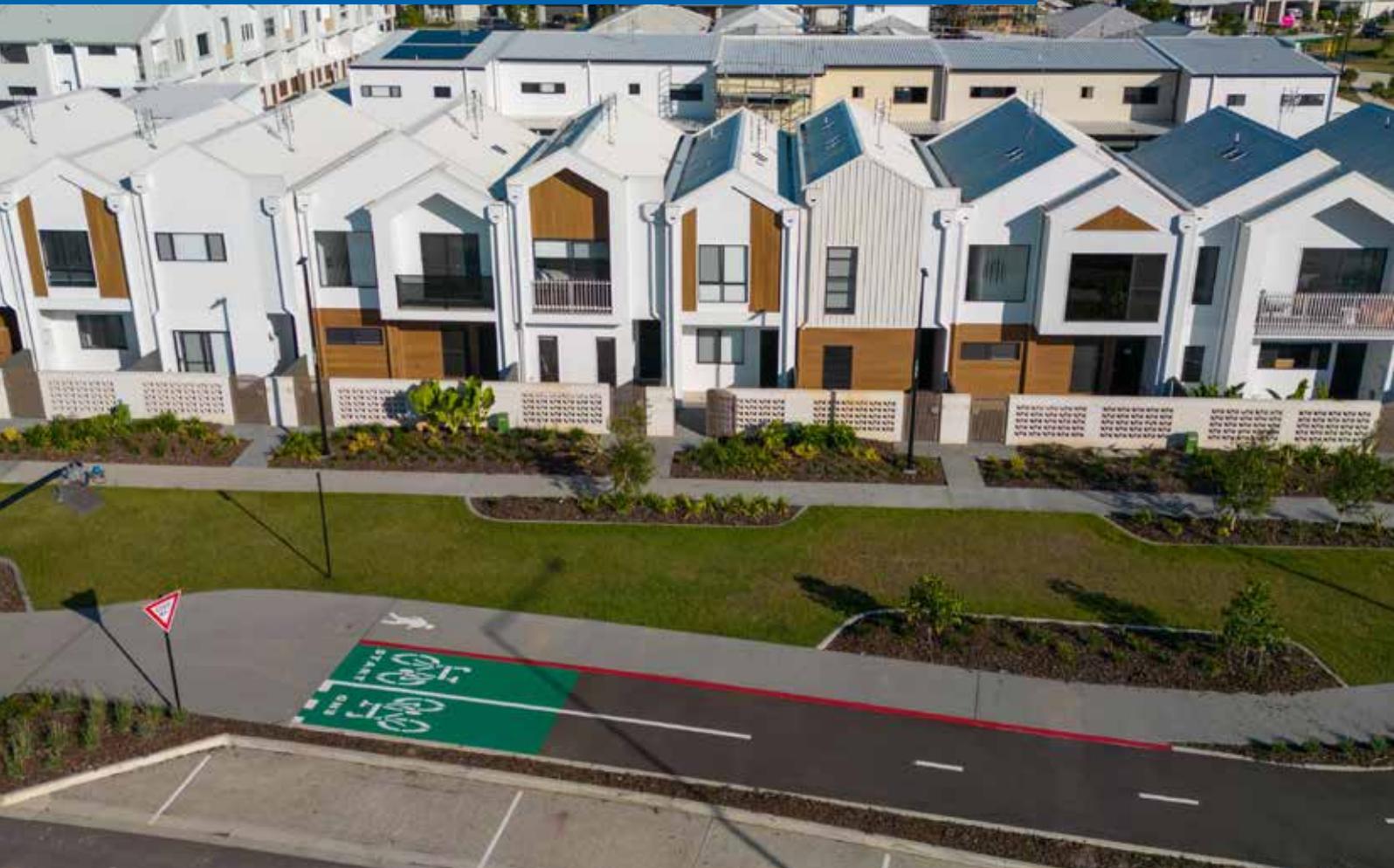


Economic Development Queensland



The role of Priority Development Areas in housing supply

CASE STUDY

DELIVERING
FOR QUEENSLAND



Queensland
Government



Woolloongabba PDA

Role in planning precincts

PDA's allow EDQ to coordinate early involvement from state agencies, tailor development schemes to local market conditions, and use expert knowledge and industry input to inform decisions. PDA development schemes can be amended, to ensure planning keeps pace with growth and flexibly respond to changing needs - whether driven by industry priorities, as seen at [Woolloongabba](#), or by community outcomes, as at [Northshore Hamilton](#).



Northshore Hamilton PDA



\$652 million

the total value of EDQ funding programs to date

About EDQ

Economic Development Queensland (EDQ) is the Queensland Government's specialist land use planning and activation agency.

We work in partnership with global investors, the development industry, and local government to deliver housing, infrastructure, and economic growth at scale and pace.

- Unlock the development potential of land in **Priority Development Areas (PDAs)** in Australia's fastest-growing state
- Provide streamlined approvals and coordinated infrastructure delivery
- Reduce risk and accelerate delivery for large-scale projects

What is a PDA?

Under the Economic Development Act 2012, the Queensland Government can declare PDAs to accelerate development in strategic areas. Through PDAs, EDQ leads planning, regulation, and infrastructure investment - creating a coordinated framework that responds to population growth, infrastructure needs, and market demand.

PDAs are EDQ's primary tool for fast-tracking housing supply and economic development, ensuring growth happens in the right places and at the right time. They vary in scale and purpose - from targeted urban renewal areas (e.g. [Woolloongabba PDA](#)) to broad hectare growth management areas (e.g. [Greater Flagstone PDA](#)) and regional activation (e.g. [Townsville City Waterfront PDA](#)). PDAs may apply to public or private land and be led by government or industry.



Download the PDA Fact Sheet

Role in funding precincts

PDAs unlock access to targeted funding programs that accelerate delivery:

- **Catalyst Infrastructure Fund (CIF)** - Supports critical trunk infrastructure to unlock land.
- **Building Acceleration Fund (BAF)** - Co-invests with councils and developers to fast-track enabling works.
- **Residential Activation Fund (RAF)** - Stimulates housing supply through strategic investment.
- **Growth Area Compact** - Supports critical infrastructure in Waraba (Caboolture West) PDA as part of the SEQ City Deal.

These funds can be deployed to support the timely delivery of critical infrastructure, giving developers, local government and utility bodies financial certainty and reducing upfront risk.



Caloundra South PDA – Image credit, Thompson Sustainable Building Group

Role in assessing development in PDAs

Development assessment in a PDA is fast, practical and coordinated. There are no appeal processes within the PDA assessment process and EDQ efficiently and proactively manages state agency referrals, and decisions for water and sewerage are integrated.

Notification requirements are at EDQ’s discretion and we only request information that matters for timely decision-making. Infrastructure charges are clearly set out, so developers know costs upfront. This means quicker, clearer approvals with less red tape and more certainty on timelines and infrastructure obligations.



Waraba PDA

Role in governing PDA Framework

EDQ’s dual role as commercial partner and regulator gives developers a single point of contact and ensures:

- Flexibility and responsiveness to market conditions.
- Coordination of state interests for housing, jobs, and infrastructure development.
- Ongoing monitoring and adaptation to keep projects on track.

What is a delegated PDA?

In some cases, the Minister for EDQ delegates PDA planning or development assessment powers to local councils - for example, the Southport, Waraba or Mackay Waterfront PDAs where:

- The PDA aligns strongly with local priorities.
- Councils have capability to manage planning or assessment functions.
- Long-term governance is best delivered locally.

Why delegate?

- **Local expertise** – Councils understand regional context, infrastructure networks, and community needs.
- **Capacity and capability** - Council with the right team and culture can take a lead role to deliver planning or assessment functions.
- **Stronger collaboration** – Councils work directly with industry while maintaining alignment with EDQ’s strategic intent.
- **Smooth transition** – Delegation prepares for eventual PDA revocation and return to local planning schemes.

Public benefits of PDAs

PDAs help communities grow well, not just fast.



More homes sooner
easing housing pressure



Integrated jobs & services
schools, parks, transport



Infrastructure with development
reducing delays



Revitalisation of underused land
easing housing pressure



Regional activation
attracting investment and resilience

The PDA lifecycle

PDA's follow a structured process to deliver strategic outcomes:



Investigation

Identify sites, assess infrastructure readiness, and engage councils and agencies.



Declaration

Establish purpose and introduce an Interim Land Use Plan (ILUP) for early development.



Development Scheme

Create a tailored planning framework with assessment benchmarks and infrastructure plans.



Implementation

assess development applications, monitor delivery, and coordinates with stakeholders.



Revocation

Once objectives are met, planning powers return to local government.



Greater Flagstone PDA



Moranbah PDA

Moranbah PDA – a completion of the cycle

The Moranbah PDA, declared in 2010, was a strategic response to housing shortages driven by Central Queensland's booming mining industry. Over its 14-year lifecycle, the PDA delivered:

- Over 340 residential lots
- 4,000 workforce accommodation units
- 200 multiple dwelling units
- Bushlark Grove Estate: 175 homes near schools, childcare and community facilities
- Housing solutions for key workers
- Essential services including the Moranbah Youth and Community Centre

In 2025, following successful delivery of its objectives, the PDA was revoked. Planning powers transitioned to the *Isaac Regional Planning Scheme 2021*, ensuring continued alignment with local development needs.



Caloundra South PDA

[Download the Caloundra South PDA Fact Sheet](#)

Shaping Queensland's Sunshine Coast

The Caloundra South PDA (Aura by Stockland) is transforming over 2,300ha of greenfield land into a world-class, sustainable community of 20,000 homes, 20,000 jobs, and ~50,000 residents.

EDQ's planning powers have enabled early delivery of infrastructure, including a state-funded electrical substation, two highway interchanges, and 700ha of conservation land. More than 8,500 lots have been approved through EDQ, with Stockland delivering walkable neighbourhoods, diverse housing types, and vibrant mixed-use centres.

- \$5.3 billion in private sector investment
- 500,000sqm of industrial and commercial space
- 200km of dedicated bike and pedestrian paths
- 20+ parks, 70ha of sports fields, and 11ha of civic parkland
- 6-Star Green Star Community certification

Which PDAs are driving bulk land supply?

Greater Flagstone	51,500 homes	Caloundra South	20,000 homes
Ripley Valley	48,750 homes	Yarrabilba	20,000 homes
Waraba	30,000 homes	Mount Peter	18,500 homes
Bowen Hills	22,000 homes	Northshore Hamilton	14,000 homes

Catalysing housing supply in Logan's growth corridor

Greater Flagstone PDA is one of Southeast Queensland's largest greenfield growth areas, identified for its potential to support long-term population growth and ease housing pressure in the Logan corridor.

More than \$163 million in catalyst infrastructure investment is unlocking land for over 34,000 new homes including affordable housing for first home buyers and key workers.

In 2024-25, EDQ approved major new neighbourhoods for Peet and Mirvac, including land for schools, parks and community facilities, bringing the total number of lots approved in the PDA to 10,061. These approvals build on long-term partnerships across government and industry to deliver well-planned communities in one of Queensland's fastest-growing regions.



[Watch how we're delivering the vision](#)

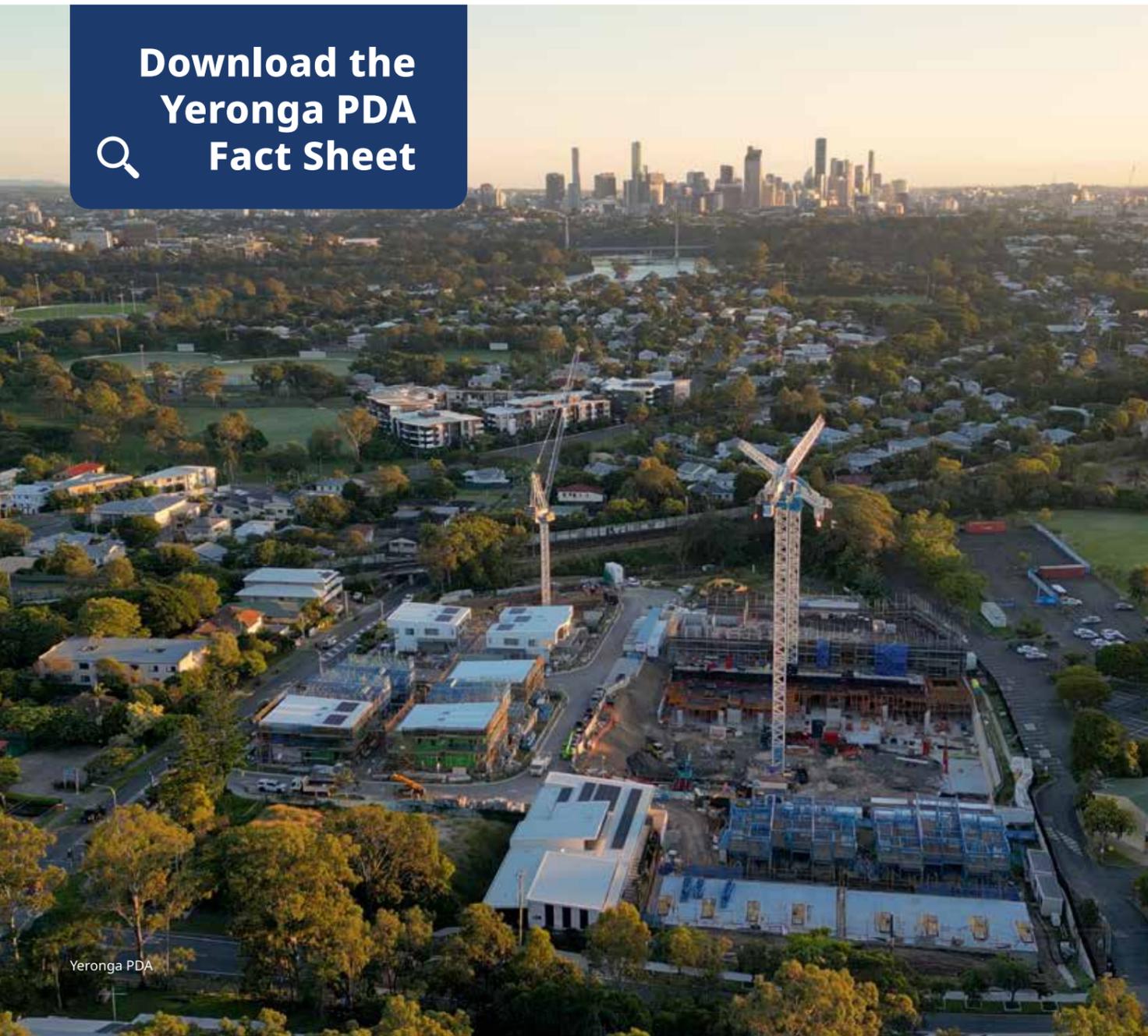
Delivering diverse housing in Brisbane's inner-south

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

The project has attracted an estimated \$360 million in private investment. Construction commenced in July 2024 across three major projects: a \$26 million, 37-townhome development by JGL Properties; a \$120 million, 169-apartment retirement living project by Retire Australia; and a \$32 million, 75-apartment social and affordable housing project by Brisbane Housing Company.

EDQ's planning powers facilitated the accelerated delivery and enabled the diverse selection of housing on site.

Download the
Yeronga PDA
Fact Sheet



Yeronga PDA



Mount Peter PDA



Watch how we're
supporting growth in
Far North Queensland

Planning for Cairns' future in Mount Peter

Mount Peter PDA is a large-scale greenfield site in Cairns, with capacity for 18,500 homes and 42,000 residents. Declared to support long-term regional growth, the PDA is a cornerstone of Far North Queensland's housing strategy.

EDQ is working in close partnership with Cairns Regional Council, infrastructure providers, and industry to coordinate trunk infrastructure delivery, streamline planning and approvals and enable diverse housing supply across multiple tenures.

The PDA is expected to generate \$12.8 billion in economic benefits, supporting jobs, housing affordability, and regional resilience.

"Mount Peter is one of the last greenfield sites in our region - and it's critical to facilitating growth across Cairns. A partnership between Cairns Regional Council and EDQ means...future generations will benefit from both local and state-level resources - helping us get more homes on the ground sooner."

- Amy Patterson, Acting Director, Planning, Growth & Sustainability, Cairns Regional Council



Provisional Priority Development Areas (PPDAs)

PPDAs are a temporary designation (up to three years) used in urgent or extraordinary circumstances where immediate action is required. A PPDA enables:

- Rapid declaration and activation of a Provisional Land Use Plan (PLUP)
- Immediate development assessment powers for EDQ
- Establishment of a Local Consultative Committee (LCC) to ensure community input
- Acquisition of land and delivery of works without delay

PPDAs are ideal for resolving complex or stalled sites where traditional planning pathways are insufficient.

Declaring the Port Hinchinbrook PPDA

In 2025, the Queensland Government declared its first-ever PPDA at Port Hinchinbrook, a coastal precinct severely impacted by Cyclone Yasi in 2011. The PPDA was established to restore Port Hinchinbrook's functionality and potential by reinstating safe marina access, resolving legal and infrastructure issues, and enabling tourism and residential recovery.

EDQ was appointed to lead the initiative, working in partnership with Cassowary Coast Regional Council, industry, and the community.

"Queensland's first-ever PPDA will restore Port Hinchinbrook as a thriving tourism, commercial and residential precinct... [it] deserves to attract attention for all the right reasons - reinstating it as a premier destination and economic powerhouse for the region and Queensland."

- Deputy Premier Jarrod Bleijie

PPDAs demonstrate how the Queensland Government can act decisively to deliver public benefit, resolve complex planning challenges, and support regional resilience.

Economic Development Queensland



Yeronga PDA

Stay connected on Queensland's growth framework

PDA's are not just a planning tool - they are a shared framework for delivering housing and economic outcomes across Queensland.

Join our industry network for updates on PDA progress, land releases, events and development opportunities. Your engagement helps ensure this framework works for everyone - industry, councils, and communities.

Sign up today 

contact@edq.qld.gov.au | edq.qld.gov.au

**DELIVERING
FOR QUEENSLAND**



**Queensland
Government**