



NORTHEAST BUSINESS PARK

Master Planning Vision Document



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Project Description

The **Northeast Business Park (the “NEBP”)** is a world class master planned mixed industry and business park, featuring an associated marina, marine industry precinct and complementary residential, commercial and community uses.

NEBP is located on a strategically significant 769 hectare landholding on the southern banks of the Caboolture River at Morayfield, close to the heart of Caboolture. The site has a unique set of strategic attributes, making it an ideal location for an integrated development.

Northeast Business Park’s **key features** are:

- Mixed Industry and Business Area (MIBA); 169 hectares of industry and businesses providing local and regional employment and training opportunities
- 900 Berth Marina, 500 dry boat stacker, and associated Shipyard, and Marine Industry infrastructure, building on Queensland’s blossoming national and international marine industry
- A Marina Village, accommodating vibrant public spaces, cafés, restaurants, public promenades and a mix of villas and apartments
- Community Facilities, including nodes in the MIBA, and residential areas, Marina Pavilion and business facilities and business incubation infrastructure.
- Residential Housing areas incorporating a range of housing styles to meet community needs.
- Regional Open/Green Space; approx. 420 hectares of open space, heritage parks, walking tracks, golf course, clubhouse, environment centre and rehabilitated riverbank.
- Flexibility to respond as demands change over time, plus enable the potential inclusion of retirement living and a primary school.

The Proponent

Award winning marina owner and operator **Port Binnli Pty Ltd** has partnered with international construction company **Laing O’Rourke Australia**, plus predominantly Queensland based small investors, to form a new company, Northeast Business Park Pty Ltd. specifically to develop the NEBP.



Vision

Northeast Business Park is an integrated, holistic, landmark development changing the face and advancing the identity, ecological health and prosperity of Caboolture and the SEQ region.

NORTHEAST BUSINESS PARK COMPLETED: A VIEW FROM 2026

By 2026, the NEBP will be recognised as one of the pre eminent industry and business parks in Australia, closely integrated with residential, amenity and environment.

Marina and Marine Village - 2026

The combination of land uses on site and the popularity of the marina development in the community ensure that it is a place where people from many walks of life gather. A diversity of experiences are on offer, from farmers markets to restaurants and cafés. Key aspects include:

- An exemplar of outstanding environmental performance;
- Unsurpassed maritime facilities.
- The marine village is one of the most active and vibrant meeting places in the region.
- A broad resident population, ensuring ongoing activity and surveillance.

Marine Industry Precinct - 2026

The co-location of a marina, shipyard and marine industries, combined with an education and training centre positions North East Business Park as the most substantial marine industry hub within Queensland, so that:

- Queensland's national pre eminence in marine craft and accessory production has continued to strengthen.
- International exports make important contributions to the State and national economies.
- Employment opportunities and skills development are unsurpassed within the region.

MIBA - 2026

The high urban and environmental quality of this precinct, coupled with the access to an array of recreational opportunities has enabled the MIBA development to attract a wide array of businesses and investment .The MIBA is now a vibrant employment hub within the region.

- The MIBA Development has stimulated a critical strengthening and diversity to the regional economy, and dramatically increased the level of local employment for the region.
- The industrial ecology principles utilised in the development helped strengthen the business community and increased the efficiency of many of the businesses, in turn strengthening other businesses in the region.
- Beneficial reuse of 'waste' materials in the region has increased dramatically since 2007. The pilot program created at NEBP in conjunction with State Government and Council has led to widespread adoption of such principles.



Vision

Community and Environment - 2026

Northeast Business Park is recognised as a vibrant and attractive place to live work and play.

- The range of residential living options provided at NEBP has created a diverse community catering for a wide cross section of people.
- The range of housing choices coupled with the affordable housing levy resulting from residential sales has helped address housing accessibility in the region.
- The critical mass of residents has ensured that the social and recreational facilities are vibrant and successful, in turn attracting people from the region to adopt NEBP as a favourite recreational destination.
- The access to a wide range of community facilities has led to a strong sense of community within the development. A range of community groups and clubs are engaged in activities such as rehabilitation, river activities and sports field.
- The 'live work play' packages offered by the NEBP to MIBA businesses have proven to be highly successful. Satisfaction surveys undertaken for both MIBA employees and NEBP residents found that people who were living and working at NEBP reported the highest lifestyle satisfaction levels.
- The 'enterprise residential' housing products, supported by the business facilities and incubation services, has proved to be popular, with many successful businesses originating from this system.
- Networks of pathways running through the open spaces and environmental areas provide connectivity and amenity and are extremely popular with residents.
- The Caboolture River now rates a 'B' on the Healthy Waterways program up from a 'D' in 2006. The WSUD measures and the use of recycled water in NEBP play a significant part in the improvement of water quality.

Caboolture and Morayfield - 2026

Caboolture and Morayfield have strengthened their role as key regional centres. Caboolture now houses many regional government services and has attracted significant redevelopment around its regional public transport hub.

- Moreton Bay Regional Council now operates a public transport system, in partnership with the State Government, building upon the increased public transport patronage and/ or rates facilitated by NEBP.
- The growth, investment and increased range of business and recreational opportunities at NEBP has been a catalyst improving the image and identity of the region which has assumed increasing importance and recognition in SEQ as a prosperous and attractive region with an enviable lifestyle.



Location & Context

The NEBP site is about 5 km southeast from the Caboolture Town centre, about 45 km from the Brisbane CBD, and 35 minutes drive from Brisbane Airport.

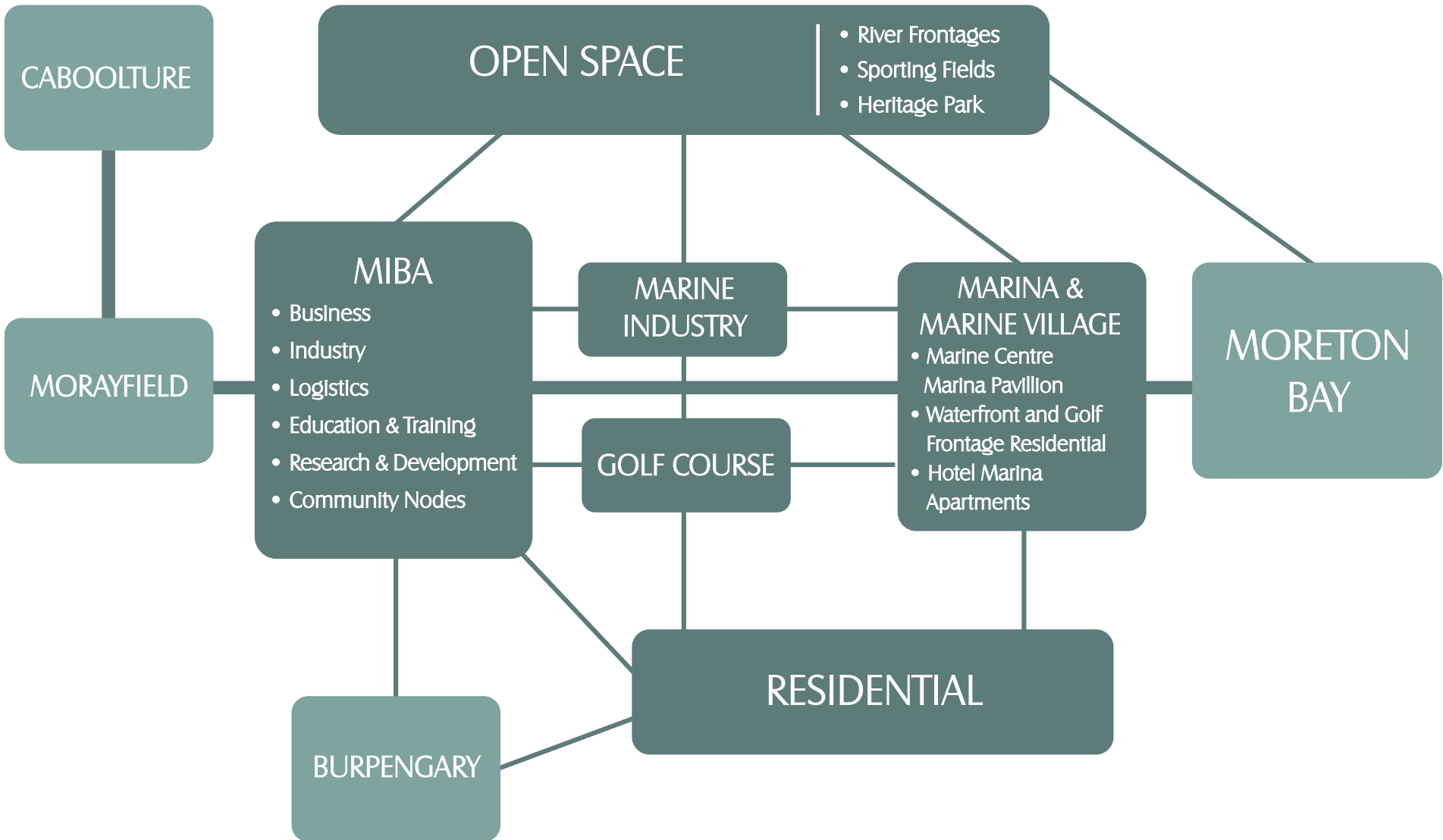
Relationship with Caboolture and Morayfield

- NEBP is intended to be a **key catalyst** for the strengthening of the Caboolture region as a vibrant regional destination.
- NEBP will generate **local employment** and economic prosperity and will deliver on the region’s goals of building self contained communities.
- NEBP will provide a **complementary relationship** with Caboolture and Morayfield supporting and strengthening Caboolture/Morayfield’s role as the Principal Activity Centre for the region.
- **Public transport** between NEBP, Caboolture and Morayfield will provide positive benefits to all three areas
- NEBP will accommodate uses not able to be accommodated within Caboolture or Morayfield.

Caboolture - Heart of Northern Growth Corridor



Source: SEQ Regional Plan 2005



Key Priorities - SEQ Regional Plan

Master planning for NEBP aligns with the Queensland Government's key priorities and is consistent with all of the relevant strategic directions of the **Southeast Queensland Regional Plan** (SEQ Regional Plan), including

- Creating a more sustainable future;
- Identifying land to accommodate future growth;
- Promoting land use efficiency;
- Enhancing the identity of regional communities;
- Providing infrastructure and services; and
- Integrating land use, transport and economic activity.

The development of the NEBP is also consistent with the **key State priorities**, including:

- Growing a diverse economy and creating jobs;
- Realising a Smart State through education, skills and innovation;
- Managing urban growth and building Queensland's regions;
- Protecting the environment for a sustainable future;
- Tourism; and
- Total water cycle management

Local context

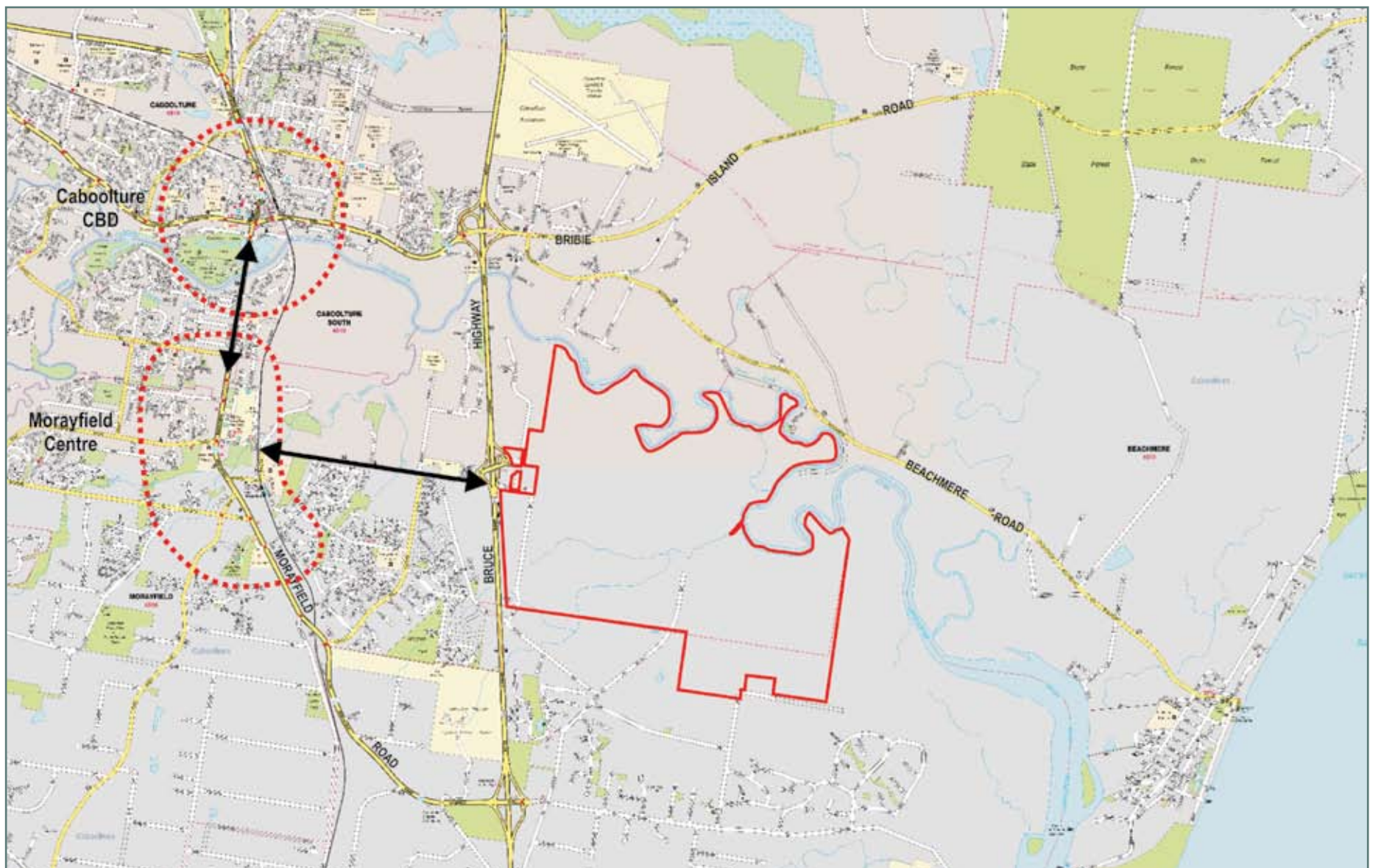
The 769ha site is a largely cleared, ecologically degraded site, previously used for farming activities and as a pine plantation. Site features include:

- 9km of Caboolture River frontage including deepwater access at the proposed marina site.
- Direct access off Bruce Highway.
- Close to Caboolture / Morayfield and North South Rail Line.

Aerial Photo



Site Context



Source: UBD 2007

SEQ Regional Plan – Urban Footprint

Part of the land subject to the development applications is outside the Urban Footprint, created as part of the SEQRP. The Office of Urban Management has sought to limit development outside the urban footprint to only consider uses in exceptional circumstances.

It is contended that the development fully complies with the SEQRP, on the following basis:

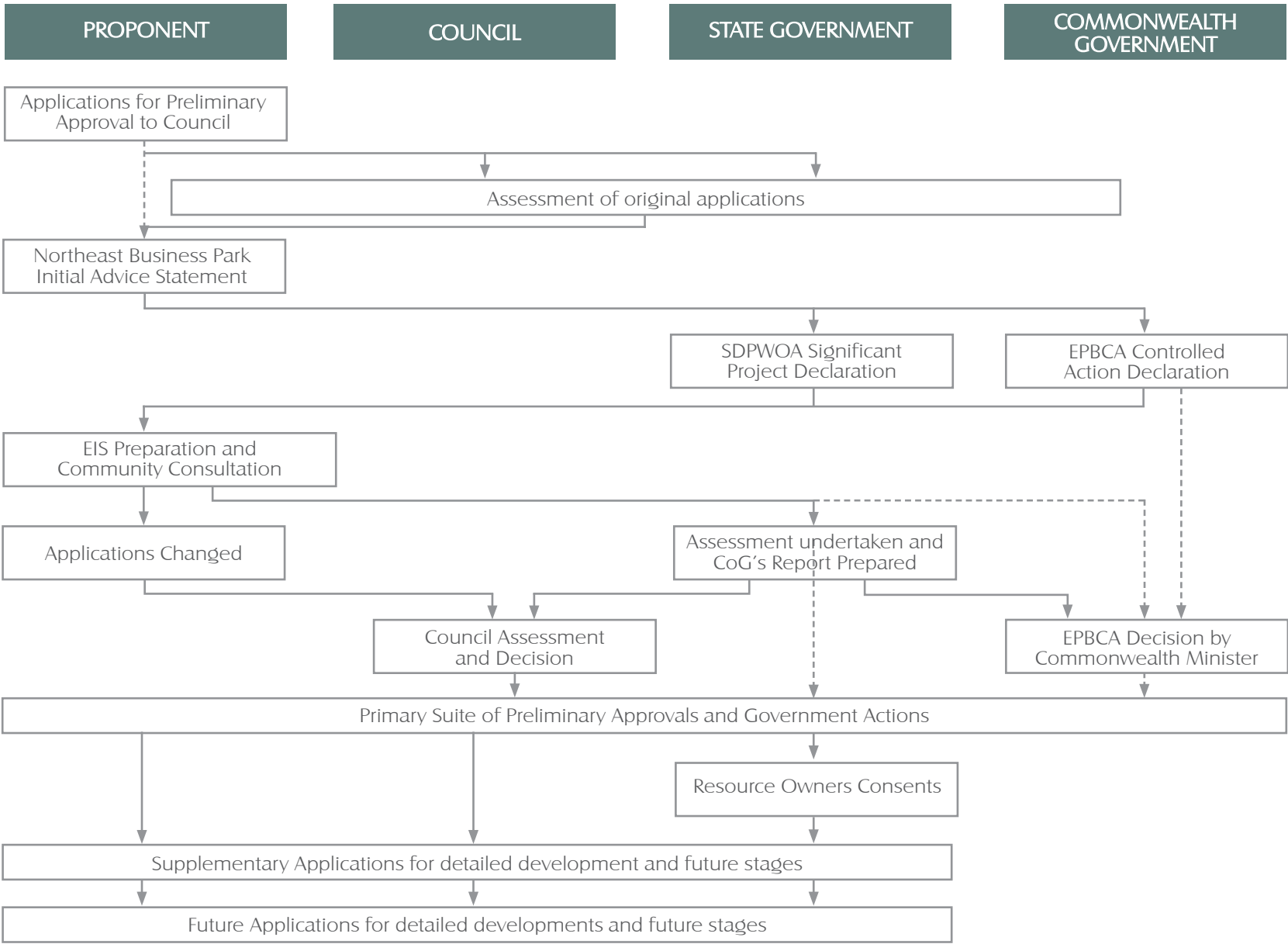
1. The original applications were lodged prior to the introduction of the Draft Regional Plan. As such, the applications are not formally subject to the Regulatory Provision;;
2. The development has **clear locational requirements** necessitating development of part of the development outside the Urban Footprint, and there is a clear overriding need for the development in the public interest. ie. the development would comply with the Regulatory Provisions were they to apply;
3. The development has been designed to provide **net benefits to the community**, the environment and the economy and satisfies the vast majority of the relevant DROs, principles and policies of the SEQRP in an exemplary manner; and
4. The complete development as proposed clearly satisfies the DROs, principles and policies more fully than a ‘compliant development’ proposal limited to the current urban footprint boundary.

Northeast Business Park - A Significant Project

Initial **development applications for Preliminary Approval** were made to Caboolture Shire Council, seeking approval for the business park (2002) and marina (2004).

- Under the Queensland State Development and Public Works Organisation Act 1971 the NEBP has been declared as a Significant Project, requiring an EIS.
- Under Commonwealth legislation (the Environment Protection and Biodiversity Conservation Act 1999), the project has been declared a Controlled Action.
- A combined State/Federal assessment process is used, although separate decisions will be made by the Coordinator General for Queensland, and the Minister for the Environment for the Commonwealth.
- Following these decisions, Caboolture Shire Council will take final decisions on the Preliminary Approvals, which include the NEBP Area Plan to guide development at the NEBP to ensure high quality, sustainable outcomes.

NEBP Planning Process



Planning Framework - The NEBP Area Plan

The Northeast Business Park Area Plan provides the statutory basis for the future development controls contained in the Northeast Business Park Area Plan. The town planning controls have been specifically tailored to the development to facilitate implementation of the development vision. The Area Plan has been informed by:

- leading trends in masterplanned development, employment precincts, marine industries, residential uses and sustainable development;
- extensive site investigations, environmental studies and flood modelling;
- input from the Council and State Government agencies as well as **extensive community engagement** seeking input and feedback in order to fulfil community needs and aspirations.

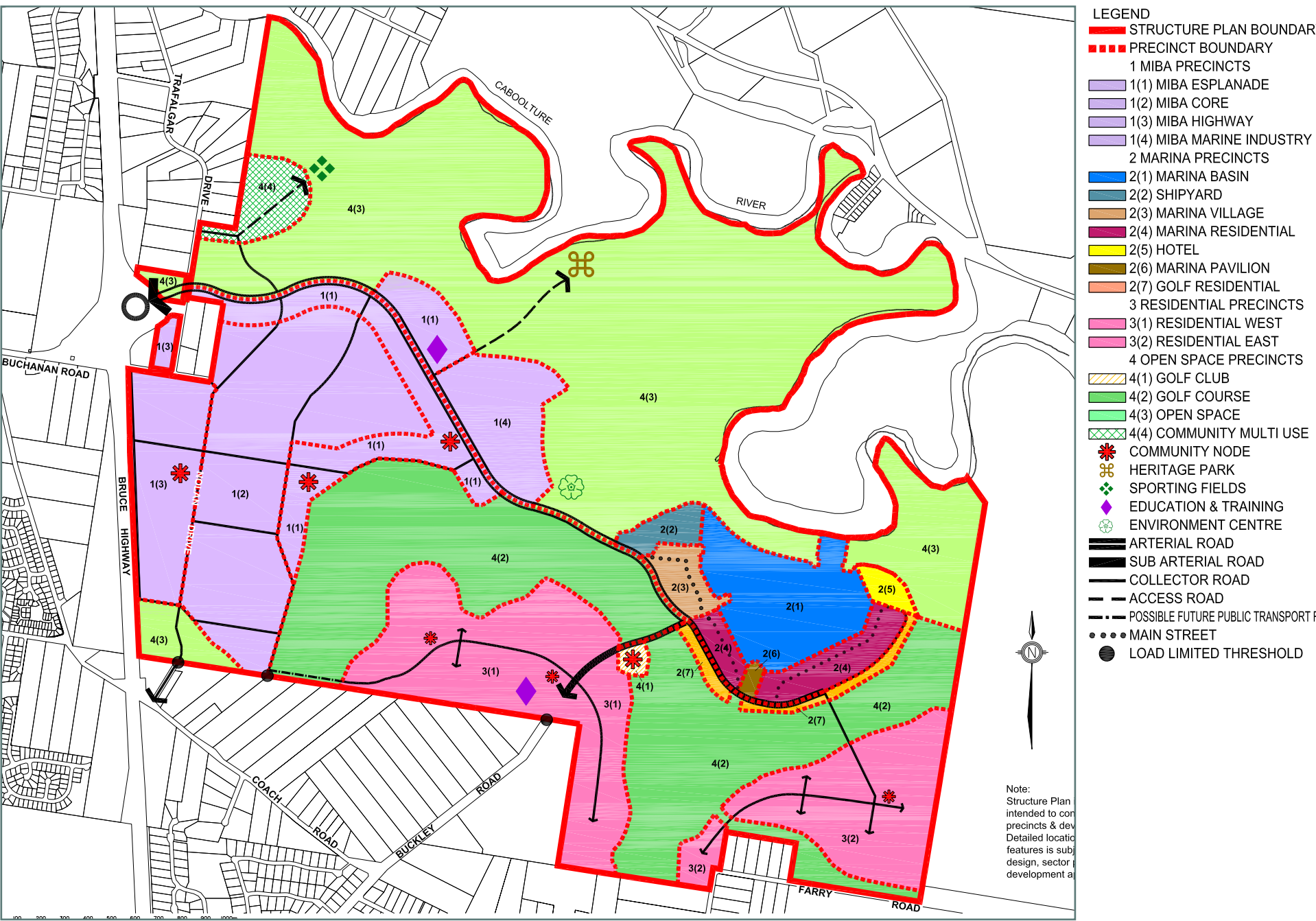
The Structure Plan is a key component of the NEBP Area Plan. It illustrates the preferred pattern of future development and designates land use precincts that link with the Area Plan’s town planning controls.

Sector Plans provide more areas specific design guidance to evolve the Structure Plan in conjunction with State Reconfiguration Applications.

Design Guidelines implemented by a Design Review Committee provide detailed guidance on matters such as sustainable design principles, architectural form, and passive solar design principles.

Community Title provides a management regime to provide structured control over common areas, open spaces and community nodes, whilst allowing public access to open space areas, sporting fields, the Caboolture River and the marina areas.

Structure Plan



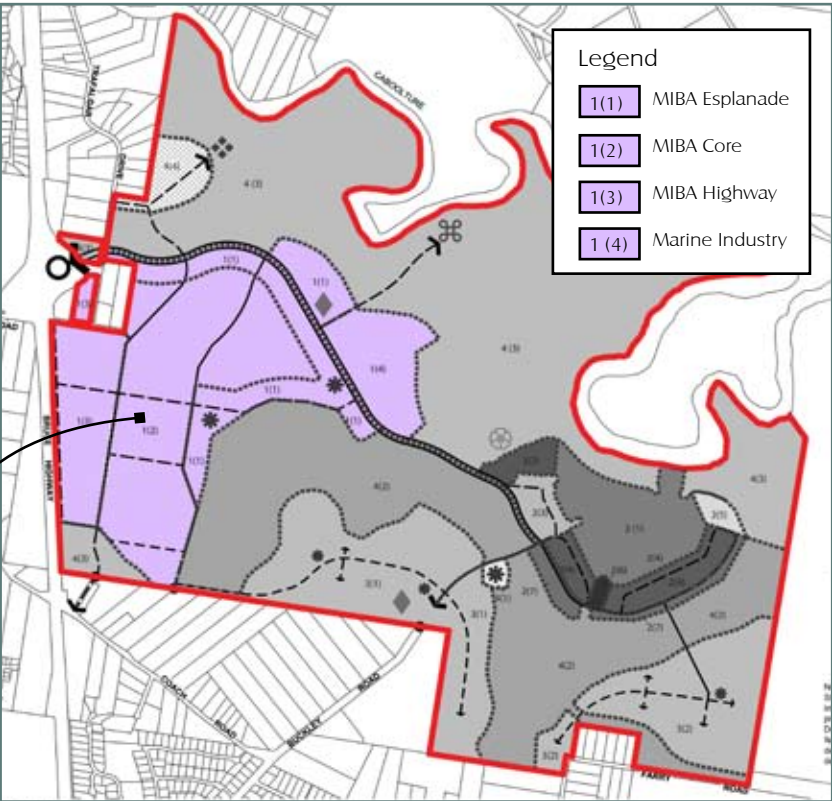
MIBA Precincts

The MIBA will establish a **high quality mix of business and industry**, attracting new business, employment and prosperity to the region, and providing scope for expansion of existing local industries.

All buildings will be subject to design controls and sustainability measures, and integrate with high quality landscaping and open spaces that link to the Marina Precinct, Residential Precinct and other facilities to provide an outstanding environment for businesses and employees.

The MIBA Precincts all contribute to the goal of achieving a strong local economy;

MIBA Precincts



MIBA Precincts

MIBA Precinct Illustrative Master Plan



MIBA Esplanade

A highly visible linear precinct overlooking the open spaces, playing fields and golf courses, flanked by buildings of the highest quality. Buildings will range in height (up to 6 commercial storeys or 25m) with high percentages of office components.



MIBA Core

A core area of business and industry uses, with a mixture of logistics, manufacturing and processing along with a wide variety of smaller users such as turn-key warehouses and offices. These buildings are expected to take on a variety of forms, and could rise to a height of around 25m or 6 storeys.



MIBA Highway

Businesses which require ready highway access and high exposure are likely to locate in the MIBA Highway Precinct. Uses, building designs, landscaping and signage will be carefully controlled along the Bruce Highway. Retail warehouse uses may be accommodated in the MIBA Highway Precinct in the future, capitalising on the visibility of this location.



MIBA Marine Industry

The Marine Industry Precinct will accommodate a cluster of marine related businesses and industry, located in close proximity to the Marina Basin and Shipyard. Building heights of up to 25m will be necessary to accommodate boatbuilding uses.



MIBA Community Nodes

Will provide services to meet the daily needs of the local workforce, whilst creating attractive and functional environments. The nodes are located adjacent to open space areas to provide attractive outlooks, and links to cycling and walking track networks.



MIBA Education and Training node

The MIBA includes a purpose designed facility envisaged to increase the skills of the local workforce and related employment opportunity.



Marina Precincts

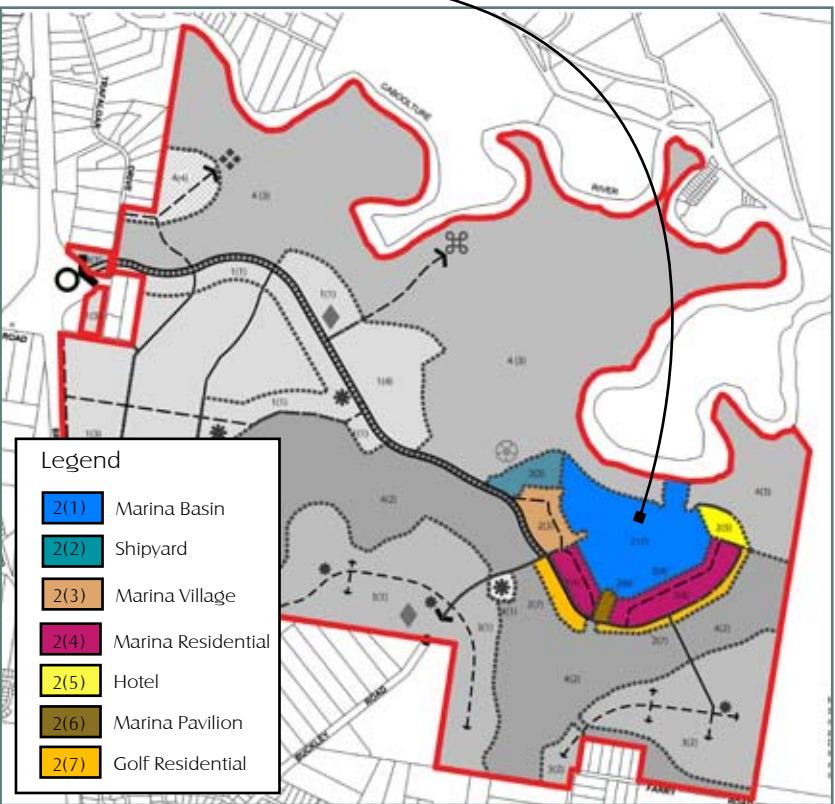
The Marina Precincts are a key feature of the NEBP project, accommodating marina berths and shipyard activities, complemented by highly desirable lifestyle uses which broaden the function and community role of the development.

The co-location of a marina with a Mixed Industry Business Park enable numerous **mutually beneficial relationships** to develop.

The Marina Precincts are intended as the social heart of the NEBP, offering relaxing waterfront boardwalks and vibrant mix of uses. The inclusion of apartments and villas will ensure the positive benefits of a resident population. Conference and hotel facilities will provide an additional asset and destination within the Marina Precinct.

The NEBP site is considered to be by far the most responsible and appropriate location for a marina and marine cluster in the northern corridor of Brisbane. The facilities at NEBP are **the only significant new marina opportunity** between Brisbane and the Sunshine Coast.

Marina Precincts



Marina Precincts Illustrative Master Plan



Marina Berths & Ship Yard



Marina Village



Marina Residential

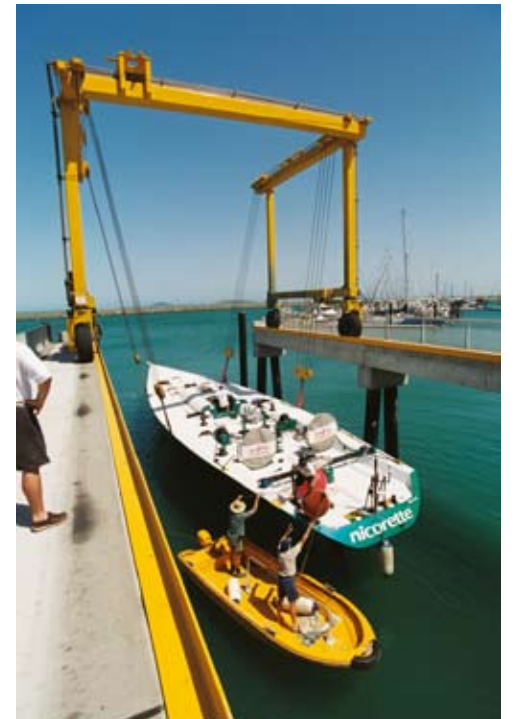


Marina Basin and Shipyard

The Marina Berths and Shipyard set **new standards of facilities**, helping to satisfy the demand for marina berths and marine facilities to meet latent and growing regional demand. The Queensland Government has expressed the promotion of marine industries as a significant driver of economic growth and workforce development

Key facilities include;

- 911 berth marina
- 500 berth fully automated dry-storage in a state of the art managed facility
- lock controlled access to the Caboolture River
- boat repair, maintenance and fuelling facilities
- a cluster of marine related uses that creates synergies in resource usage, supply chain and knowledge exchange.



Marina Village

The Marina village creates a new and exciting **social and recreational opportunity** for residents and visitors to the Caboolture Region. The vibrant Village includes;

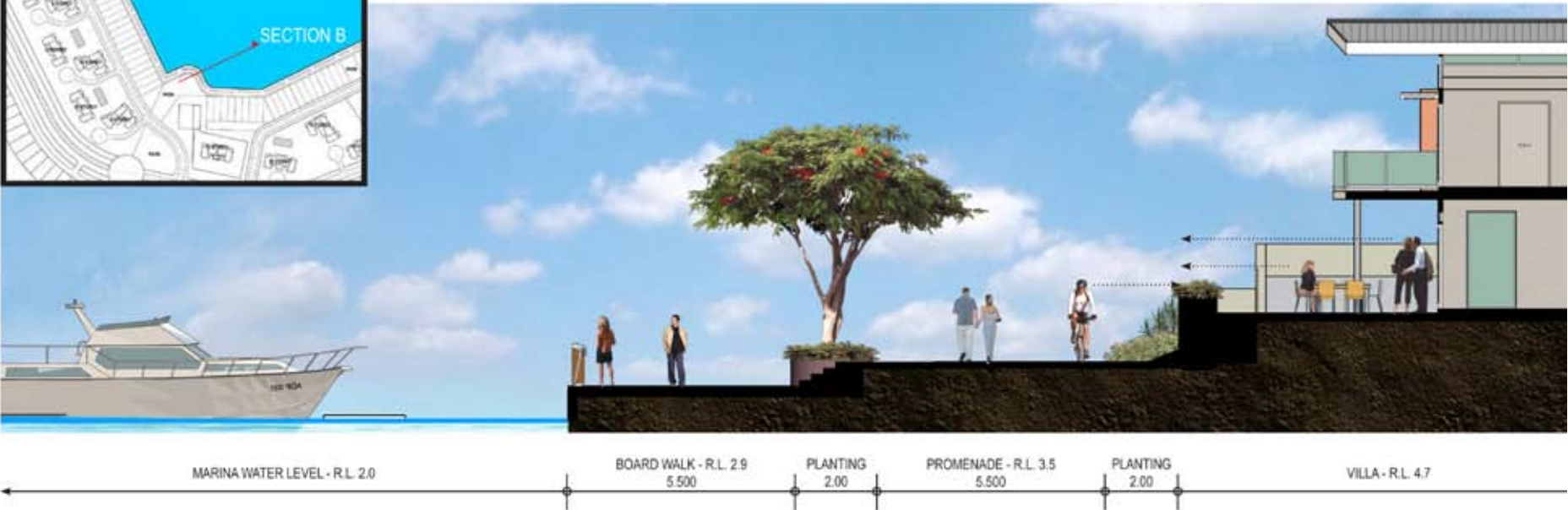
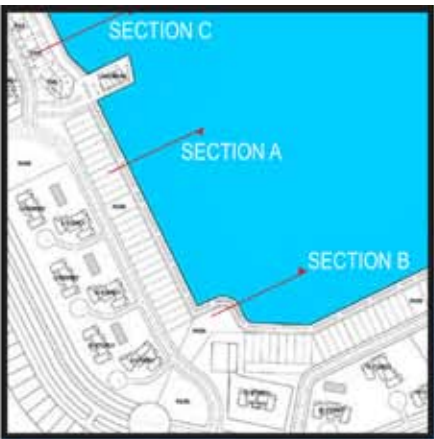
- cafés, restaurants, a tavern and localised shopping amenities, focused around a community plaza that overlooks the marina activities.
- the amenity values of the marina precinct will attract businesses and employees to the MIBA and marine industries.
- a significant residential development underpins the viability and vitality of the Marina Village providing day-long activity.



Marina Residential

Residential uses around the marina will broaden the diversity and choice of options available in the Caboolture region.

- As expressed through the SEQ Regional Plan, the close location of housing to employment and social opportunities contributes to **a sustainable and balanced community**.
- A strong local residential population is essential to provide the support required for facilities and retail in the Marina Village.
- Residential choices around the marina encompass waterfront and golf frontage villas and a series of towers comprising an array of apartment types. The residential towers are between six and twelve storeys, oriented to maximise views across the marina, towards Moreton Bay and towards the Glasshouse Mountains.
- Residents will enjoy a healthy lifestyle with access to community facilities within apartment complexes, the Marina Pavilion, parks and extensive waterfront boardwalks.
- The Marina Residential Precinct is anchored by **Hotel and Conference facilities** that provide a much needed enhancement of short-term business and leisure accommodation in a location accessible and attractive to the MIBA, marine facilities and golf course.



Residential Precincts

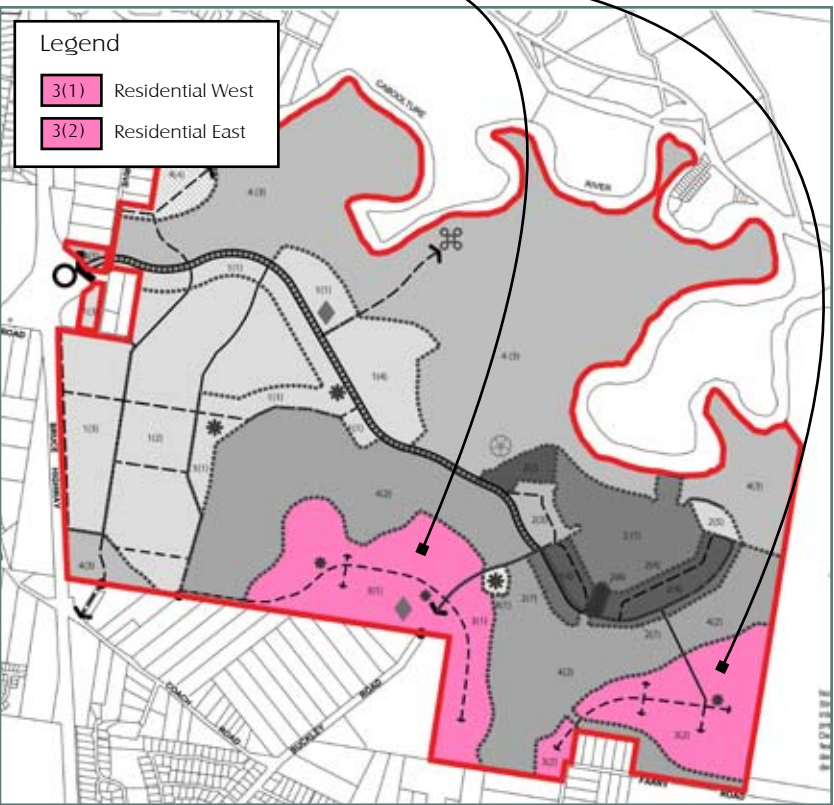
The Residential Precincts deliver housing choices and services that meet the needs of **a wide cross section of people**, allowing then to remain living and working in their local community. The Residential Precincts are framed by the open space system and golf course.

- These precincts are focused around community nodes providing child care facilities, playgrounds and the opportunity for a **primary school** serving Burpengary and the NEBP area.
- Local open spaces and pedestrian and cycle networks link housing and parkland areas with community nodes, Marina precincts and the Village.
- The golf clubhouse will function as the primary **Community Node**, co-locating club facilities with community facilities, potentially including community and business support centre, gym, sauna and swimming pool etc.
- Golf course frontage and premium housing will complement the contemporary mix of residential products that make up the majority of the housing choices.
- **Housing affordability** is addressed through the inclusion of a component of housing on smaller lots and medium density formats, as well as the ability for dual occupancies and “Fonzie flats” on purpose designed outbuildings. Additionally, a financial contribution towards community housing in the Caboolture region is proposed.
- **Home based businesses** are facilitated by the NEBP Area Plan, adding prosperity to the region by allowing residents to engage in businesses that do not compromise residential amenity.
- The aging population is catered for by one or more **retirement villages**, which supplement the retirement options in the Marina Precincts.

Residential Community Precinct Illustrative Master Plan



Residential Precincts



Residential Choices

Medium Density



Villas



Studio Apartments



Courtyard



Traditional



Premium Golf Frontages & Traditional



Open Space Precincts

The publicly accessible open spaces form a significant component of NEBP's environmental, social and recreation opportunities throughout the development. The open space design objectives include;

- Restoration and management of the natural environment
- Respect for cultural and historic values of the site
- Enhancement of the ecological values of open space
- Provide open space accessible to all members of the public
- Provide a variety of recreational opportunities for Caboolture residents
- Utilise Water Sensitive Urban Design principles, Crime Prevention Through Environmental Design and Accessibility principles.
- Protect the ecological values of the Caboolture River and Moreton Bay.

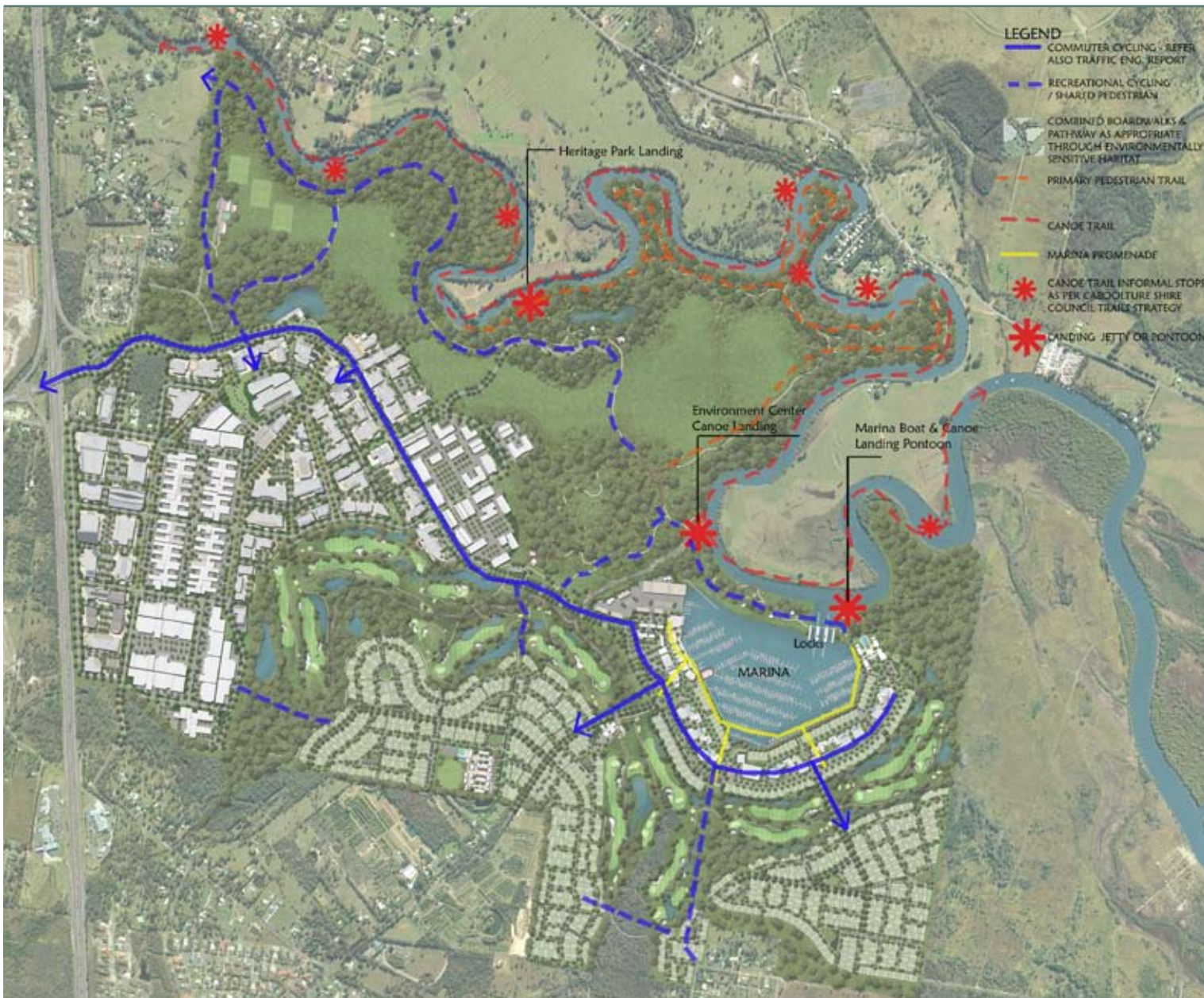
Open Space Precincts



Open Space Illustrative Master Plan



Pedestrian and Cyclist Network Plan

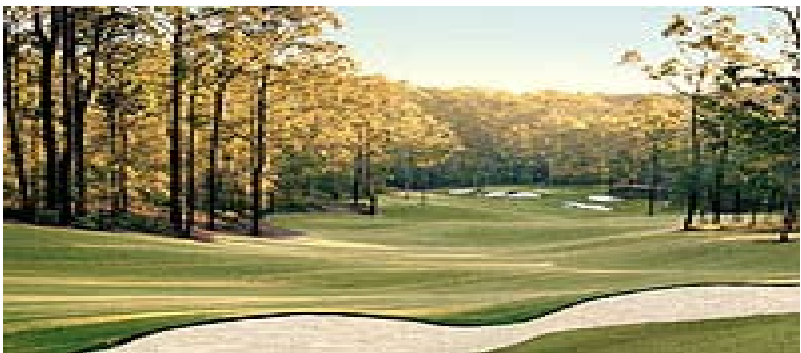


Open Space Precincts

Key features of the open space system include;

Golf Club and Course

A championship standard golf course and clubhouse provides another important destination experience, forming the significant open space fronting the residential precincts and bordering much of the Business Park.



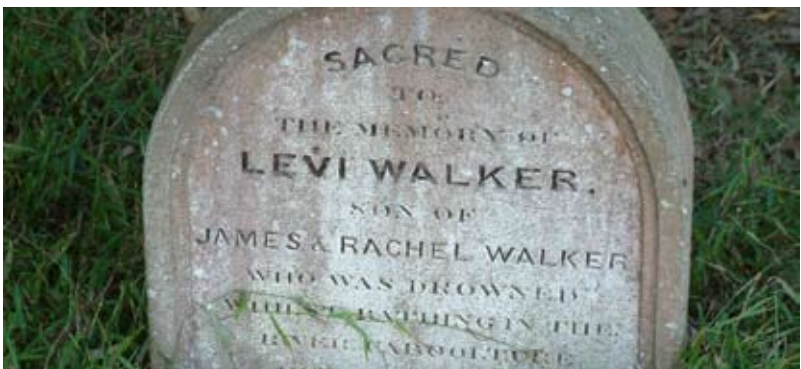
The Sports Fields and Clubhouse

A district level sports and recreation node that includes a clubhouse proposed to service active and organised sporting activities.



Heritage Park & Playground

An area adjacent to the Caboolture River retains remnants of the early European settlement on the property called Morayfields. This location has been selected to develop a significant passive recreational site themed around the historical context and supplemented by a proposed sculpture park. This public facility is accessed by road, by cycle, by foot, or from the river.



Environment Centre

A proposed Environment Centre located adjacent to primary roadway but on the edge of the environmentally sensitive areas along Raff Creek, would provide an educational experience to visitors with links into the conservation areas and the environmental trail network.



Riverside Park and Marina Locks

A riverside park is proposed between the marina and the river, providing a natural precinct for activities such as picnics, fishing and walking, whilst viewing the activities in the marina and on the river.

The pathway network is proposed to link to the marina locks which have proven to be a popular drawcard in their own right in similar circumstances overseas.



Promenades and Gardens

The Marina basin and its adjoining villas and apartment complexes are interwoven with public and private open space in the form of waterside promenades, pocket parks, playgrounds, gathering spaces, picnic spaces, and formalised gardens. The open space experiences here are urban in nature and contrast with the more natural experiences found elsewhere.



Riverbank Park

The buffer zone between the marina basin and the river is proposed to be developed as a riverside parkland providing a more naturally themed contrast and open space alternative to the adjacent urbanised open space components on the other side of the Marina. It will provide significant access to the river for both residents and visitors.



Walking and Cycle Tracks

An extensive network of cycle and walking tracks is proposed throughout the public open space providing recreational opportunities and links between the various destinations and attractions.



Canoe Trails

A series of canoe trails proposed by the Caboolture Shire Council integrates with proposed river access to the public open space destinations including landing points at the Heritage Park and near the Marina, providing another recreational option and encouraging access to the parklands by water.



Riparian Rehabilitation and Wetland Conservation

A 100m buffer of riverine vegetation is proposed along the site’s 9km frontage to the Caboolture River, with extensive rehabilitation adding to the protection of existing vegetation and habitats, and contributing to water quality and bank stability.



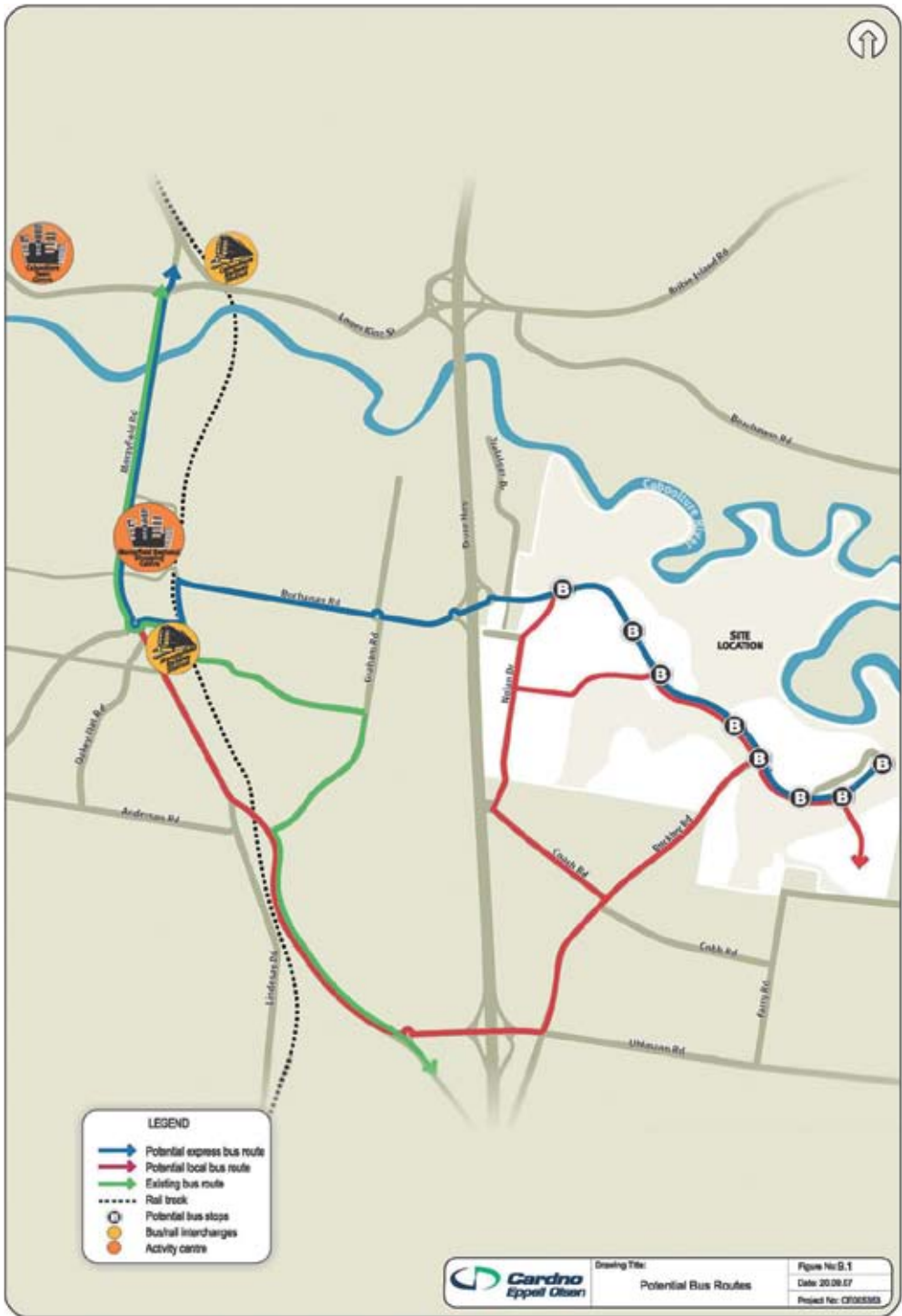
An extensive area of wetlands will be preserved and rehabilitated at the end of Raff Creek linking to further rehabilitation along Raff Creek using best practice Water Sensitive Urban Design Principles.

Transport Infrastructure

NEBP has ready access to the Bruce Highway providing efficient linkages to the regional road network. Local connections are provided to the south, though heavy vehicles are restricted. A potential corridor for the North South Arterial Road has been preserved should the need for this road eventuate in time.

A key focus for NEBP is the facilitation of Public Transport linkages to the Caboolture, Morayfield and the North South Railway. This service will supplement existing services to strengthen the functioning of each centre.

An extensive pedestrian and cycle network is proposed within the development and open space areas, as well as linking to the regional network.



Source: Cardno Eppell Olsen

Employment And Economic Benefits

NEBP is a major generator of regional employment and economic activity. NEBP will provide a solid foundation for the economic health of Caboolture and the SEQ region, along with benefits to the State economy

Northeast Business Park Full Time Jobs and Expenditure			
Economic Benefit	FTE jobs (annualised)	Expenditure/Value Added (Million \$)	Over 20 years (Million \$)
Development Phase			
Development Direct	777	\$1,912.5	
Development Indirect	770	\$1,999.8	
Total Development Phase	1547	\$3,912.3	
Operational Phase			
		(Annually)	
Operational Direct	13,685	\$1,223.4	\$24,468.0
Operational Indirect	13,464	\$1,441.1	\$28,822.0
Total Operational Phase	27,150	\$2,634.5	\$52,690.0

Source: Urbis

Net Benefits

A comprehensive Net Benefit Assessment has been undertaken by the AEC Group. Both qualitative and quantitative analyses demonstrate that the NEBP project will provide substantial and sustainable net benefits across the economic, social and environmental spheres.

Qualitative CBA Summary					
TBL Aspect	Average Likelihood	Average Consequence	Average Impact	Number of Impacts	Total Score
Economic					
Benefits	Almost Certain	Moderate	High	8	22
Costs	Almost Certain	Major	Very High	1	-4
Net Position					18
Social					
Benefits	Likely	Moderate	Medium	9	28
Costs	Likely	Moderate	Medium	9	-18
Net Position					10
Environmental					
Benefits	Likely	Minor	Medium	10	19
Costs	Possible	Minor	Low	8	-8
Net Position					11
Overall Rating					39

Source: AEC Group

Quantitative CBA Summary				
Impact	PV of Revenues (\$M)	PV of Costs (\$M)	Net Present Value (\$M)	BCR
Direct Impacts	\$605	\$415	\$190	1.46
Indirect Impacts	\$2,979	\$758	\$2,221	3.93
Total Impacts	\$3,584	\$1,173	\$2,411	3.06

Source: AEC Group

Industrial Ecology & Sustainability

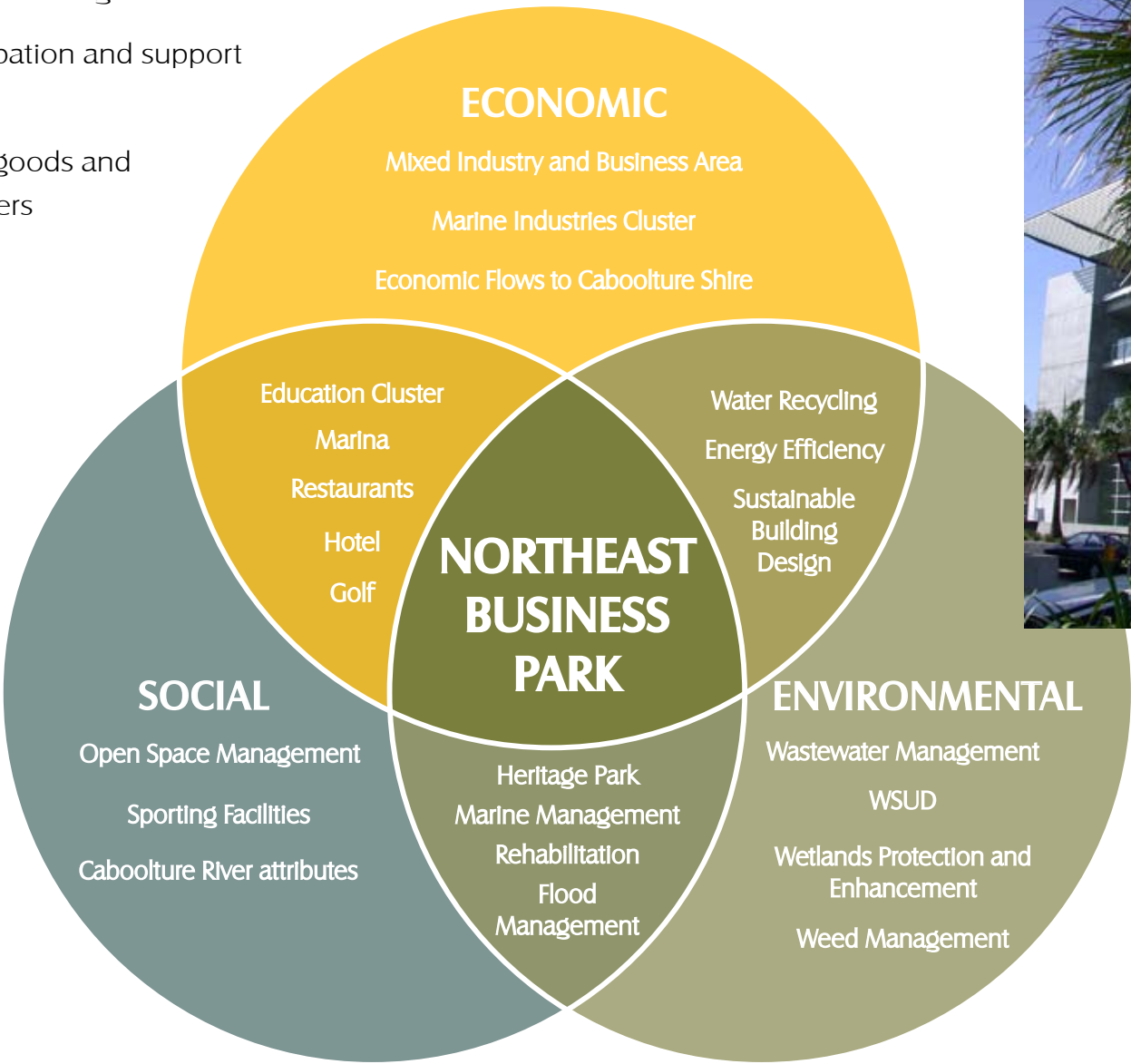
The design of NEBP has adopted an integrated approach intended to take advantage of the strategic nature of the site, the needs of the community, the imperatives of the environment and the skills, resources and vision of the proponents

NEBP offers the opportunity to act as a model of Industrial Ecology for the Region, with focus on industrial ecology providing a framework to create a business and industry environment of mutual cooperation between businesses and the local community to:

- reduce waste
- efficiently share resources (such as information, materials, water, energy, infrastructure, and natural resources)
- increase economic gains and improve environmental quality.

NEBP has the opportunity to foster Industrial Ecology principles and practices in the following ways:

- provide central governance and facilities
- clustering of related uses
- target emerging sustainable industries
- business product and resource flow registers
- resource recovery centre
- inter-company communications system
- collaboration and best-practice knowledge exchange
- education and training initiatives
- business incubation and support services
- support local goods and service providers



Sustainability in Practice

These concepts are consistent with the holistic integration of land uses proposed for the masterplan and the net benefit approach adopted for all facets of the development. These facets are further reflected in:

Design Guidelines

- Design Guidelines ensure an environmentally responsive and consistently high standard of building and dwelling design is attained for the development.
- The Design Guidelines will be implemented by a Design Review Committee, under the body corporate.
- Design Guidelines to focus on sustainable design principles and practices. In particular, buildings are to be designed to adopt passive design principles of orientation, shading, insulation and ventilation, indoor air quality, waste minimisation along with the best practice energy and water efficiency practices.

Sustainable Design Initiatives

- Integrated water management is proposed across NEBP, encouraging water harvesting to supplement the provision of high quality recycled water.
- Water sensitive urban design principles are embodied into the landscape and open space design and management systems, complementing the extensive wetlands and rehabilitated riparian areas targeting improvement to Caboolture River Water quality.
- Public transport is facilitated and linked to nodes, as is an extensive pedestrian and cycle path network.
- Community nodes and facilities provided and managed by Community Title structure under the Body Corporate.
- Extensive environmental rehabilitation of the site, particularly along the Caboolture River and riparian areas, including koala habitat restoration.
- Provision of extensive social and recreational facilities
- Extensive site landscaping , with native species suited to the site and local habitat extension.
- Provision of affordable housing options and housing contribution.



NEBP 2026 - Illustrative Master Plan



