

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 Parklands PDA) Amendment Regulation 2026</i> which amends the <i>Economic Development Regulation 2023</i> to amend the Parklands Priority Development Area boundary
Submission type	Summary IAS
Title of related legislative or regulatory instrument	<i>Economic Development Regulation 2023</i>
Date of issue	July 2026

Proposal type	Details
Minor and machinery in nature	The proposal relates to amendments to the <i>Economic Development Regulation 2023</i> to amend the Parklands Priority Development Area (PDA) boundary. Economic Development Queensland (EDQ), as landowner and master developer for the Lumina Master Plan area in the Gold Coast Knowledge and Health Precinct, has requested a minor change to the Parklands PDA boundary to include 322 square metres of unutilised road reserve between the existing Parklands PDA boundary and Smith Street, Southport. The south-eastern boundary of the PDA currently aligns with the road casement boundary of Smith Street. The EDQ Urban Development team have finalised an application for the partial closure of a road under the ED Act. The area of road proposed to be closed will form part of a developable lot in accordance with the Lumina master plan (see Figure 1 below). The full extent of the proposed lot extends slightly beyond the PDA boundary, which was aligned to the edge of the road casement. The closure of this section of the road would result in a thin sliver of land between the road casement boundary and the PDA which is regulated under a separate planning instrument.

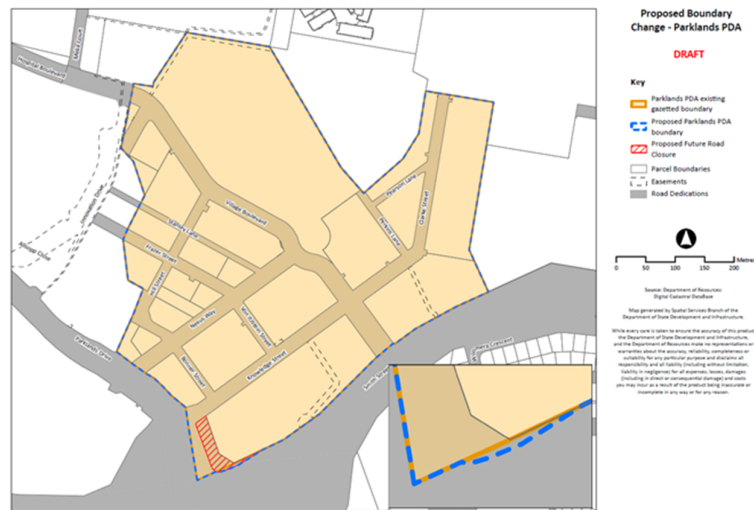


Figure 1: Extent of new land proposed to be included in the PDA

The EDQ Urban Development team have requested the PDA boundary be amended to reflect the proposed road closure area to ensure that development is assessed under consistent planning frameworks and to allow for the orderly planning, development and management of the land.

EDQ has received written confirmation from the Department of Transport and Main Roads that the land subject to the road closure is no longer required for future operations. Additionally, EDQ has contacted Gold Coast City 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 Parklands PDA development scheme and the Gold Coast Health and Knowledge Precinct Master Plan.

EDQ considers the inclusion of the additional land in the Parklands 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 additional land in the PDA will align the boundary with the proposed new road boundary
- the inclusion of the additional land in the PDA enables the Minister for Economic Development Queensland to apply the provisions of the Parklands PDA Development Scheme to the land.

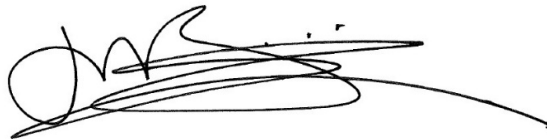
The principal objective of the amendment regulation is to remove the existing *Map No. PDA 1 – Parklands Priority Development Area* and include *Map No. PDA 27 – Parklands Priority Development Area*, reflecting the minor boundary change to the PDA.

	The regulatory impact of the amendment regulation is limited to a minor change to a PDA boundary. As mentioned above, the boundary is proposed to be realigned to the future amended road corridor and lot boundary. Changing the boundary of the PDA to align with the proposed lot and road boundary 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., ED Act instead of the Planning Act). 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 road closure or 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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Signed



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 John Sosso
 Director-General
 Department of State Development, Infrastructure and
 Planning
 Date: 01/07/2026



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 Jarrod Bleijie MP
 Deputy Premier,
 Minister for State Development, Infrastructure and
 Planning and Minister for Industrial Relations
 Date: 03/07/2026