

Sunshine Coast Daily

Tuesday, May 1, 2007

# CBD development will be showpiece

## Wises Farm site to be home for 6000

**I**n two months, motorists will be able to take an off-ramp from Sunshine Motorway in Maroochydore, swing onto Maroochy Boulevard, and drive across Wises Farm to Plaza Parade.

As they drive across what was swampy farmland until last August, they will see the first stages of an \$800 million development set to transform the 106ha site into a master-planned CBD showpiece.

Excavation of the 2km-long lake, which will wind its way from near the start of Maroochy Boulevard at the Motorway, across to the back of the Allora Gardens Retirement Village and around the perimeter of the site to link back into Cornmeal Creek, is well underway.

In fact, at the Plaza Parade end, where 8.6ha of land fronting the lake was bought off developer Chardan by Reed Property Group for almost \$30 million earlier this year, the completed section of lake is already full of water.

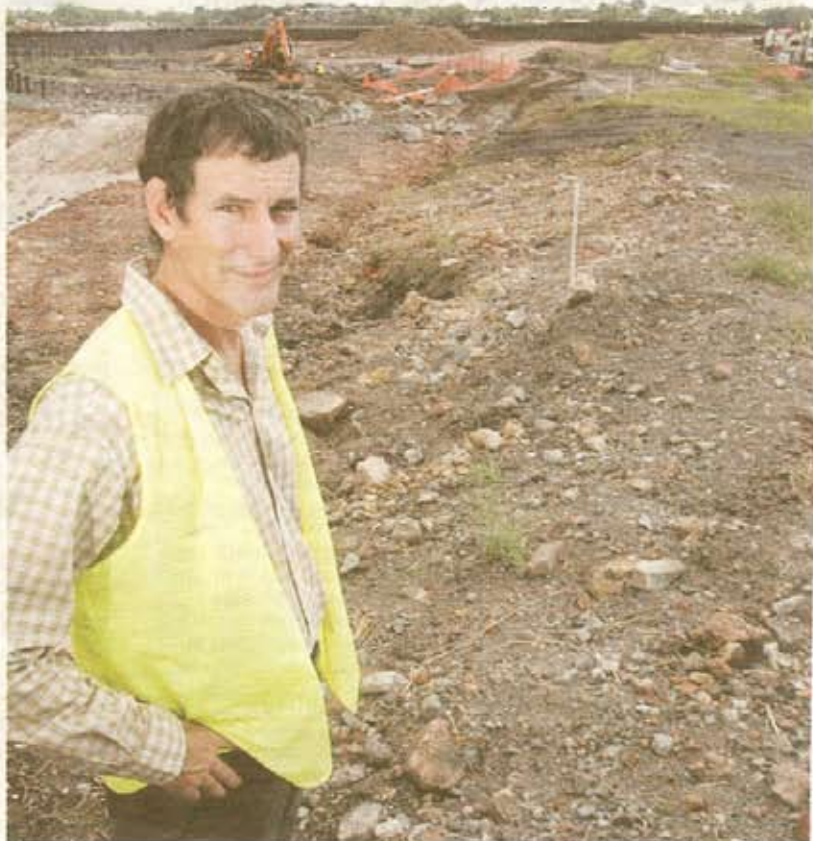
Chardan's Glen Cassidy said despite the fact the \$30 million earthworks program being carried out by Shadforth's Civil Engineering Contractors would not be completed for up to 18 months, people would be excited to see the opportunities that were being created.

Mr Cassidy expected the first construction work would involve the proposed \$100 million commercial development planned by retail giant Harvey Norman on a 5ha parcel fronting Maroochy Boulevard toward the Plaza Parade end.

"I would expect Harvey Norman would probably start construction within four months," he said. "Reed will take longer because they haven't finalised what will go on the land they've bought."

Mr Cassidy said the buildings fronting Maroochy Boulevard would have a height limit of three storeys, although plans for the Harvey Norman site extend to just two levels at this stage.

"The next sections back from the Motorway will be able to go up to six storeys,



**EXCITING FUTURE:** Glen Cassidy at the Wises Farm site. PHOTO: CHRIS MCCORMACK/CM165559

then they'll grade back lower again as you get out to the property boundaries," he said.

In total, more than 14ha of land will be allocated to commercial and mixed use, providing sites for new businesses and creating thousands of new jobs.

The site will also include almost 35ha of

open space, parklands and lake area, as well as 8km of pedestrian and bicycle pathways.

Wises Farm will eventually house more than 6000 people and provide a wide range of accommodation options.

The first homes are expected to be completed in 2009.