

Impact Analysis Statement

Summary IAS

Details

Lead department	Department of State Development, Infrastructure and Planning
Name of the proposal	Making of the <i>Economic Development (Variation of Greater Flagstone UDA) Amendment Regulation 2026</i> which amends the <i>Economic Development Regulation 2023</i> to amend the Greater Flagstone Priority Development Area boundary
Submission type	Summary IAS
Title of related legislative or regulatory instrument	<i>Economic Development (Variation of Greater Flagstone UDA) Amendment Regulation 2026</i>
Date of issue	July 2023

Proposal type	Details
Minor and machinery in nature	The proposal relates to amendments to the <i>Economic Development Regulation 2023</i> to amend the Greater Flagstone Priority Development Area (PDA) boundary. Economic Development Queensland (EDQ) has been approached by Flinders Land Holdings (FLH) and Pacific International Development Corporation (PIDC) to consider the inclusion of their land (Lot 10 on SP133192, Lot 20 on SP133191 and Lot 30 on SP133190) with a total area of 192.7ha within the PDA and Development Scheme. The additional land is proposed to become the Flinders Lakes Health and Knowledge Precinct anchored by a new Federation University campus, supporting university related research and development, education support (accommodation), and an enterprise area. The precinct aims to attract key workers, promote walkability and active transport, integrate a mix of housing options and connect the broader community with an education, health and employment hub. Including the land within the PDA will facilitate the timely conclusion of arrangements between FLH and PIDC with Federation University. EDQ has consulted the Department of Transport and Main Roads (TMR) due to the in-land rail corridor formerly being shown to traverse the site. TMR did not raise any objections to the proposal. Additionally, EDQ has engaged the Scenic Rim Regional Council who did not raise any objections to the proposed minor boundary change. Inclusion of the land within the PDA will enable EDQ to undertake orderly planning, development and management of the land in accordance with the Greater Flagstone PDA development scheme.

	EDQ considers the inclusion of the additional land in the Greater Flagstone PDA minor, as it promotes the proper and orderly planning, development and management of the additional land: • the proposed boundary change will not take the PDA in a new or changed direction from what was intended at the time of declaration • the inclusion of the additional land in the PDA enables the Minister for Economic Development Queensland to apply the provisions of the Greater Flagstone PDA Development Scheme to the land. The principal objective of the amendment regulation is to remove the existing <i>Map No. UDA 11 – Greater Flagstone Urban Development Area</i> and include <i>Map No. UDA 29 – Greater Flagstone Urban Development Area</i>, reflecting the minor boundary change to the PDA. The regulatory impact of the amendment regulation is limited to a minor change to a PDA boundary. Changing the boundary of the PDA to align with the inclusion of the additional lots is minor and a logical extension of the PDA. There will be no change or increase in the regulatory burden on businesses or communities as the land will continue to be regulated by a planning framework (i.e., <i>Economic Development Act 2012</i> instead of the <i>Planning Act 2016</i>). It will not introduce costs to businesses or the community. There are no physical works or costs to the community or businesses associated with amending the PDA boundary to include the subject land. There are no adverse impacts for businesses or the community on the amendment of the PDA boundary The regulatory proposal is minor and machinery in nature being that it is a declaratory provision. No regulatory impact analysis is required under the <i>Queensland Government Better Regulation Policy</i>.
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Impact assessment

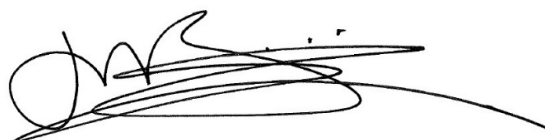
All proposals – complete:

	First full year	First 10 years**
Direct costs – <i>Compliance costs*</i>	Nil	Nil
Direct costs – <i>Government costs</i>	Nil	Nil

Signed



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Shaun Ferris
Acting Director-General
Department of State Development, Infrastructure and
Planning
Date: 17/07/2026



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Jarrod Bleijie MP
Deputy Premier,
Minister for State Development, Infrastructure and
Planning and Minister for Industrial Relations
Date: 26/07/2026