

Foreword to NORTHEAST BUSINESS PARK EIS

I have reviewed the Northeast Business Park development concept as an industrial ecologist – with experience in both sustainable new town and eco-industrial park planning. Discussions with the Proponents and a review of project documents have convinced me that this project reflects the basic principles of eco-industrial development, integrating diverse elements of site development into the Caboolture region in a highly sustainable way.

I know of no project in the United States that matches the vision for NEBP. It is more comprehensive in the mix of uses, more systemic in the inter-relationships among the elements, and more environmental in the scale of open space reserved and in the restoration process for land, wetlands, and the riparian corridor.

I believe that it is vitally important that the approvals process maintains the integrity of the development concept as a whole system. Each precinct and element of the community supports the others. The synergy of this holistic approach is likely to release a strong force for regional sustainability.

For instance, NEBP plans for restoration of degraded and fragmented ecosystems are an opportunity for economic and social development in the industrial and business precincts. Resident restoration firms and NGOs would plan and implement ecosystem restoration and rehabilitation; a nursery and greenhouses would grow the diversity of plants required; and other companies would be a source of volunteer managers and workers.

Onsite restoration would test strategies for application elsewhere in the Caboolture watershed, especially downstream. The Proponent's have committed to creating a fund to support this regional restoration initiative. The region and NEBP would mutually benefit from the major enhancements to ecological viability and the resulting adaptation to the impacts of climate change. The restoration initiative also improves entrepreneurial and employment opportunities and quality of life and work.

Clearly NEPB is not a typical developer's concept of real estate fragments glued together without coherence or adequate attention to sustainable regional development. The vision and plan for NEBP demonstrates a notable level of synergistic interaction among the numerous elements of the system.

The Proponents plan to hold and manage the property for the long-term under Body Corporate and Community Management Act. This indicates an intention to act as stewards of the development and assure that each phase of build out yields the benefits they commit to in this EIS by meeting and surpassing the project's high performance standards.

I believe the Northeast Business Park will become a world class development and a model for other sites in Australia.

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