

Minister for Infrastructure and Planning  
The Honourable Stirling Hinchliffe  
05/11/2009

### **New precinct for Caboolture gains conditional approval**

The Environmental Impact Statement (EIS) for a \$628 million business, marine and residential precinct near Caboolture has been given conditional approval by Queensland Coordinator-General Colin Jensen.

Northeast Business Park Pty Ltd's proposal to develop a 769-hectare ex-pine plantation riverfront site has the potential to create up to 13,600 direct jobs and homes for 5,500 permanent residents.

The site is four kilometres east of the Caboolture town centre, bounded by the Bruce Highway to the west and by the Caboolture River to the north, with about nine kilometres of direct river frontage.

Infrastructure and Planning Minister Stirling Hinchliffe said he was advised of Mr Jensen's evaluation report, which concluded the project's environmental impacts could be managed with conditions.

The project will also be subject to approvals under the *Integrated Planning Act 1997/Sustainable Planning Act 2009* including:

- *Environment Protection and Biodiversity Conservation Act 1999,*
- *Marine Parks Act 2004,* and
- *Fisheries Act 1994/Fisheries Regulation 2008.*

"The project site is currently a degraded ex-pine plantation, largely cleared and used for cattle grazing," Mr Hinchliffe said.

"This proposed development will support a range of business and industry uses integrated with commercial, retail, residential, recreation and environmental areas.

"While the project includes development of 169 hectares of land, and more than 100 hectares of mixed-density residential development, it is proposed more than half of the site will be set aside as open space.

"The proposal offers the opportunity to develop an attractive living and working environment and promotes a high degree of self-containment consistent with the objectives of the South East Queensland Regional Plan.

Member for Murrumba Dean Wells said the proposed marina component would accommodate 911 wet berths and a dry boat storage facility will provide further accommodation for 300 to 500 boats.

"Co-location of the business park with the marina close to existing urban areas and transport links was a rare opportunity to develop a new marine industry cluster in the region," Mr Wells said.

"Through the 15-year development phase of the project, up to 1500 new jobs are expected to be provided, with a total of more than 13,600 direct full-time jobs provided in the operational phase."

Coordinator-General Colin Jensen said the existing water quality of the Caboolture River estuary was poor (rating D-), and the proposed development had potential benefits for improving it over the long-term through the best practice management of stormwater inflows and the rehabilitation of 150 hectares of wetland and riparian areas, including about 25 hectares of marine plants on the project site.

"I have determined that on balance there is a significant positive net benefit to the community from the development of the project and that it can proceed, subject to a number of specific conditions to manage its design, construction and operation," Mr Jensen said.

The six-week public review of the EIS drew 29 submissions.

Mr Jensen pointed out the Moreton Bay Regional Council's close involvement with the evaluation of the project over the past 12 months and acknowledged the expert advice received from council officers on a number of key aspects of the proposal.

The Coordinator-General's final report will now be forwarded to the Federal Department of the Environment for the Federal Environment Minister to assess matters of national environmental significance.

For more information, visit [www.dip.qld.gov.au/projects/agriculture/land/northeast-business-park.html](http://www.dip.qld.gov.au/projects/agriculture/land/northeast-business-park.html)

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