

Economic Development Queensland



Banyo, visual for illustration purposes only

The Land Activation Program

Queensland is now open for business and the Crisafulli Government is partnering with the private sector to supercharge the delivery of more places to call home.

The Land Activation Program (LAP) is an initiative of the new Queensland Government which identifies, unlocks, then releases to market underutilised Government land for housing.

Previously, there has been no coordinated, whole of Government approach to unlocking underutilised government land for housing. This has resulted in inefficiencies and missed opportunities where Queensland is experiencing a significant shortfall of housing.

It's not core business for land-owning agencies in Government to unlock land for housing. That's why the LAP will be run by Economic Development Queensland (EDQ) who will use

its multiple planning and development powers under the *Economic Development Act 2012* to deliver the program.

The LAP removes these inefficiencies and missed opportunities by being a one-stop-shop for land identification, activation, and then construction of housing.

To ensure the program is driven by commercial principles, the LAP is exempt from the Queensland Government Land Transaction Policy and allows for land transfers to occur between a Department and EDQ at residual value, removing financial barriers to housing development.

Importantly, the LAP will allow EDQ to accept unsolicited proposals from industry where they have identified Government land that may be surplus to needs. EDQ will then investigate the site/s on behalf of a proponent, and provide advice on its suitability for the LAP within 30 business days.



Can I recommend Government owned sites for investigation?

Yes. The LAP allows for EDQ to accept unsolicited proposals from industry where they have identified Government land that may be surplus to needs. EDQ will then investigate the site on behalf of a proponent and provide advice on its suitability. **To submit a site, scan the QR code.**



Case study

Former Energex Depot in Banyo, Brisbane

In 2016, ten years ago, the former Energex Depot in Banyo was determined to be surplus to Government needs, and was demolished. There was no plan put in place for its future use and it has sat vacant ever since.

The site is located in a predominantly residential area only 13km from Brisbane City, and is within walking distance to a train station, shops, and close to public facilities like a library and schools. It is 6.46ha in size, and can accommodate up to 400 new homes.

Following the new Government approval of the LAP policy, EDQ expressed an interest to Energy Queensland as landowner, seeking a transfer of the land at residual value to allow the site to be used for housing. This transfer was complete, and it is one of the first LAP sites to be released to market.

Before



After



A message from the Deputy Premier

The Crisafulli Government is delivering a fresh start for Queensland, and through a re-focused Economic Development Queensland (EDQ), will deliver one million new homes by 2044.

Since coming to Government, we have moved quickly and pulled multiple levers to make the delivery of housing easier, giving more Queenslanders a place to call home.

This includes abolishing stamp duty for first home owners building their first home, unlocking over 98,000 new homes through Round 1 of the Residential Activation Fund, declaring three new PDAs in as many months unlocking 33,000 homes, and achieving record approvals at EDQ, with over 8,000 applications approved last financial year alone.

While 97% of all homes are built by the private sector, the Crisafulli Government through EDQ wants to be the partner of choice when it comes to development in Queensland.

The Land Activation Program (LAP) is the latest tool the Crisafulli Government will be using to release land to market to then let the industry do what they do best: build homes on productive job sites.

I look forward to working with you as we roll out a pipeline of land for housing in Queensland.

HONOURABLE JARROD BLEIJIE MP

Deputy Premier, Minister for State Development,
Infrastructure and Planning
Minister for Industrial Relations

