

Our Reference: 1443

17 June 2011

Mick Lord
Significant Projects Coordinator
Department of Employment, Economic Development and Innovation
PO Box 15009
CITY EAST QLD 4002

Dear Mick,

Environmental Impact Statement

Gold Coast International Marine Precinct Shipper Drive, Coomera

Reference is made to recent discussions with Lyndsay Byrne regarding the Gold Coast International Marine Precinct (GCIMP) project to which an Environmental Impact Statement (EIS) is being prepared.

The applicant has advised that they are committed to the delivery of this significant project and to the completion of the EIS. The concept to which the GCIMP EIS is being prepared is outlined below. Please note, this concept remains generally in accordance with the Initial Advice Statement (IAS) and Terms of Reference prepared for the project except where otherwise stated.

The Gold Coast International Marine Precinct proposal comprises the development of an integrated industrial marina (the project) on the Coomera River. The project site is located on Shipper Drive at Coomera, and is bound on the northern and western sides by Oakey Creek and on the eastern side by the Coomera River. A State Reserve for recreational purposes, which is maintained by the Gold Coast City Council as trustee, is located on the southern boundary of the site. Both the freehold land currently owned by the proponent, and the State Land Reserve, are zoned for marine industry under the Gold Coast Planning Scheme. Any application to acquire the State Reserve would be required to comply with the provisions of the *Land Act 1994*.

The proposal includes:

- a 28.9 hectare marine industrial zone [**previously 25.4 hectares**] including
 - Ship lift facilities of 5.2 hectares [**previously 3 hectares**];
 - a 5 hectare boat building facility for Maritimo comprising a 12,500 sqm state of the are manufacturing facility; and
 - Boat and yacht manufacturers, repairers and associated businesses
- a stacked dry boat storage facility with gantry crane access direct to the internal marina for approximately 290 vessels;

- a 4.5 hectare internal marina of approximately 110 berths, providing a calm water environment for the launch and retrieval of vessels and for on-water display of vessels by manufacturers and retailers onsite and a large external marina within the Coomera River incorporating 280 multiple sized berths. 11.5 hectares of land is to be removed to create marina areas, this includes a seven hectare widening of the Coomera River to create the external marina;
- a mixed-use precinct of 9.3 hectares [**previously 5.34 hectares**] comprising sales showrooms, display of marine parts, fittings and fixtures, corporate office space, small scale light industry and services such as a yacht club, restaurants and retail outlets; and
- a TAFE college of 1.6 hectares [**previously 1.57 hectares**] comprising a 3000 square metre Centre of Excellence and a 1500 square metre workshop devoted to marine industry training.

Approximately 42 hectares [**previously 32.3 hectares**] of the site will be developed for marine industry use. The remaining area includes a 40 metre naturally vegetated setback along Oakey Creek and other public access facilities. Pedestrian and bikeway paths have been identified to connect with a proposed bridge over Oakey Creek linking the marine precinct to future residential communities at Coomera and to the Coomera Town Centre. In addition, a public access pedestrian zone will be constructed along the riverfront, providing a landscaped promenade alongside the marina. The proposed GCIMP Masterplan prepared by Push is attached.

It is further noted that the GCIMP is anticipated to generate significant employment opportunities for the local area and wider Gold Coast region during both construction and operational phases. The total construction phase is anticipated to generate approximately 2,250 annual full-time equivalent position (FTE) years. The flow on benefits of this employment would generate approximately 5,420 full time equivalent position years in Queensland and 4,790 full time equivalent position years within the Gold Coast region.

It is estimated that the total construction cost of the proposed development would be approximately \$390M (including all civil works and construction of buildings) [**initially projected to be \$530 M**].


The operating revenue of the GCIMP is projected to be in the order of \$754.4 million upon completion [**previous projection of \$730m per annum**] and is projected to provide approximately 2,700 FTE operational employment position years [**previous projection of 2,500 FTE position years**].

The flow-on benefits of this employment would generate further employment opportunities, resulting in approximately 5,400 full-time equivalent positions in Queensland, of which 4,800 full-time equivalent positions would be generated within the Gold Coast Region [**previously 4,600 positions were anticipated**], representing approximately 2% of the current Gold Coast jobs. The GCIMP site alone is anticipated to generate \$250m of annual export income.

As described above, the current Masterplan for the GCIMP remains generally in accordance with the concept prepared for the IAS that was declared as a Project of State Significance on 24 April, 2008. As such, the applicant requests the GCIMP to be relisted as a Project of State Significance pursuant to the *State Development and Public Works Organisation Act 1971*.

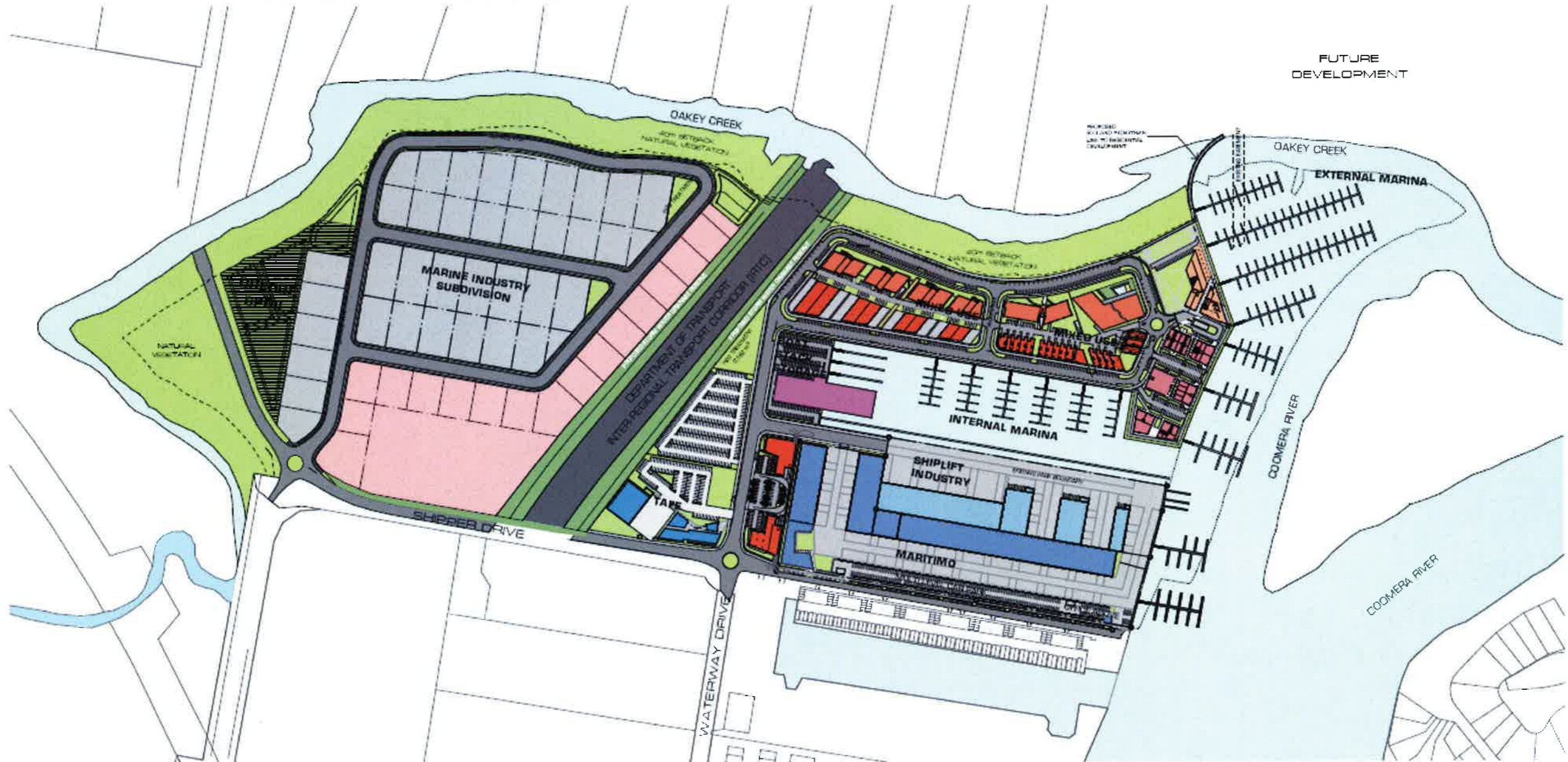
We note that the client is committed in finalising the EIS to deliver this State Significant Project. Should you have any queries regarding this matter, please contact Boyd Sargeant from Planit Consulting (07) 5526 1500.

Yours sincerely,



Boyd Sargeant
Director

Plan K600 MASTER PLAN



DEVELOPMENT SCHEDULE

TOTAL SITE AREA:	63.6ha
TOTAL LAND DEVELOPMENT AREAS:	42.0ha
MARINA:	11.5ha
OPEN SPACE:	4.9ha
IRTC AREA:	5.2ha

MIXED USE GROSS AREA

TAFE COLLEGE	1.6ha
MIXED USES	9.3ha
TOTAL:	10.9ha

DREDGE SPOIL AREA: 2.2ha

INDUSTRIAL USE GROSS AREA

MARITIMO:	4.9ha
BOAT STACK STORAGE:	0.8ha
SHIP LIFT INDUSTRY:	5.2ha
MARINE INDUSTRY:	18.0ha
TOTAL:	28.9ha

MARINA USE:

EXTERNAL	7.0ha
INTERNAL	4.5ha
TOTAL:	11.5ha

PROJECT TITLE	Gold Coast International Marine Precinct
DATE	Master Plan
SCALE	

NO	DATE	DESCRIPTION	BY
01	10/12/2009	Issue for public comment	MC
02	10/12/2009	Final design	MC

SCALE	1:5000@A5	DATE	10/12/2009
DESIGN	PUSH	CLIENT	
SCALE	MC	PLAN NO	K600

