COOMERA TOWN CENTRE

The Coomera Town Centre, to be developed by Scentre Group and QIC Real Estate will contain two department stores, discount department store, cinemas complex, a tavern, two supermarkets, six mini major tenancies, 123 specialty stores and 61 food outlets. It has an approved floor area of 93,320m2. Construction work is expected to commence on the 18 hectare site in late 2015 with a 2017 completion date.

GAINSBOROUGH GREENS

Gainsborough Greens is a master planned community that was approved as part of the Preliminary Approval to override the planning scheme in 2008, and was recently changed in February 2015. Gainsborough Greens will deliver a mix of 2,429 residential dwellings encompassing excellence in urban design and quality architecture.

GOLD COAST INTERNATIONAL MARINE PRECINCT

A Preliminary Approval to override the planning scheme was lodged on 16 March 2015 for the Gold Coast International Marine Precinct on land located at Shipper Drive in Coomera. The proposal forms part of the two-stage Gold Coast Marine Precinct (GCMP) which encompasses a 250-hectare site set aside for the marine industry as identified by the Queensland Government. A Concept Masterplan, a Precinct Plan and an alternate Development Code is proposed for Stage 2 of the 63.5-hectare site to enhance the existing Gold Coast Marine Precinct (Stage 1).

The proposed development will be compromised of four land use precincts which have been designed around the proposed Intra Regional Transport Corridor which dissects the site. Building heights will range from two to seven storeys with maximum residential density up to 400 bedrooms per net hectare.
The Western Precinct (1) will consist of waterfront industrial land uses which will focus typically on production, manufacture, construction, distribution or servicing of marine industry goods. The Northern Precinct (2) will consist of commercial, industrial, leisure and tourist accommodation activities. Educational facilities also envisioned in this precinct include a TAFE, to support the industries and workforce in the precinct. The Southern Precinct (3) will be developed for marine focused and related industries with direct access provided to the Coomera River. Natural Conservation Precinct (4) will ensure that the natural qualities of the site are maintained and protected. Urban activities in this precinct will be prohibited and the precinct will provide a buffer separating the industrial functions of the precinct from existing residential areas.

GRAND CHINA GARDENS

All Sun Properties lodged a development application on 2 April 2015 seeking a Development Permit to establish a Resort Hotel at 486 Foxwell Road, Coomera, opposite the Genesis Estate on Amity Road. The proposed Resort Hotel will contain 215 rooms and ancillary facilities including restaurants, bars, reception rooms, day spa, retail shops for guests and a wedding chapel. The Resort Hotel will be seven storeys high, overlooking the Coomera River. The Resort Hotel will have an oriental theme and aims to become an iconic tourist attraction for the northern Gold Coast, particularly during the 2018 Commonwealth Games. The application is being assessed by Council.

BIG SKY

The AV Jennings ‘Big Sky’ master planned development located on Finnegan Way in Coomera will be 580 lots across six stages, set among a proposed 17ha of open space including bikeways, walkways and parkland. It will be released in stages over the next five years with 299 lots across three stages currently completed. The balance of the land outside of this project of around 25 hectares has a preliminary approval for 320 lots.

THE MEADOWS

The Meadows by LEDA is a 1120 lot master planned community, located in the northern growth corridor of the Gold Coast. The planning scheme proposes a bus-rail interchance, two new schools, shopping centres, medical facilities and recreation areas, with the project strategically integrated into the Local Area Plan. The development is looking at incorporating precincts for small-lot housing with allotments of 100-120 m² for terrace-style housing.

EXIT 54 UPGRADE

In April 2015, the interchange at Exit 54 of the Pacific Motorway at Coomera upgrade project was announced by the Australian and Queensland Governments to cater for continued growth in the Coomera area. The project includes the upgrade to the four on and off ramps, as well as the connection across the M1. The project is currently in the detailed design phase with construction commencing in late 2015. Completion of the project is expected in late 2016. The Queensland Government has committed $47.4 million to the project in addition to a $10 million commitment from the Australian Government. Westfield has also committed $17.3 million to the project to support the Coomera Town Centre development.