a population of 120,000 people.
Herston Quarter, Brisbane	November 2016	6 ha	Redevelop the precinct to include a new specialist public health facility, a new private hospital, aged care and retirement living, residential and student accommodation, childcare, car parking and retail facilities. Heritage buildings will be preserved and re-used.
Mackay Waterfront, Mackay	May 2018	172 ha	Redevelop public spaces along the Pioneer River and Binnington Esplanade waterfronts; establish an innovation and knowledge based industries precinct; promote the city centre as a key business and investment hub.
Maroochydore City Centre, Sunshine Coast	July 2013	60 ha	Support economic development, build infrastructure and create a central business district.
Mount Peter, Carins region	July 2025	2,653.01 ha	Facilitate the delivery of essential infrastructure to support up to 50,000 residents and 21,000 homes in Cairns' Southern Growth Corridor.
North Harbour, Burpengary East	July 2025	421 ha	Provide for around 3,700 new homes and create jobs through a new marina and marine industry precinct.
Northshore Hamilton, Brisbane	March 2008	304 ha	Redevelop underutilised area within close proximity to the Brisbane Airport and the Australian Trade Coast precinct.
Oonoonba, Townsville	April 2010	83 ha	Provide a range of housing choices to cater for the diverse needs of the community.
Oxley, Brisbane	August 2018	19 ha	Redevelop the site into a mix of detached housing, aged care living and the relocation of the C&K Childcare Centre on the site.
Parklands, Gold Coast	February 2013	29 ha	Support the delivery of the Gold Coast 2018 Commonwealth Games. <sup>a</sup>
Queen's Wharf, Brisbane	November 2014	28.8 ha	Provide for a mixed-use integrated resort development and support a range of hotel, retail and tourism facilities.
Ripley Valley, Ipswich	October 2010	4,680 ha	Provide 50,000 dwellings for a population of approximately 120,000 people.
Roma Street Cross River Rail, Brisbane	December 2019	32 ha	To support the delivery of a new underground station and integrated public transport hub as part of the Cross River Rail project.
Southern Thornlands	April 2025	890ha	Support the future housing, infrastructure, and economic needs of the Redland Local Government Area. Delivering approximately 8,000 new dwellings and new employment areas supported by infrastructure.
Southport, Gold Coast	October 2013	196 ha	Support economic development through knowledge-based employment, regional government administration, medical, retail and commercial uses.
Sunshine Coast Airport, Maroocha	July 2023	460 ha	To provide a streamlined planning framework that accommodates the future needs of the airport.
Tannum Sands, Gladstone	September 2011	170 ha	Provide housing to support the resource sector.
Moreton Bay Central	September 2016	460 ha	Facilitate the development of the proposed University of the Sunshine Coast campus and associated uses.
Toolooa, Gladstone	December 2011	180 ha	Facilitate development to support the resource sector.
Toondah Harbour, Cleveland	June 2013	67 ha	Provide opportunities for mixed-use and medium density residential, tourism and retail based development, ferry terminals, open space and potentially a private berth marina.
Toowoomba Railway Parklands, Toowoomba	December 2014	50 ha	Redevelop site into a mixed density urban village integrating surrounding industrial, heritage, residential and urban parklands.
Townsville City Waterfront, Townsville	September 2014	97.2 ha	Provide for mixed-used development close to the CBD, pedestrian and cycle paths and public open spaces and support ongoing essential maritime infrastructure and the Port of Townsville.
Waraba, Moreton Bay	August 2024	2,900 ha	Provide approximately 30,000 dwellings to house a population of up to 70,000 people.
Weinam Creek, Redland Bay	June 2013	42 ha	Enhance opportunities to enjoy the waterfront, provide for water transport service, opportunities for mixed use development and improve public space.
Woolloongabba, Brisbane	September 2023	106 ha	Maximise the benefit of public investment in the area and deliver more housing including social and affordable housing, more jobs, and better precinct connectivity.
Yarrabilba, Logan	October 2010	2,222 ha	Provide approximately 20,000 dwellings to house a population of up to 50,000 people.
Yeronga, Brisbane	August 2018	3 ha	Redevelop the site to deliver a diversity of housing, small-scale retail and commercial and a new permanent home for the Yeronga Community Centre.

\*The developable area may be smaller than the total area shown in this column.