

Question on Notice
No. 712
Asked on 16 October 2013

MR WELLINGTON asked the Premier (MR NEWMAN)—

With reference to the State Government owned land located at the upper mill site in Cooroy, which has been on the market for many years—

Will the State Government reduce the sale price of the lots in recognition of the high costs potential owners would have to pay to have electricity and water connected to the site?

ANSWER:

The upper mill site in Cooroy was acquired in February 2006 by the then Minister for Industrial Development of Queensland for redevelopment as the Nandroya Industrial Estate. Economic Development Queensland, which falls within the portfolio of the Deputy Premier, Minister for State Development, Infrastructure and Planning, owns and manages the estate which comprises five lots of serviced land, with a total area of approximately 6.54 hectares.

Planning approvals for the redevelopment and subdivision of the site were received from the former Noosa Shire Council in December 2006. The approval took effect in January 2007. Operational works approval for the subdivision was obtained from Noosa Shire Council in September 2007. The estate is designated 'industrial' under the *Noosa Plan*.

Development of the estate included the provision of full power and water services to all five lots, with all works in accordance with Council requirements. Power and water infrastructure are supplied to the estate by Energex and Unitywater, and constructed and installed in compliance with development approvals and specifications.

The requirements of the end user determine the infrastructure costs associated with development and any additional capacity required for service provision and upgrades are provided on a user pays basis. This requirement holds true for any industrial development undertaken on vacant land.

Economic Development Queensland actively manages the estate and seeks to facilitate location of industry within the region. There is activity on site with one lot currently leased and negotiations underway to lease a further lot.

The price of land available within the estate is based on comparable market values for industrial land in that area. In determining prices, the individual attributes of each lot – such as size, shape and location – are taken into account. Valuation reviews are undertaken to ensure prices reflect current sales evidence. The ongoing valuation program is standard practice for the management of Economic Development Queensland's industrial estates.

On behalf of the Government, the Deputy Premier, Minister for State Development, Infrastructure and Planning is committed to promoting and facilitating industrial development for business in Queensland, and Economic Development Queensland actively works with proponents to enable industrial land transactions.