

Annual Report

2025 – 2026

Activity Snapshot



Montague Road (Former Visy), LAP site, Illustration only



Economic Development Queensland

DELIVERING
FOR QUEENSLAND



Queensland
Government



About EDQ

In 2025–26, a refocused EDQ delivered across its strategic priorities with new projects and programs and an enhanced momentum to deliver housing and economic outcomes, aligned to Queenslanders' requirements. EDQ's strengthened mandate resulted in record delivery throughout its portfolio including 14,687 new homes approved in Priority Development Areas (PDAs), two new PDAs declared delivering 22,000 homes, 1,499 homes underway in EDQ-led projects, \$568 million invested in infrastructure, and \$1.15 billion generated in private sector investment.

Economic Development Board

The Economic Development Board shapes and governs EDQ's forward agenda to increase housing supply at pace and scale, drive economic prosperity and build liveable communities across the state.

On 1 July 2026, 5 new members joined the Board to continue the leadership required to deliver on EDQ's priorities. Their knowledge and experience will be an invaluable contribution to the existing Board.

The Board members bring varied experiences to support EDQ, including local government, law, governance, construction, business development and engineering as well as significant board and leadership roles. Further information about the Board can be found at edq.qld.gov.au/about/economic-development-board.



Brendan O'Farrell



Krista Adams



Michael McNab



Sally Mlikota



Emma McCaughey



Tony Sowden



David Mackie



Paul Williams

Housing delivery

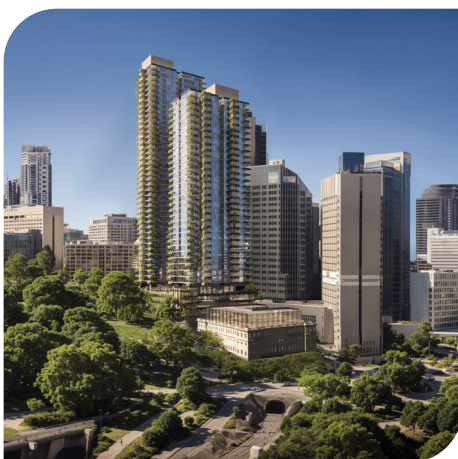
The nation-leading Land Activation Program (LAP) was launched in 2026 and identifies, unlocks, then releases to market surplus government land for housing. Launched in February 2026, LAP provides a coordinated, whole-of-government approach to unlocking the land, with EDQ using its unique planning and development powers to deliver more places for Queenslanders to call home.

In 2025–26, EDQ released 6 LAP sites to market, totalling 21 hectares. These sites will deliver more than 5,000 homes and include the former Visy riverfront site at South Brisbane, the former Energy Queensland site at Banyo, Turbot Street (including the heritage listed former Queensland Dental Hospital), Varsity Lakes on the Gold Coast, Mango Hill in Moreton Bay and Pimlico in Townsville.

To support the delivery of LAP, EDQ is using its planning powers to streamline the planning and development assessment process. In late May 2026, the Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area (PPDA) was declared, enabling EDQ to fast-track planning for 4 key sites which cover more than 30 hectares of land and will support the delivery of more than 5,000 homes. Work is also underway on a Tranche 2 PPDA for current and future LAP sites being released to the market in 2026–27.



Montague Road (former Visy)



Turbot Street



Banyo



Pimlico



Mango Hill



Varsity Lakes

A unique feature of LAP is a dedicated online portal, allowing industry and the public to identify surplus or underutilised state government-owned land that may be suitable for the delivery of housing.

In assessing suitability, the land must be government-owned, currently underutilised or surplus, have the potential to deliver housing and requires unlocking or activating by EDQ using one or more of its enablers. This may include the delivery of infrastructure, resolution of environmental issues, demolition or decontamination, planning or zoning changes, land assembly or the development of a tailored transaction or market strategy. Once a site is submitted to the portal, EDQ undertakes individual investigations into the site and within 30 business days advises if it is suitable.

Since the portal launched in February 2026, EDQ has assessed market submissions for 191 sites for potential inclusion in the program, across 23 Local Government Areas. EDQ also prepared for release to market in mid-2026 the very first site identified through the portal, a 1.2 hectare site at Wynnum West. Further eligible sites will be progressively released throughout the 2026–27 year.

Images on this page are for illustration only.



Case studies

Unlocking housing supply through the Infrastructure Activation Fund (IAF)

A \$2.4 billion coordinated infrastructure investment is unlocking housing supply across key growth areas, which will fast-track more than 51,000 homes, including more than 20,500 supporting first homebuyers.

The IAF is a joint initiative between the Queensland and Federal Governments and will deliver critical infrastructure within the Southern Thornlands, Waraba and Mount Peter PDAs, as well as other key growth areas, reflecting the scale of new communities being planned across the state.

The Federal Government will provide \$2 billion in support, comprising \$399 million in grants and \$1.6 billion in zero-interest concessional loans, for enabling infrastructure. The Queensland Government will provide a matched contribution of \$399 million.

Led by EDQ, investment under the program is delivering critical infrastructure, including major roads, water and sewer networks, addressing key constraints and bringing forward development-ready land in areas experiencing strong population growth.

Major investments ahead in 2026-27



\$98.2 million

for enabling infrastructure projects to facilitate new housing supply including in:

- Waraba
- Bundamba
- Pimlico
- Yeerongpilly Green
- The Village (Oonoonba)
- Hervey Bay
- Banyo
- Southern Thornlands



\$35.7 million

to lead the delivery of the Land Activation Program



\$34.5 million

for the delivery of supporting civil and precinct infrastructure to unlock housing at Northshore Hamilton



\$50 million

to deliver the South Caboolture Wastewater Treatment Plant upgrades that will service the Waraba PDA.



\$33.9 million

for the delivery of the Industrial Land Acceleration Program

Mount Peter PDA



Port Hinchinbrook PPDA

Case studies

A Queensland first provides a long-awaited solution for Port Hinchinbrook

After years of uncertainty and setbacks following Cyclone Yasi in 2011, Port Hinchinbrook entered a new phase in 2025–26 with EDQ leading a program to revitalise the area and deliver a solution to this long-running issue. In October 2025, EDQ declared Queensland's first Provisional Priority Development Area (PPDA), to create a streamlined planning and development assessment framework for Port Hinchinbrook.

Following community engagement and consultation with the Cassowary Coast Regional Council and industry stakeholders, a Provisional Land Use Plan came into effect in February 2026, providing EDQ with planning powers to address the precinct's long-standing environmental and infrastructure

challenges, which had prevented restoration and constrained local growth.

Additional commitment to the revitalisation of Port Hinchinbrook came in the 2026–27 State Budget with \$64 million allocated over 2 years to progress the project, including dredging the marina and public waterways.

Once complete, the initiative will restore Port Hinchinbrook as a vibrant destination for tourism, commercial activity, and residential living. The collaborative approach, clear planning pathway, and accelerated action under the PPDA are a model for resolving complex sites in Queensland.



Greater Flagstone PDA

Global investment by Amazon in Greater Flagstone

To secure a new \$750 million Amazon fulfilment centre in the Greater Flagstone PDA, EDQ partnered with Amazon, Trade and Investment Queensland, Charter Hall, Department of Transport and Main Roads, Energy Queensland and Logan City Council to coordinate and fast-track a development approval.

By working closely with all key partners, EDQ was able to approve the development application in record time – just 35 business days. It is the fastest approval Amazon has received for a development of this scale and complexity in Australia to date, enabling a major global investor to expand within South East Queensland.

The fulfilment centre, to be delivered within the Greater Flagstone Logistics Estate, will span more than 141,000m² and support growing demand for logistics and distribution infrastructure in the region. The facility is expected to deliver approximately 2,000 construction jobs, and on completion, create jobs for up to 1,000 people, with around 550 staff onsite at any one time. It will operate 24 hours a day, using advanced logistics and automation technologies.

Financial Summary 2025–26

Profit and Loss Statement

	2025–26 \$M
Total Income	\$282.0
Total Operating Expenses	\$224.5
Net Profit Before Tax	\$57.5
Income Tax Equivalent Expense	\$17.2
Net Profit After Tax Equivalent	\$40.3

Grant and Equity Funding

	2025–26 \$M
Equity Injection	\$89.6
Grants - Operating	\$39.2
Grants - Capital	\$66.6
Assets received below fair value	\$11.2

Balance Sheet

	2025–26 \$M
Current Assets	\$422.8
Non-Current Assets	\$1,243.9
Total Assets	\$1,666.7
Current Liabilities	\$76.2
Non-Current Liabilities	\$295.2
Total Liabilities	\$371.4
Net Assets	\$1,295.4

Major 2025–26 Achievements



14,687 new homes

approved in PDAs



2 new PDAs

declared
delivering **22,000 homes**



1,499 homes underway

within EDQ-led projects and another
1,800 homes contracted for delivery



\$568 million

in infrastructure investment in PDAs



1,411 hectares

of land released to support industrial and
commercial development



\$1.15 billion

billion in private sector investment generated,
creating or supporting more than **2,300 jobs**

Customer Service Excellence



94% of development applications decided
within **40 business days**



83.5% increase in development
approvals for new homes.



Customer satisfaction with EDQ's development
assessment process **increased from**
65.9% to 90%



Stakeholder trust and recognition index
increased from 59.6% to 73.6%



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