

# The Shore Marcoola

## Mixed-use development gets the green light to go ahead

### agent's report

SUNSHINE Coast Council have approved a 5.5ha vacant absolute beachfront site that will be transformed into a multi-million dollar mixed use development.

The Shore Marcoola is located near to the Surf Air resort on David Low Way and will include 33 direct access beachfront homes in Stage 1 followed by a 114-room hotel resort, 144-bed residential aged care facility and a retail precinct.

Project director Damon Falconggreen said equipment would be on site in coming weeks to commence earthworks on the beachfront home sites which will be sold by Amber Werchon Property.

"We are really excited to be able to commence this project and we expect titles will be issued on the completed 33 lots by May next year.

"Marcoola Beach is undoubtedly one of the most beautiful communities on the Sunshine Coast, it is patrolled but relatively quiet compared to Noosa, Coolum, Alex Headland and Mooloolaba.

"Our first priority will be delivering the home sites and we are confident that there will be strong interest due to the absolute beachfront location where residents can easily access the beach from their back gate without having a road or path to cross," Damon said.

Mr Falconggreen said the Brisbane based owners acquired the property in November 2016 after carefully considering options for the site over a number of years.

"Our interest in acquiring and developing the site grew significantly when it became apparent that funding and approvals were in place for the new Sunshine Coast Airport runway which is expected to be completed in 2020.

"There is no doubt that the vast majority of Marcoola will benefit from reduced aircraft noise as a result of the direction of the new runway which will only impact a reduced area well to the south of our site," he added.

Amber Werchon Property director Amber Werchon said she expected demand to be strong for the 33 homes considering how difficult it is to find brand new, absolute beachfront property on the Sunshine Coast.

"We expect house and land prices to commence from around 880,000, which is amazing value for a brand new freehold beachfront property where unlike many other local developments there's no road or pathway to cross from the home in order to access the stunning Marcoola Beach."

"The Shore Marcoola is set to become one of the premier locations on the Sunshine Coast

### at a glance

- 33 beachfront residential homes
- 144-bed aged care facility
- 115-bed motel
- Retail precinct including convenience and specialty shops, restaurants and cafes.
- Public access dunal walkway
- Re-vegetation of beach dunes

due its easy access to the beach as well as everything the region has to offer including major employment, sporting, entertainment, medical and educational precincts which are all just a short drive away," Amber said.

Division 8 Councillor Jason O'Pray praised the developer for ensuring that all aspects of the application for the project was in keeping with the local plan for Marcoola Beach.

"It was a pleasure to work with a developer who understands and respects the Town Plan. It's an exciting development which will enhance the site while there is also a strong commitment to rejuvenate and protect the dunal foreshore immediately adjacent to the project.

"Protecting the dunal foreshore into perpetuity has been an important part of our negotiation with the developer. It is also in keeping with Council's strong environmental and sustainable philosophy and we understand this arrangement may be the first of its kind in Australia," Cr O'Pray said.

Mr Falconggreen said a number of local firms have already been engaged in the project including Project Urban, Sprout Architects, Core Consultants, Future Plus Environmental, Element Design, ADG Engineering, Amber Werchon Property, Chilli Design and Q Advertising.

"Where possible we want to engage as many local suppliers as possible and we anticipate hundreds of jobs will be created through the construction phase and many new permanent and part time jobs on completion. We are creating a significant project which will provide lasting economic benefits for many years to come," Damon said.

For more information visit: [www.theshoremarcoola.com.au](http://www.theshoremarcoola.com.au)



Damon Falconggreen and Amber Werchon at the site of The Shore Marcoola.

Department of Housing and Public Works

### Expression of Interest For Provision of Leased Office Accommodation Maroochydore

The Queensland Government has a requirement to lease approximately 4,000m<sup>2</sup> Net Lettable Area (NLA) of good quality, air conditioned, carpeted office accommodation with associated parking in Maroochydore.

Design and construct proposals and soon to be completed or existing premises which may be suitably refurbished and can be delivered no later than October 2018 will be considered.

A long-term lease will be offered under the Standard Government Lease and Agreement for Lease.

Initial proposals should include address, RPD, zoning, total NLA, availability, proponent details, site control and other relevant information.

Detailed plans and asking rentals should NOT be submitted at this stage.

Following an evaluation of proposals received, short listed proponents will then be provided with a full requirement brief for provision of a detailed offer.

Forward details via email to:

Amy Mitchell, Principal Lease Manager  
Queensland Government Accommodation Office  
Department of Housing and Public Works  
GPO Box 2457  
Brisbane QLD 4001  
Phone: 3008 2850  
Email: [amy.mitchell@hpw.qld.gov.au](mailto:amy.mitchell@hpw.qld.gov.au)

Expressions of Interest close **5pm Friday 3 November 2017**

No proposal necessarily accepted.



Queensland  
Government

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