



Program highlights Part B

Case study

1. Economic, social and environmental benefits for Queenslanders

The department undertook a wide range of projects and implemented robust initiatives to realise immediate and long-term economic, social and environmental benefits for Queenslanders.

Catalyst Infrastructure Program

The Catalyst Infrastructure Program sees Economic Development Queensland (EDQ) partner with local governments, utility providers and select developers to invest in infrastructure projects that unlock development, generate construction activity and create long-term employment.

Under the program, EDQ co-invests in infrastructure projects across the state, in the form of an interest-free loan, to accelerate development for the economic benefit of the community.

During 2017–18, \$34.81 million worth of infrastructure was funded across Queensland and a number of projects were completed including Toowoomba Pulse Data Centre, Townsville Airport apron expansion, Palmview water and sewer plant, Mount Peter trunk sewer gravity mains and Elliott Springs intersection.

Aldoga Renewable Energy Project

The department is stimulating economic growth and innovation and supporting the state's renewable energy targets through the Aldoga Renewable Energy Project.

As part of the Advancing our Cities and Regions strategy, global energy giant Acciona Energy was selected to develop a \$500 million solar energy project on a 1250-hectare underutilised site at Aldoga in the Gladstone State Development Area supporting 240 jobs during construction and 10 jobs in operation.

At maximum capacity, the project will deliver up to 265 megawatts (AC)—the equivalent amount of energy needed to supply up to 122,000 households. Acciona Energy will also establish a community benefits fund of between \$50,000 to \$120,000 per year, representing up to \$3.6 million over the 30-year lease, to support local community groups.



In May 2017, FKG Group received approval for \$10 million from the Queensland Government's Catalyst Infrastructure Program to begin early construction works for the Pulse Data Centre.

The growing demand for large-scale and highly functional data centres has driven this change, and regional centres, such as Toowoomba, offer greater options for expansion at reasonable rates.

The data centre is the cornerstone for the wider Technology Park, which is part of a broader strategy of FKG Group to build an innovative precinct on the site. The centre will accelerate economic development for the region by supporting corporate and enterprise customers, local, state and federal government agencies and large global technology companies.

The department is working closely with FKG Group to develop this precinct which, when fully operational, has the potential to house thousands of new jobs for the region.

Image: Pulse Data Centre

Sunshine Coast Industrial Park

The Queensland Government supports long-term industrial development, ensuring there is adequate supply of appropriate industrial land to create and retain jobs within local economies.

During 2017–18, the department sold \$11.62 million of land in the Sunshine Coast Industrial Park at Caloundra, supporting an upturn in industry activity, generated by strong activity in the construction sector including Aura (located in the Caloundra South Priority Development Area) and improving economic conditions more broadly.

The Sunshine Coast Industrial Park supports approximately 430 direct and indirect jobs and contributes \$52 million a year to the local economy. Upon completion, it will employ close to 4500 full-time equivalents and contribute \$540 million a year to the local economy.

Regional industrial estates

The Queensland Government is supporting the next 30 years of industrial land supply in Gladstone, by expanding the Clinton Industrial Estate. EDQ has applied to Gladstone Regional Council to transform eight large industrial lots into 78 smaller lots, filling a gap in the industrial real estate market.

EDQ also acquired 805 hectares of land at Bohle Plains near Townsville to support future industrial development in the region. While the site is not required to be brought online for industry development at this stage, possible interim land uses such as a renewable energy project, are currently being explored.

State Infrastructure Plan - Annual update of Part B

The State Infrastructure Plan's annual update of the Part B program provides a coordinated and integrated approach to planning, funding and delivering infrastructure in Queensland. It does this by outlining the forward pipeline of emerging and current infrastructure investment strategies across all infrastructure classes, providing the private sector and all levels of government with the confidence to invest in Queensland.

New planning system

The department delivered on four years of legislative reform and transition work with the commencement of the *Planning Act 2016* on 3 July 2017. Significant investment was made in a strong transition plan to ensure councils and users of the systems were well positioned for the new Act by helping them to implement the new system and improve planning processes.

A key principle for transition was that it was council-led activity, with the state enabling fit-for-purpose strategies suited to each council. Funding was provided along with expert support to help councils drive improvements to their planning schemes and related processes.

Innovation and Improvement Fund

The government is committed to supporting councils as they realise the benefits of the new planning system and to providing opportunities to improve the overall performance of the planning system.

The \$4.5 million Innovation and Improvement Fund promotes planning improvement and innovation across the state. It provides councils with opportunities to explore and deliver planning innovation and improvement projects to create a better planning system for all Queenslanders.

The fund is distributed in a series of rounds. Round 1 was open from March to May 2017 and received substantial interest from councils with \$2.55 million provided for 33 projects across 40 councils. The Round 1 projects are to be completed by mid-July 2018.

Round 2 applications opened for eight weeks from 4 June 2018 to 27 July 2018. Eligible local government bodies, collaborating local governments and regional organisations of local governments were invited to submit applications for project funding.

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Local Government Infrastructure Plans

The Minister granted 11 local governments approval to adopt their Local Government Infrastructure Plans (LGIPs), with a further 24 local governments approved to proceed to LGIP public consultation. The LGIPs identify current and future infrastructure requirements and provide a mechanism for councils to seek contributions from developers to fund timely delivery. The department has had continual contact with local governments to assist in the preparation and finalisation of their LGIPs. Additional work is being undertaken by the department to maximise efficiency and transparency in the delivery of vital public and community infrastructure.

Solar farm consultation and guidelines

Draft Queensland solar farm guidelines were prepared in partnership with the Department of Natural Resources, Mines and Energy (DNRME). The guidelines are intended for local governments, to ensure their planning schemes are equipped to consider this emerging form of development.

The DNRME guideline provides information for the community, landowners and project proponents. Both draft guidelines underwent stakeholder and community consultation in early 2018 with the department conducting five local government sessions attended by representatives from 16 local governments, and DNRME conducting five community sessions. There were 47 submissions received.

Development assessment

The department, through the State Assessment and Referral Agency (SARA), facilitated sustainable development across Queensland, balancing competing state interests and streamlining development approvals. In 2017–18, 2842 decision approvals were issued including:

- 1070 pre-lodgement advices
- 1910 referral agency responses (SARA)
- 364 assessment manager decisions issued (SDA)
- 154 early referral responses as referral agency
- 414 decisions on change applications/ permissible changes (SARA responsible entity)
- three wind farm decisions.



With more than \$300 billion of infrastructure spread around the state, the Queensland Government recognises that smarter infrastructure presents an opportunity to leverage innovation and technology to improve the efficiency and effectiveness of our assets.

Smarter infrastructure is the intersection between traditional physical infrastructure, and digital technology and innovation.

In 2017, the department released a discussion paper identifying challenges and opportunities for smarter infrastructure, and highlighted cases where innovation and technology are utilised.

The Smarter Infrastructure for Queensland Summit, held in October 2017, brought together public and private sector experts, and thought leaders from the digital, innovation and infrastructure sectors to identify challenges and pathways to deliver smarter infrastructure.

Ideas and themes discussed at the summit have now been published in a directions paper. These themes provide a foundation for the government to progress Queensland's smarter infrastructure agenda.

Image: Virtual tour of future infrastructure at the Smarter Infrastructure for Queensland Summit

2. Resilient, strong and sustainable rural and remote communities

The department implemented targeted initiatives and delivered creative and supportive programs to build resilient, strong and sustainable rural and remote communities.

Palm Island Regional Liveability project

The Palm Island Regional Liveability project facilitates and delivers catalyst projects that promote economic development and enhance liveability in the Aboriginal community of Palm island.

The project focuses on improving the lives of approximately 5000 Indigenous residents, increasing employment opportunities on the island and paving the way for a better future through the delivery of four economic development initiatives.

The Town Square redevelopment and streetscaping beautification and sport precinct refurbishment were completed during 2017–18.

Yarrabah Regional Liveability Project

EDQ in collaboration with the Yarrabah Aboriginal Shire Council commissioned an economic needs assessment to identify and deliver key catalyst projects and urban renewal opportunities to promote economic and community development, generate employment opportunities and enhance liveability in the community.

During 2017–18, EDQ continued to work with council to deliver the economic needs assessment that will assist in planning the town's infrastructure. Work also commenced on the community consultation and design for various public space beautification projects.

Potential catalyst projects to be delivered include: retail and business precinct, sporting precinct rejuvenation, public open space beautification, environment sustainability and community development.

Ageing in Place

The Ageing in Place pilot project is about enhancing regional liveability and supporting sustainability in local communities by providing suitable housing options for people as they enter their senior years. As the population ages, downsizing is sometimes not an option and can lead to people having to move towns, away from family and friends.

During 2017–18, EDQ completed two homes in Cloncurry as part of this pilot, which are now for sale on the open market.

Fit-for-purpose planning schemes for rural and remote councils

The department is assisting rural and remote local governments to efficiently and cost-effectively update their planning schemes using a template scheme and process. The new schemes establish a contemporary planning framework to facilitate economic development and appropriately manage natural hazards and new forms of development, such as solar farms.

To date, 15 councils have expressed interest in making a new planning scheme using the template. The Murweh Shire Planning Scheme was the first scheme produced using this template, with the Quilpie Shire planning scheme adopted in April 2018 and the Burke Shire planning scheme anticipated to be adopted by the end of 2018.

The remaining 12 councils have all resolved to make new planning schemes—the first step in plan making.

3. Greater liveability and connectedness in coastal and hinterland communities

The department delivered targeted programs and implemented innovative initiatives to support greater liveability and connectedness in coastal and hinterland communities.

The Village, New Home Test Drive

The New Home Test Drive initiative is an Australian-first marketing approach that gives genuine buyers an opportunity to stay in a new three-bedroom home for up to two nights in EDQ's master-planned community, The Village, in Townsville.

The New Home Test Drive is targeted at people who have shown interest in building at The Village to reassure themselves they are making the right move before committing to a long-term financial commitment. It is a fully-immersive experience that is managed through the Airbnb platform and looks to eliminate some of the guesswork involved in building a new home.

Launched in May 2017, the first guests to stay as part of this initiative purchased a block of land within The Village.

Mackay Waterfront Priority Development Area

The Mackay Waterfront Priority Development Area (PDA) was declared on 25 May 2018, making it the 29th PDA in Queensland.

Requested by Mackay Regional Council, the 172-hectare PDA is centrally located and includes land and water along the southern side of the Pioneer River, including parts of the city centre, and extends east to the adjacent coastal water frontage along Binnington Esplanade.

With planning and development assessment delegated to council, redevelopment will complement the diverse mix of activities and attractions of the city centre. It will also advance the region's economy and job creation opportunities by establishing a waterfront



destination with enhanced recreation, lifestyle, tourism and investment options.

Smarter Infrastructure Summit

The Smarter Infrastructure Summit, held in October 2017, brought leading digital and infrastructure practitioners together to help position Queensland as a leader in smarter infrastructure.

The summit provided a foundation to take forward good ideas through a range of government initiatives or programs. In June 2018, the government released the Smarter Infrastructure for Queensland Directions Paper that included seven key themes. These themes will be considered by members of a joint industry-government Infrastructure Innovation Taskforce, who will provide thought leadership to the Queensland Government.

Maturing the Infrastructure Pipeline Program

The Maturing the Infrastructure Pipeline Program (MIPP) complements existing grant programs and will assist councils in determining their infrastructure priorities, which can assist in better informing their submissions under the Building our Regions program, the Local Government Grants and Subsidies Program and other project delivery programs.

During the first phase of the MIPP, the department worked with 22 local governments and industry to assess 40 new infrastructure proposals across six asset classes. This first phase is supporting a diverse range of project planning, from a strategic assessment of the Flinders Shire Council's tourism proposal for Porcupine Gorge National Park, to investigating the best options to deliver economic benefit to the communities within the

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Test drive a new home



If people could try out a home first, would they be more willing to buy?

This was the proposition for Lauren Miller and Guy Tabinor, the first people to trial Economic Development Queensland's New Home Test Drive initiative at its master planned residential development, The Village, in Townsville.

Recognising that buying a new home is the biggest financial investment people can make, EDQ, in partnership with Airbnb, launched this Australia-first initiative in April 2018 to help people decide if buying in The Village was the best decision for them.

The great news is that Lauren and Guy enjoyed their stay so much they fast-tracked the purchase of their dream block of land and signed a contract on the spot.

'We were attracted to the New Home Test Drive by the chance to get to better know the community at The Village before we committed to buying,' Lauren said.

'We're currently living in [Townsville suburb of] Douglas and wanted to stay close to the Barracks for Guy, a soldier currently serving in Afghanistan, and the location of The Village ticks that box,' she said.

'As first home-buyers, it's a little daunting to say "yes" to the next 30 years in one place, if you haven't spent a single night there before, so we are very appreciative of the chance to try out The Village.

'The house itself was lovely. It was well equipped with all the things we needed to make it feel like our very own home. We're so excited that we have been able to try this home and The Village out.

'We cannot wait to make The Village our forever home.'

Lauren and Guy started building their forever home in July 2018.

Image: Guy Tabinor and Lauren Miller 'test drive' their new home

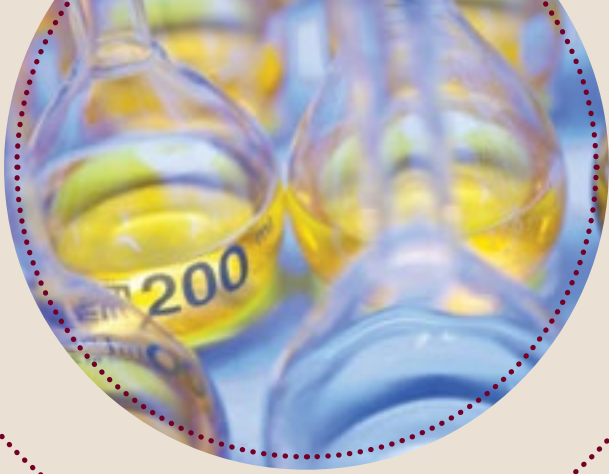


Image: Developing Queensland's biomedical industry

Central Highlands Regional Council area through revitalising the Emerald Saleyards.

The second phase of the program, released in March 2018, received 177 submissions from more than 67 local governments.

The Spit Master Plan

During 2017–18, the department commenced preparation of a master plan for the Southport Spit (The Spit) to revitalise and enhance the public realm to create a community space for local residents and improve connection to the surrounding marine environment, including the Broadwater.

The master plan will consider opportunities for job creation through tourism, entertainment and recreation. To gain an appreciation of current conditions, opportunities and challenges and guide an understanding of the community's aspirations for the future of The Spit, the department:

- received more than 2800 pieces of community feedback
- created a project website that has been visited by more than 6500 users
- received 481 online survey responses
- convened 17 'pop-up' information sessions across 10 areas on or near The Spit attended by 882 people
- completed the first of four two-day community engagement workshops, attended by more than 50 key stakeholders and community representatives.

Future priorities

- Continue to consult with the community to gain an appreciation of current conditions, opportunities and challenges and guide an understanding of the community's aspirations for the future of The Spit as a place to live, work and play.
- Continue to work in partnership with Quandamooka Yoolooburrabee Aboriginal Corporation and Redlands City Council to improve living standards at One Mile and enhance Goompi as the entry point to Minjerribah.

This will include preparing a Structure Plan for One Mile, identifying the necessary infrastructure requirements to improve living standards in the community by the end of 2018, and preparing the Goompi Master Plan.

The master plan will seek to enhance Goompi's role and appeal as the gateway to North Stradbroke Island (Minjerribah) and will identify opportunities for development and investment in the town, to make a more functional and appealing link between Minjerribah and the mainland.

481
online survey
responses

4. Prosperous and vibrant cities and urban places

The department undertook a wide range of projects and implemented innovative initiatives, contributing to and promoting the importance of prosperous and vibrant cities and community-focused urban places.

Advancing Our Cities and Regions

Advancing Our Cities and Regions (AOCR) is an innovative approach to renewing and repurposing surplus and underutilised state property to deliver economic, community and financial outcomes.

During 2017–18, the department undertook stakeholder engagement on two key projects—the former TAFE site, at Yeronga, and the former Oxley Secondary College.

The Queensland Government has committed to deliver a new Yeronga Community Centre as part of any redevelopment which could also include a mix of residential options, community and economic outcomes, open spaces and employment opportunities.

The former Oxley Secondary College site presents a unique revitalisation opportunity to deliver residential dwellings, retirement living facility, community centre and gardens, relocation of the existing child care centre, while preserving open spaces.

Gold Coast Health and Knowledge Precinct

The department is contributing to the greatest legacy project of the Commonwealth Games, the Gold Coast Health and Knowledge Precinct, which strongly aligns with the government’s priorities to create jobs in a strong economy and increase private sector investment.

The \$5 billion precinct in Southport is a 200-hectare area, already home to the Gold Coast University Hospital, Gold Coast Private Hospital, Griffith University and key infrastructure including the Gold Coast Light Rail and when fully delivered, will support 26,000 jobs.

Within the precinct is the Parklands Priority Development Area, a 9.5-hectare site on track to deliver a globally recognised health and knowledge community. Negotiations have begun with businesses and around \$120 million of initial investment is anticipated.

Carseldine Urban Village

The next step in the delivery of the Carseldine Urban Village was achieved during 2017–18 with approval of a new \$6.5 million sport and recreation precinct including three new soccer fields with flood lights, volleyball courts, tennis courts, a cricket pitch and practice nets, children’s playground, exercise equipment, barbecues and an off-leash dog park.

The precinct will promote health, happiness and wellbeing in the local area with the new facilities expected to open to the public in early 2019.

The lodgement of the development application for Stage 1, which includes a boulevard entrance, and the subdivision of three master lots, which may see around 50 homes created and a proposed new site for retirement living, occurred during 2017–18.



Image: Part of the Gold Coast Health and Knowledge Precinct, pictured during GC2018

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ShapingSEQ

***ShapingSEQ*, the new Regional Plan for South East Queensland (SEQ), was released in August 2017. It reflects the values, needs and great ideas of the community and was prepared through extensive consultation with the region's 12 councils, industry and the community.**

The plan includes a 50-year vision which looks to the region's longer-term future.

This new plan shapes the way SEQ will grow, prosper, connect, sustain and live, as the region grows to around 5.3 million people over the next 25 years. This growth will require approximately 950,000 new jobs and almost 800,000 new dwellings across SEQ by 2041.

Planning to accommodate and manage this growth required new thinking – a smarter approach and a new focus on where and how we'll live. There is a focus on affordable living and the way people interact with their community and the services around them.

By 2041, SEQ's urban centres will be more connected and mixed use. The communities will be more active and the areas in which we live will provide more housing choice and diversity, including a broader range of housing forms.

ShapingSEQ seeks to integrate and reflect Aboriginal and Torres Strait Islander peoples' knowledge and connection to the land and seascapes in future planning, particularly for locations where Indigenous landscape values have been recognised. The plan also ensured that scenic amenity and the recreational and ecological values of SEQ's internationally acclaimed hinterlands, beaches, bays, lakes and wetlands were protected.

ShapingSEQ also identified Regional Economic Clusters and region-shaping infrastructure to support economic growth and ensure SEQ has all the right ingredients to operate and compete globally and to provide for more local jobs.

New communities that are well-located will also be delivered – and this will mean greater housing choice, smart infrastructure investment, and jobs through attracting investment.

ShapingSEQ is supported by 29 implementation actions that are aligned to the five themes of the plan.

As part of a \$5 million investment in land-supply monitoring, the Queensland Government has established a South East Queensland Housing Supply Expert Panel to ensure that housing needs will keep pace with estimated growth.

Image: Participants at the *ShapingSEQ* Youth Summit



ShapingSEQ

During 2017–18 the department released *ShapingSEQ*, a South East Queensland Regional Plan that provides a framework for managing the region's growth during the next 25 years and sets a vision for the next 50 years.

Density and Diversity Done Well

The 'missing middle' is a term used in the *ShapingSEQ* to describe dwellings that sit between high-rise, high-density living and the free standing, suburban family home.

The Density and Diversity Done Well ('missing middle') Competition was a joint initiative of the department and the Urban Development Institute of Australia Queensland. The competition sought new housing options for Queensland to meet community, urban and environmental challenges. Winners were announced in May 2018.

Reconfiguring of a Lot code

The department has completed the Reconfiguring of a Lot code, for release in mid-2018. The code provides a contemporary set of standards to support diverse and affordable subdivision and housing outcomes.

It provides standards for best practice subdivision design, including allowing for a variety of lots and layouts, roads and parkland. The code complements the Queensland Housing Code currently being drafted by the Department of Housing and Public Works.

SEQ strategic assessment

The department is investing \$5 million over two years from 2017–18 to commence the preparation of a strategic assessment for SEQ under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Delivery of a strategic assessment will provide increased certainty to the development industry, environmental and community stakeholders about where development can proceed, while ensuring overall environmental outcomes for Matters of National Environmental Significance (MNES), including koala populations, are better than if referrals continued to be assessed by the Commonwealth on a project-by-project basis.

Since the commencement of the EPBC Act, more than 250 urban development projects have required referral to the Commonwealth. This can lead to increased costs, duplication of assessment, delays and lead to an uncoordinated approach to environmental assessment and approvals. Upon implementation, the strategic assessment has the potential to streamline the assessment process while delivering improved long-term conservation outcomes for the more than 200 MNES species that are found in SEQ.

Queen's Wharf Brisbane Plan of Development

A major milestone in the delivery of the \$3.6 billion Queen's Wharf Brisbane integrated resort development was achieved with the approval of the Plan of Development in December 2017.

The approval is an important step for one of the biggest urban renewal projects undertaken in Brisbane and provides an overall master plan for the site. Further compliance approvals were also given for the excavation of the car park foundations and basements of the hotels and for new public realm areas, the Waterline Park and the Mangrove Walk.

Queen's Wharf Brisbane is a significant opportunity to create a destination that attracts national and international visitors to Brisbane and creates and supports thousands of jobs in the construction, tourism, retail and entertainment sectors.