

Community Update

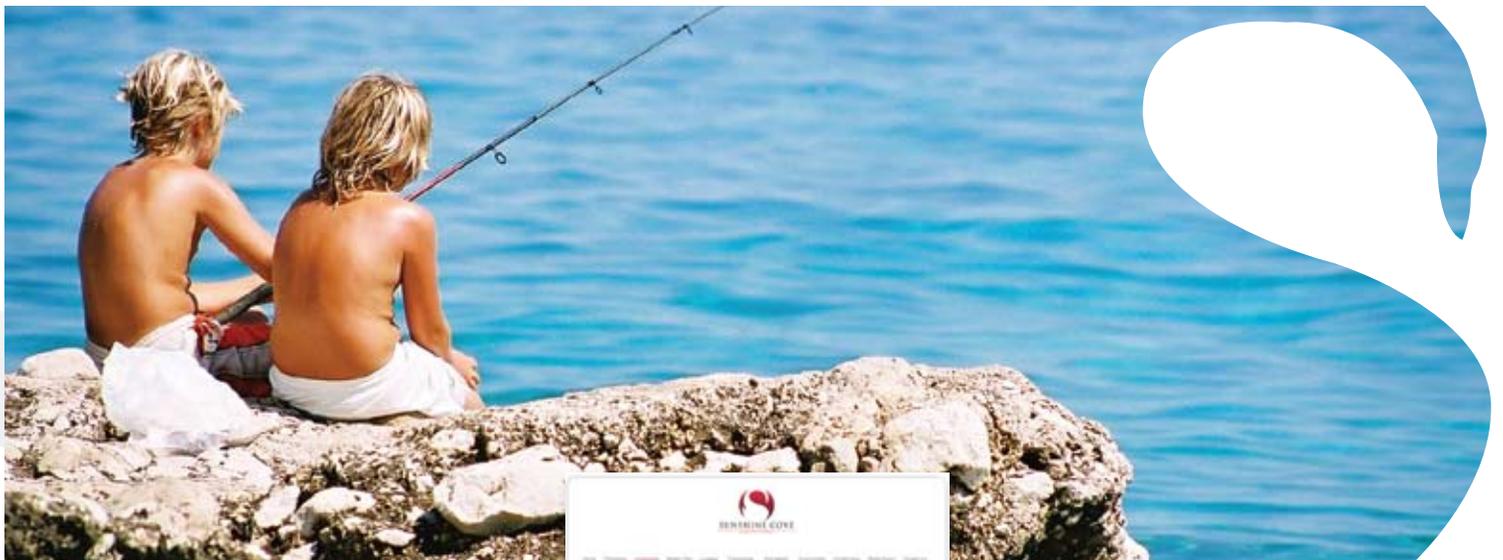
chardan
development
group

Winter 2007



SUNSHINE COVE

MAROOCHYDORE



Like most on the coast, we have always referred to our development as Wises Farm, but we are now thrilled to reveal our name for Maroochydore's newest community development: **'Sunshine Cove'**.

Sunshine Cove, over the next 10 years is destined to become one of the largest community developments in Australia, creating a new style of urban living on the Coast. Some 6,000 people will live and work within the Sunshine Cove community, which will also become home to numerous local and national businesses and community facilities.



Our name reflects our determination in Sunshine Cove becoming an integral part of the greater Sunshine Coast community. While our logo recognises the historical and cultural importance of Maroochydore

(the place of the black swan) and the striking colour of our logo celebrates our Sunshine Coast lifestyle.

Welcome to Sunshine Cove...
the essence of life on the coast.

Be sure to stay in touch with all that's happening at sunshinecove.com.au

WWW.SUNSHINECOVE.COM.AU



Retiring in luxury

In May, we announced Living Choice, leaders in luxury retirement living for the over 55's, had purchased 6 hectares at Sunshine Cove. The purchase of the parcel of land, estimated to cost close to \$20-million, will allow around 600 retirees to live and work within the Sunshine Cove community in a range of apartments, villas and townhouses, due for sale in 2010.

Living Choice villages offer an enviable lifestyle with numerous facilities and activities for residents, including indoor heated swimming pools, spas, gymnasiums, auditoriums, billiards rooms, craft and woodworking rooms, libraries, lounges, bars, bowling greens, a tennis court and even its own private floating pontoon.

Chardan CEO Evan Dickson and LC Director Ian Tregonning onsite at Sunshine Cove

Director, Ian Tregonning, believes this site will prove popular with the 'non-retiring retirees' due to its proximity to Maroochy CBD and Sunshine Plaza. Residents will also enjoy water and parkland views, convenience and easy access to the surrounding community and the many facilities for use within Sunshine Cove.



We have the best address, now we're working on having the best homes

Imagine living in the heart of Maroochy, being a part of the cosmopolitan lifestyle or enjoying an evening stroll on the lake boardwalk. However you want to live, Sunshine Cove has the lifestyle for you.

Designed around Sunshine Cove's picturesque lake and numerous parklands, leading architects and builders will emulate the beauty of the Sunshine Cove lifestyle in their individual and stylish designed homes and townhouses.

Current development on site focuses on the bulk earthworks which, over the next 12 months will enable planning, then construction of individual land allotments. We anticipate that it will be during this time that we will release several living options, with our first residents expected to occupy their new homes in mid 2009.



Mother nature lends a hand

Since our last newsletter, Stage 2 of the lake system nearest the motorway has been completed and the construction approved. Filling of the lake was to be done by the installed tidal exchange pump system from Cornmeal Creek, however Mother Nature beat us to the auspicious occasion! Maroochy received over 120mm in the space of a few weeks requiring Council to open the culverts from the Motorway, the lakes filled very quickly.

Consisting of brackish water (mix of fresh and salt) and holding enough water to fill 915 Olympic size pools, our lake will be refreshed every 28 days via a tidal exchange and turnover system with Cornmeal Creek

With over eight kilometres of walking and bike tracks to meander, numerous jettys, parklands and timber bridges around the lake system, this beautiful lake will very quickly become the focal point for the communities activities and facilities and also provide a grand entrance to the Maroochy CBD.

Our progress gets showcased...



During June we also toured the site with several local government Councillors, Maroochy Shire Council planning officers as well as Steve Dickson, Honourable Member for Kawana. Showcasing progress to date, Sunshine Cove's proximity to Maroochy CBD, the new facilities to be installed and the future commercial and residential components of the Sunshine Cove community.



The tours also highlighted the new on/off ramps from the Sunshine Motorway, various vantage points of the lakes system, Harvey Norman site, Reed Development precincts, Living Choices retirement hub, the heritage conservation area and the new Maroochy Boulevard. Everyone involved walked away with a greater understanding of the developments progress and the opportunities for this impressive site.



How do you move one million cubic metres of dirt?

Shadforths Civil Construction have the task of bringing our vision for Sunshine Cove to life. The \$20m earthworks phase will see more than one million cubic metres of soil moved, forming the 35 hectares of lakes and the large precincts along either side of Maroochy Boulevard.

Based at Forest Glen, Shadforths have invested millions of dollars in the equipment they use on site including the massive scrapers, dozers, excavators, graders, loaders and their involvement has provided jobs for many local drivers. Company founder, Peter Shadforth works closely with his son Geoff and Construction Manager Dudley and

their onsite team of approximately 50 along with our team of consulting engineers, town planners and environmental auditors ensuring work onsite is on time and meets a range of approvals, licences and permits. Peter and the team also work with the local community groups and neighbours to ensure minimal disruption during this phase.

With so much going on you can keep up to date on the progress on site with our 'Construction Web Cam' accessible via our website at www.sunshinecove.com.au or if you have any specific construction queries please contact our development manager at glen@chardan.com.au

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

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