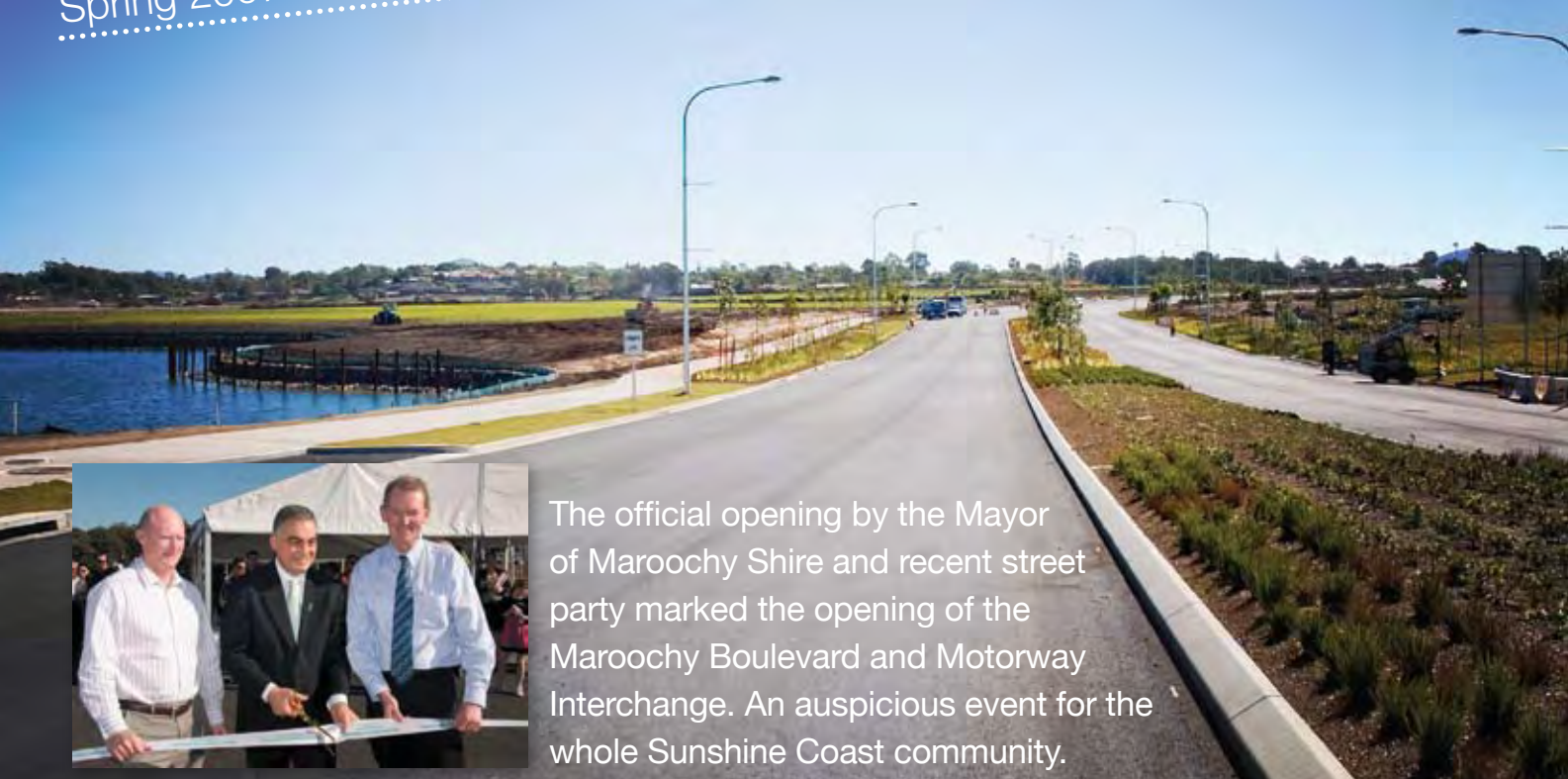


Community Update

Spring 2007



The official opening by the Mayor of Maroochy Shire and recent street party marked the opening of the Maroochy Boulevard and Motorway Interchange. An auspicious event for the whole Sunshine Coast community.

This massive \$47m Maroochy Boulevard and Interchange Project was only made possible by a joint funding partnership between the Department of Main Roads, Maroochy Shire Council and the Chardan Development Group (our contribution alone was over \$11 million). The construction of this much needed community project, was project managed by the Maroochy Shire Council and again we take this opportunity to congratulate them on their tireless effort in bringing it in on budget and on time.

The new Maroochy Boulevard provides

a stunning entry into the Maroochy CBD whilst offering commuters a glimpse into the stunning Sunshine Cove community. Beautiful sweeping views of the Sunshine Cove lake greeting some 12,500 commuters already using the Boulevard daily.

Within the next six months commuters will begin to witness the emergence of Sunshine Cove's business community along Maroochy Boulevard as construction commences on the Harvey Norman Super Precinct, the Garry Crick Mercedes Dealership and Reed Property Groups 'Precinct'.



Welcome to Sunshine Cove – the essence of life on the Sunshine Coast

WWW.SUNSHINECOVE.COM.AU



Garry Crick Auto Group

Momentum continues at Sunshine Cove, with CEO Mr Evan Dickson welcoming our latest community partner – the Garry Crick Auto Group.

The purchase of the 7000m2 Crick site represents an investment of over \$20m. As the newest Mercedes Dealership on the Sunshine Coast, the move has prompted the group to develop a striking and modern architecturally designed showroom, further underlining Maroochy Boulevard as the up and coming destination-shopping precinct on the Sunshine Coast.

Managing Director, Mr Garry Crick, was thrilled that the deal was finalised and anticipates that construction will commence in early 2008. "The addition of the Mercedes showroom to our Sunshine Cove dealership enables our group to bring greater level of choice and a higher degree of service to the Sunshine Coast community. We are delighted to be a part of the resurgence of the Maroochy CBD and certainly believe that the Boulevard is going to be the place to be!"



Sunshine Cove Lifestyle

Imagine living in the heart of a CBD with world class shopping on your doorstep, countless award winning restaurants around the corner and stunning beaches just a short stroll away. There's no need to imagine any longer – all this and so much more will be yours at Sunshine Cove. Kilometres of interconnected pathways, timber boardwalks, bridges, jetties and numerous parks and environmental areas will focus the Sunshine Cove lifestyle around a stunning lake system. Over the next few years a community of some 6,000 residents will come to call Sunshine Cove home, whilst the emerging business and commercial district will add urban style to our enviable Sunshine Coast lifestyle!



Taking Shape

With just over nine months of the Bulk Earthworks phase remaining, the work continues with pleasing results.

Since our last up date Shadforths have concentrated on the excavation and construction of the lake to the west, adjacent to Allora Gardens. Once full, this lake will provide an exquisite entrance to the Sunshine Cove community and Maroochy CBD.

Other works on site have included; excavation on the top section of the lake (closest to Plaza Parade and Millwell Road), along with tonnes of earth being moved to fill precincts 4 and 6 to a 'finished at grade level' ready for the installation of services. Installation of electrical services has commenced on site which will see conduits laid along Maroochy Boulevard, connecting Harvey Norman, Garry Crick and Reeds sites to the Maroochy grid. Work is anticipated to take around four weeks.

"Once full, this lake will provide an exquisite entrance to the Sunshine Cove community and Maroochy CBD"

Off site, planning continues with our urban and town planners discussing numerous layouts and possibilities. Reviewing the latest residential product trends and potential lot layouts the team is seeking to offer a diverse and urban product range. Though in the concept stage, this process should be completed within the next 10 months to enable pricing to be finalised shortly after. Stay up to date via our website.



Maroochydore Momentum

At a recent Maroochy Chamber of Commerce, 'Share the Maroochydore Momentum' presentation our Chardan team provided the business community with an overview of our achievements to date and our goals for the next 12 months. Held at Maroochy Surf Club, some 120 guests also heard from Lend Lease / Sunshine Plaza, Reed Property Group and Maroochy Shire Council.

You can view our presentation by visiting our website whilst further details on becoming a member of the Maroochy Chamber of Commerce can be obtained at www.maroochy.org.

Everyone can now also keep an eye on what happening on-site via our construction webcam. Together with our Community Update Newsletters, our website aims to keep the community updated with the latest news. Interested? Then view the webcam or register your details today at www.sunshinecove.com.au



Gillian Taylor (left), President of MCC and Julie Edwards, GM of Planning and Development MSC

Who's Who



L-R: Justin Walsh (Tates) Peter Shadforth (Shadforths) Glen Cassidy (Chardan)

Our who's who on site continues...

Tate Professional Engineers



have been involved with Chardan for over 10 years both at Chancellor Park Estate and now Sunshine Cove. Whether designing our considerable lake system, detailing road networks or designing the water and sewer services for this booming community, Tate's have been with us every step of the way. Embracing modern engineering and management practice, Tate's have developed an intimate knowledge of all aspects of Sunshine Cove and have become a dependable and respected member of our Chardan project team.

Tate's team led by Justin Walsh and Stephen Roberts work closely with the local authorities, onsite contractors and a team of industry professionals to ensure the project is delivered on time. Their innovative and cost effective strategies likewise ensure the future needs of the Sunshine Cove community.

The Community Update is a quarterly publication. We welcome feedback and comments – contact us at:

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