

Economic Development Queensland

Land Activation Program (SEQ Tranche 1) Provisional Land Use Plan

Submissions Report

August 2026

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1.0 Introduction

Before the Minister for Economic Development Queensland (MEDQ) can make a Provisional Land Use Plan (PLUP) under section 36E of the *Economic Development Act 2012* (ED Act), a draft PLUP must undergo public notification.

When making the PLUP, the MEDQ must consider all submissions received during the submission period and may consider those received after the period has ended.

The Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area (PPDA) draft Provisional Land Use Plan (draft PLUP) was publicly notified from 1 to 19 June 2026.

A total of 398 submissions were received by Economic Development Queensland (EDQ) and considered in the preparation of this report. Of these, 379 submissions were received during the public notification period, and 19 submissions were received after the notification period had ended.

This document, the *Land Activation Program (SEQ Tranche 1) Provisional Land Use Plan Submissions Report* (Submissions Report) summarises all 398 submissions received, contains information about their merits and details any changes made to the PLUP.

2.0 Public notification process

Public notification of the draft PLUP occurred from 1 to 19 June 2026 for 15 business days, as required under the ED Act.

2.1 Community engagement

During the public notification period, the following community engagement initiatives were conducted:

- a notice about the Land Activation Program (SEQ Tranche 1) PPDA, draft PLUP and public notification process was added to a new Land Activation Program SEQ T1 page on the EDQ website (<https://www.edq.qld.gov.au/projects/lap-seq-t1/>),
- social media engagement,
- a mailout to residents surrounding the nominated precincts,
- direct letters to nominated stakeholders,
- hosting of a 'Have Your Say' (HYS) webpage on the EDQ website providing:
 - information on each of the four precincts in the PPDA: Banyo, Meadowbrook, Montague Road, and Turbot Street,
 - a downloadable copy of the draft PLUP and boundary map,
 - information about how to make a submission and a submission portal, and
 - answers to Frequently Asked Questions (FAQs).

2.2 Engagement with the Land Activation Program (SEQ Tranche 1) Local Consultative Committee

The ED Act requires the MEDQ to establish a Local Consultative Committee (Committee) to provide structured community and stakeholder input on the PPDA.

Pursuant to section 159B(2) of the ED Act, the Committee may do all things necessary or convenient for the performance of its functions.

The scope of the Committee's terms of reference is to:

- advise MEDQ on the impact or potential impact of proposed development in the PPDA, including relevant town planning and public amenity considerations,
- advise MEDQ on community needs and expectations in the PPDA, and
- report to MEDQ on the performance of its functions.

Table 1 identifies the Land Activation Program (SEQ Tranche 1) PPDA Committee members.

Table 1: Committee members

Position	Name
Chair/Member	Chief Executive Officer Economic Development Queensland (or a senior executive nominated by the CEO)
Member	Chief Executive Officer Brisbane City Council (or a senior executive nominated by the CEO)
Member	Chief Executive Officer Logan City Council (or a senior executive nominated by the CEO)
Appointed Member	Chief Executive Officer Urban Development Institute of Australia (Queensland) (or a senior executive of the UDIA (Qld) nominated by the CEO)

2.3 Committee recommendations

Overall, the Committee recommends that EDQ's final response to submissions and any amendments to the Draft PLUP maintain flexibility for detailed matters to be resolved through future development assessment processes, while ensuring that precinct-specific issues raised through consultation are clearly acknowledged and where relevant, are carried forward into the relevant development assessment process.

2.3.1 Precinct 1 – Banyo

The Committee recommends that:

- EDQ's response to submissions for Banyo recognise the importance of managing traffic and transport matters, land use transitions, and stormwater management outcomes through future development assessment.
- Identify stormwater management as an opportunity to achieve a net improvement in site conditions.

2.3.2 Precinct 2 – Meadowbrook

The Committee recommends that:

- detailed matters relating to noise mitigation, infrastructure delivery, infrastructure funding and development interfaces continue to be resolved through subsequent development assessment and infrastructure charging processes.
- EDQ communicate that infrastructure charges will be levied in accordance with the Logan City Council's charges resolution to provide clarity to Logan City Council and the community regarding infrastructure funding responsibilities.

2.3.3 Precinct 3 – Montague Road, South Brisbane

The Committee recommends that:

- EDQ acknowledge the need to provide for riverfront open space in supporting future population growth.
- EDQ acknowledge the need for integrated precinct planning to address matters raised in the Montague Road submissions about flood resilience, safe evacuation, open space provision, riverfront access, public realm connectivity, placemaking and movement networks. EDQ ensures the above matters raised in submissions are addressed through detailed design and the development assessment process.
- EDQ acknowledges infrastructure planning in the Kurilpa Sustainable Growth Precinct Temporary Local Planning Instrument and Local Government Infrastructure Plan and will work with Brisbane City Council to ensure that as development occurs, key infrastructure is provided and the impacts on trunk infrastructure networks, including the broader catchments are appropriately mitigated.

2.3.4 Precinct 4 – Turbot Street, Brisbane CBD

The Committee recommends that:

- a. EDQ ensures that future development assessment gives appropriate consideration to the relationship between the precinct, and the surrounding heritage features and public realm.
- b. EDQ acknowledge the importance of the Wickham Park, King Edward Park and Observatory Park interface in its response to submissions and identify it as a matter to be further considered through subsequent development assessment and detailed design processes.

2.4 Community engagement summary

Table 2: Number of views by Webpage during public notification

Webpage	Views
'Have Your Say' page	6,370
EDQ webpage	1,848
Social Media engagement	27,976

Table 3: Number of downloads by document

Document	Downloads
Land Activation Program (SEQ Tranche 1) Draft PLUP (EDQ)	481
Land Activation Program (SEQ Tranche 1) Draft PLUP (HYS)	160
Land Activation Program (SEQ Tranche 1) PPDA regulatory map (EDQ)	199
Land Activation Program (SEQ Tranche 1) Boundary Map (HYS)	72

2.5 Submission review process

Submissions were received by email and via EDQ's Land Activation Program (SEQ Tranche 1) PPDA – Have Your Say online submission page.

Table 4 below explains the method used for considering submissions.

Table 4: Method for considering submissions

Step	Action
1 Registration of submissions	All 398 submissions received were registered and given a unique identifier.
2 Summarising submission issues	As each submission usually raised several matters and similar matters were raised in multiple submissions, the submissions were reviewed to identify the distinct matters raised about the proposed Scheme. These matters were then grouped by theme (e.g. traffic, flooding).
3 Evaluation and responses to issues	matters were considered in detail, responses prepared, and if required, appropriate changes to the draft PLUP identified.
4 Submissions report	The Submissions Report summarises the submissions, presents the evaluation of the merits of the submissions, and details the changes made, if any, in response to the submissions about the draft PLUP.

Step	Action
5	MEDQ approval The Submissions Report was considered by MEDQ in making the PLUP.
6	Publishing and notification of the PLUP After making the PLUP, the MEDQ published: - a gazette notice establishing the date the PLUP came into effect, - the PLUP and Submissions Report on the EDQ website, and - a notice on the EDQ website, stating the PLUP had been approved and is available. Submitters, the LCC, Brisbane City Council, Logan City Council, Urban Utilities, and State agencies were notified the PLUP was in effect.

3.0 Submissions overview

3.1 Submission numbers

A total of 398 submissions were received by EDQ and considered in the preparation of this report. Of these, 379 submissions were received during the public notification period, and 19 submissions were received after the notification period had ended.

3.2 Submitter by Precinct

As submitters were able to provide feedback on multiple precincts via a single submission, responses have been counted on a per-precinct basis. Accordingly, the total number of precinct-specific responses exceeds the number of individual submissions as detailed in **Table 5** below.

Table 5: Breakdown of submissions by PPDA Precinct

Precinct	Responses
Precinct 1 – Banyo	82
Precinct 2 – Meadowbrook	53
Precinct 3 – Montague Road	337
Precinct 4 – Turbot Street	53

3.3 Submitter interests

Submissions were received from a variety of stakeholders. **Table 6** below provides a breakdown of submissions by stakeholder type for each precinct. Most submitters self-identified as local resident. Again, it is noted that submitters were able to provide feedback on multiple precincts via a single submission.

Table 6: Breakdown of submitter interest group by PPDA Precinct

Interest type	Precinct 1 – Banyo	Precinct 2 – Meadowbrook	Precinct 3 – Montague Road	Precinct 4 – Turbot Street
Local resident	71	43	282	44
Property owner (not living locally)	0	1	3	0
Business owner or operator	1	1	4	1
Property industry professional	2	2	5	2
Community or advocacy group representative	4	3	14	4
Government agency or local council	0	1	3	0
Interested community member (not directly impacted)	3	2	21	1
Other	1	0	5	1
Total	82	53	337	53

4.0 Key themes raised

Submissions were received for all four precincts, with Precinct 3 – Montague Road representing most submissions.

The key themes most commonly raised in submissions were:

1. the use of publicly owned land for housing development,
2. existing school capacity and the provision of additional school infrastructure, particularly within the Montague Road precinct,
3. built form outcomes and potential amenity improvements for surrounding areas, and
4. community engagement and consultation.

A smaller number of submissions expressed general support for the draft PLUP and the role of the Land Activation Program in facilitating housing supply for Queenslanders and the development of underutilised or surplus government land. These submissions highlighted:

1. the importance of unlocking well-located land for housing,
2. the value of a coordinated planning framework, and
3. the delivery of diverse, infill housing opportunities.

While supportive, some submissions also raised infrastructure capacity and servicing requirements as matters requiring further consideration.

Table 7 below outlines the number of all submissions and the support status. A full evaluation of the submissions, including consideration of both support and issues raised is detailed in **Section 5.0** of this Submissions Report.

Table 7: Submitter support status

Precinct	Support Status			
	Yes	No	Not specified	Total
Precinct 1 – Banyo	16	52	330	398
Precinct 2 – Meadowbrook	14	30	354	398
Precinct 3 – Montague Road	22	141	235	398
Precinct 4 – Turbot Street	15	28	355	398

Note: Support status was an optional field within the submission process. The 'Not specified' category includes submissions where no position was provided for the relevant precinct. Submitters were able to comment on multiple precincts and indicate different support positions for each precinct.

5.0 Summary of issues

Submissions raised several common themes, identified by the frequency of comments received.

- Public land use and public housing benefit
- Community infrastructure
- Built form (height, density, scale)
- Planning process and consultation
- Green space and open space provision
- Transport, traffic and connectivity
- Affordable and social housing
- Flooding and climate resilience
- Infrastructure timing and delivery

While these common themes were identified across submissions, the nature and relevance varied by precinct.

Table 8 below summarises the matters raised in the submissions, provides a response about the matter and identifies the amendments made to the draft PLUP in response to the submissions.

Table 8: Consideration of submissions

#	Matter	Response	Amendment
General (ID: 'G')			
G	1. Support the Land Activation Program in facilitating housing supply and unlocking underutilised government land.	Noted	No
G	2. Support a coordinated and streamlined planning framework facilitating development across precincts.	Noted	No
G	3. Support the delivery of diverse, infill housing in well-located areas with access to services and infrastructure.	Noted	No
G	4. Publicly owned land being used for housing, with advocacy for enduring public benefit and, in some cases, retention of land in public use.	The Land Activation Program delivers public benefit by unlocking underutilised government land to support housing supply and other community outcomes. The PLUP supports the objectives of the Program by establishing a planning framework to guide development of government land, including the delivery of housing, employment, public realm and infrastructure. The PLUP does not determine future land transactions. It provides a framework to guide future development having regard to the public interest.	No
G	5. The adequacy of existing community infrastructure, particularly schools and supporting facilities, to accommodate future growth.	Coordination with relevant infrastructure providers and government agencies will continue as planning and future development applications progress for the precincts.	No

ID	#	Matter	Response	Amendment
G	6.	Built form outcomes, including building height, density, scale and amenity impacts on surrounding areas.	The PLUP includes guidance relating to built form, scale and design outcomes. Detailed built form outcomes will be further considered through future development assessment processes.	No
G	7.	The consultation process and notification period needed to enable meaningful community engagement and participation.	Public notification occurred in accordance with the ED Act. All submissions were considered in the preparation of this submissions report and in making the PLUP.	No
G	8.	Third party appeal rights under the ED Act and community involvement in decision-making processes.	The ED Act provides a streamlined development assessment framework to facilitate development that delivers economic and community benefits. Consultation on the draft PLUP provides the community an opportunity to comment on proposed planning outcomes through the public notification process. All submissions were considered in the preparation of this submissions report and in making the PLUP.	No
G	9.	The clarity, operation and governance of the planning framework, including how statutory controls, approval pathways, planning regimes and implementation responsibilities will be applied and coordinated.	The PLUP provides a performance based regulatory framework against which future development applications will be assessed and decided.	No
G	10.	If development will deliver affordable and social housing outcomes, advocacy for a diverse range of housing types, opportunities to utilise publicly owned land for affordable housing, commitments and targets, Community Housing Provider participation, and delivery mechanisms to support affordable and social housing outcomes.	The PLUP supports housing delivery for a range of housing typologies. Opportunities for affordable housing will be considered through future development processes, partnerships and procurement approaches.	No
G	11.	The extent, quality and accessibility of public open space, convenient and walkable access to parkland within local areas.	The PLUP includes outcomes for open space, public realm and accessibility. Development assessment processes will further consider the location and function of public open spaces.	No
G	12.	The timing, sequencing and delivery of infrastructure, and if infrastructure provision will align with the scale and staging of development.	Infrastructure planning, delivery and sequencing are important considerations for future development. Detailed infrastructure requirements and delivery arrangements will be considered through development assessment processes.	No

ID	#	Matter	Response	Amendment
G	13.	If development will deliver broader community benefits commensurate with the scale and intensity of development proposed.	The PLUP supports housing supply and development outcomes while seeking to deliver broader community, economic and public benefits.	No
Precinct 1 – Banyo (ID: 'B')				
B	14.	Existing infrastructure capacity to support the proposed development yield, including water, sewer and utilities,	Infrastructure servicing requirements, including water, sewer and utility capacity, will be considered through development assessment processes.	No
B	15.	Existing stormwater and drainage deficiencies and the potential for increased development intensity to address these issues.	Stormwater management and drainage performance are important considerations for future development. Future detailed investigations will be undertaken to inform development outcomes.	No
B	16.	Built form outcomes and consistency with the surrounding low-to-medium density character and scale.	The PLUP includes performance-based planning provisions to guide future built form, including appropriate transitions where development adjoins low-rise areas. Detailed design outcomes will be considered through future development assessment processes.	No
B	17.	Potential traffic volumes from development and impacts on road interactions, level crossings at Banyo Station and existing traffic conditions.	Traffic impacts and transport network performance will be considered through future transport planning and infrastructure investigations and assessed as part of development assessment process.	No
B	18.	Parking provision and on-street parking	Parking provision and the management of local parking will be considered through transport assessment and development assessment processes.	No
B	19.	Previous land contamination, site suitability for residential development and remediation requirements.	Future development will be required to address any relevant site constraints in accordance with applicable statutory requirements.	No
B	20.	Pedestrian and active transport connectivity, walkable access to public transport, missing footpath links, accessible connections to the nearby rail stations	The PLUP supports improved pedestrian and active transport connectivity. Opportunities to improve walkability, accessibility and connections to public transport will be considered through future development assessment processes.	No
Precinct 2 – Meadowbrook (ID: 'MED')				
MED	21.	Provides housing supply and support urban growth outcomes.	Noted	No

ID	#	Matter	Response	Amendment
ME D	22.	Provides for efficient use of well-located land to deliver residential and mixed-use outcomes.	Noted	No
ME D	23.	A flexible, performance-based planning framework enables efficient development outcomes and innovation in design and delivery.	Noted	No
ME D	24.	Delivers a diverse range of housing types, including a mix of tenures and price points, to support local workers and the broader community.	Noted	No
ME D	25.	Timely infrastructure delivery and servicing will support development feasibility and coordinated development outcomes.	Noted	No
ME D	26.	Recognise existing development approvals and established planning outcomes, including built form, land use and design parameters.	Development applications properly made before PPDA declaration continue to be assessed and decided by the Logan City Council under the <i>Planning Act 2016</i> . Existing development approvals are not impacted by the declaration of a PPDA and conditions imposed by Council will continue to apply.	No
ME D	27.	Potential acoustic impacts from proximity to the Logan Motorway and appropriate mitigation measures.	The PLUP refers to the requirements in the <i>Environmental Protection Act 1994</i> to ensure residential amenity is protected.	No
Precinct 3 – Montague Road (ID: 'MO')				
MO	28.	A high-density, mixed-use riverfront destination needs community infrastructure, public realm and public benefit outcomes secured.	Noted	No
MO	29.	The use and potential disposal of publicly owned riverfront land for housing, and the need for the site to deliver public benefit such as open space and community infrastructure outcomes.	The PLUP regulates future development in the precinct. Redevelopment of the former Visy site will deliver new public open space and public accessibility and activation of the riverfront.	No
MO	30.	The capacity of West End State School and Brisbane State High School and the identification of land for a new school within the precinct.	Ongoing coordination with relevant government agencies will continue as planning for the precinct progresses.	No
MO	31.	Potential for high-density apartment product with housing diversity, mix of dwelling types, family-sized and accessible housing supporting diverse household needs.	The PLUP supports delivery of a range of homes. Details will be considered through future development assessment processes.	No

#	Matter	Response	Amendment
MO	32. The extent, quality and accessibility of public open space, and substantial and meaningful parkland outcomes.	The PLUP includes outcomes for open space, public realm and accessibility. Future development assessment processes will further consider the location and function of public open spaces.	No
MO	33. The long-term accessibility and activation of the riverfront, continuous, publicly accessible waterfront and a regionally significant public realm outcome.	The riverfront is a key feature of the precinct. Detailed outcomes for public access, connectivity and public realm will be reviewed through future development assessment processes.	No
MO	34. Pedestrian and active transport, safe and continuous walking and cycle links connecting the precinct, surrounding neighbourhoods and key destinations.	Detailed planning and design of walking and cycling connections will be considered through future development assessment processes.	No
MO	35. Transport network capacity, congestion and the capacity of infrastructure to accommodate future growth.	Detailed transport planning and infrastructure investigations will continue as planning for the precinct progresses.	No
MO	36. The sequencing of infrastructure delivery, infrastructure and services to be delivered prior to or in parallel with development to support increased density.	Infrastructure planning, delivery and sequencing are important considerations for future development. Detailed infrastructure requirements and delivery arrangements will be considered through future development assessment processes.	No
MO	37. Public transport connectivity, improved integration with the broader transport network and additional services and infrastructure such as a new ferry stop and a high frequency bus service.	The PLUP supports the integration of land use and transport planning and includes outcomes to encourage walkable, connected and transit-supportive development. Opportunities to improve public transport services and infrastructure will continue to be considered in consultation with relevant transport agencies as planning for the precinct progresses.	No
MO	38. Potential flood risk from the riverfront location and appropriate site and precinct wide mitigation and resilience measures.	The PLUP considers flood management and resilience. Detailed flood investigations and planning will continue through future development assessment processes.	No
MO	39. Embedding cultural and arts uses in the precinct, maintaining and evolving the area's identity as a cultural precinct and supporting ongoing cultural activity and creative industries.	The PLUP supports place-making, public realm and cultural identity. Opportunities to provide for cultural and creative activities may be considered through future development assessment processes.	No
MO	40. Potential loss of industrial heritage and built form history, retention of elements of the existing industrial fabric to support the identity of the Montague Road corridor.	Heritage matters will continue to be considered through future development assessment processes.	No

#	Matter	Response	Amendment
MO	41. Environmental sustainability, urban heat impacts, tree canopy retention, biodiversity and riverbank ecology.	The PLUP sets performance-based outcomes for landscaping, environmental performance and resilience. Detailed environmental matters will be considered through future development assessment processes.	No
MO	42. Secure public benefit through clear and binding mechanisms to ensure land value uplift contributes to community infrastructure and public outcomes.	The PLUP supports housing supply and community outcomes and provides a framework to guide future development of the precinct. Future development applications will be assessed against the planning outcomes of the PLUP, including for housing, public realm, infrastructure and community benefit.	No
MO	43. The precinct boundary may limit integrated planning outcomes with key transport corridors, road reserves, infrastructure and public realm outcomes.	The precinct boundary was set having regard to the objectives of the Land Activation Program. In response to submissions, the PLUP will be amended to identify adjoining road reserves as PDA associated development. This will support the coordinated planning and delivery of transport infrastructure, public realm improvements and development outcomes associated with the precinct.	Yes
MO	44. The balance between residential, mixed-use, cultural, employment and public realm outcomes.	The PLUP establishes the strategic vision and a performance-based planning framework for the precinct, including outcomes for housing, employment, public realm, cultural activities and community benefit. The precinct supports a mix of complementary land uses rather than a single development outcome. The balance and integration of these uses will be further refined through future development assessment processes.	No
MO	45. Potential complexity from overlapping planning processes, infrastructure obligations, land use outcomes and statutory controls.	The ED Act manages overlapping planning processes and the PLUP provides a performance-based planning framework to guide future development.	No
MO	46. Engage with First Nations communities and incorporate cultural heritage within the precinct.	Future development will be required to comply with relevant legislation and applicable statutory requirements.	No
Precinct 4 – Turbot Street (ID: 'T')			
T	47. Infrastructure capacity.	Infrastructure servicing requirements will be considered through future development assessment processes.	No
T	48. Density and the interfaces to surrounding areas, with adjoining uses and the public realm.	The performance-based provisions of the PLUP guide development in the precinct. Detailed consideration of built form, density, design and interface outcomes will occur through future development assessment processes.	No
T	49. Opportunities for crisis-to-permanent housing pathways and partnerships	The PLUP supports a range of housing outcomes. Partnerships and delivery	No

ID	#	Matter	Response	Amendment
		with Community Housing Providers for long-term housing outcomes for vulnerable groups.	models that respond to diverse housing needs may be considered through future development assessment processes.	
T	50.	Appropriate scale, design and transitions to adjoining civic and heritage interfaces	The PLUP includes outcomes to ensure development integrates appropriately with the surrounding area, including heritage features and the public realm. Detailed design, interface and heritage integration will continue to be considered through future development assessment processes.	No

6.0 List of Amendments

#	Relevant section	Description of amendment
1	Throughout the document	Minor formatting and editorial amendments, including removal of reference to the Draft PLUP.
2	Section 1.4 - Infrastructure Requirements	Amendment to replace references to Council's Adopted Infrastructure Charges Resolution with EDQ's Infrastructure Funding Framework, as the applicable infrastructure charging framework for the PPDA.
3	Schedule 2 - Definitions	Refinement of the definition of Significant Vegetation to protect mature vegetation that contributes significantly to the cultural, historic, or amenity of the area.
4	New Schedule 3	A new schedule to describe PDA-associated development relating to Precinct 3 – Montague Road.

7.0 List of Acronyms

Acronym	Definition
ED Act	Economic Development Act
EDQ	Economic Development Queensland
FAQ	Frequently Asked Questions
HYS	Have Your Say
LAP	Land Activation Program
LCC	Local Consultative Committee
MEDQ	Minister for Economic Development Queensland
PLUP	Provisional Land Use Plan
PPDA	Provisional Priority Development Area
Q&A	Questions and Answers
UDIA	Urban Development Institute of Australia