

DEVELOPMENT FEATURE

The winning edge

Creating an exceptional lifestyle destination for future residents.



PELICAN Waters is off to a flying start in 2019 with council approval in place for construction of the Stage 4 subdivision taking in an island precinct, new homesites, parks, waterways and more.

General Manager of Development, Hamish Pressland, said the year was shaping up as one of the most eventful in recent memory for the masterplanned community with major milestones for the Marina and Town Centre development being met.

"The 40 ha project just approved is one of the most significant to be undertaken at Pelican Waters and will feature 270 residential lots marking our widest offering of product types to-date, with the first of the land expected to be available in July or August," Mr Pressland said.

"Buyers will be able to choose from multi-unit lots, premium terrace housing, traditional lots as well as premium waterfront and waterview land.

"Creating an exceptional lifestyle destination for future residents, all lots are maximised to offer a close connection with the water, marina and parks.

"Unfolding over the next three to four years, the stage will also cater for future retirement and aged care living as well as having a strong focus on open space and the retention of aquatic habitats," he said.

The coming year will see Pelican Waters' amenity further enhanced with the incorporation of a number of new parks and natural buffers into the development.

The five-hectare Jensen Park will feature two distinct zones and offer a natural cushion between Bells Creek and waterfront lots in the stage's southern corner.

"We will maintain the existing green connection with the environmental buffer land that extends from Jensen Park and follows the Bell Creek shoreline westwards as well as providing rehabilitation works where required," Mr Pressland said.

An active area will consist of playgrounds, exercise equipment and bike paths, while the passive space will be dedicated to the retention of the existing tidal inlet, coastal and other natural vegetation with a boardwalk crossing.

Meanwhile, the Central Park will be a destination in its own right. Occupying over two hectares in the heart of the new island precinct, it will draw its inspiration from the nearby Pumicestone Passage and the region's rich maritime history whilst remaining sympathetic to the natural environment.

Featuring both recreational and play options for all ages along with plenty of areas to relax and enjoy the great outdoors, this park will have something for everyone. It will provide



connections to the many kilometres of cycle and pedestrian pathways linking the development to Bells Creek, Pumicestone Passage and Golden Beach, all only minutes away by bike or foot.

Another park in the mix is the waterfront park overlooking the marina, featuring an interactive shipwreck playground and stylish sandstone-block shoreline reminiscent of Barangaroo Reserve on Sydney's harbour foreshore. Surrounded by water on three sides, this park connects directly to the future Pelican Waters Marina Village due to commence construction in 2019.

This area will provide an open-space connection between the vibrant marina retail sector, a 1.4 hectare lake and the island.

"We have designed the layout of these parks to be short walking distances from each other. The integration of these spaces means that all residents within the new Pelican Waters Southern Lakes precincts will be less than four minutes' walk from a park," Mr Pressland said.

2019 will be a watershed year of the Marina development, with construction expected to start in the latter half of the year pending necessary approvals.

"Representing the first project of its kind on the Sunshine Coast in many decades, the marina will include 100 wet berths along with a 160-200 vessel dry storage facility, concierge service and a host of allied marine businesses and services," Mr Pressland said.

"For too long the southern end of the Coast has been deficient in marine services and Pelican Waters Marina will fill that gap.

"With a full-service boat yard, repairs and maintenance for boat owners will be close at hand, not to mention the fuel wharf we will be supplying as well. This will save boat owners the unenviable task of carrying hundreds of litres of fuel to their boats in jerry cans or taking their boat to Mooloolaba to refuel.

"The associated Pelican Waters Marina Village is also progressing well, with the submission of a development application expected in early 2019.

"Comprising 3,500sqm gross floor area, the retail hub will be a diverse mix of businesses including restaurants and cafes, potential fish and chip shop, micro-brewery and more," he said.

Key sections of The Coastal Pathway will also be built this year which when finished will

be the Sunshine Coast's longest shared pathway and boardwalk project stretching from Pelican Waters in the south to Tewantin in the north.

The end of 2019 will see the completion of the pathway between the existing section at Waterside and the Golden Beach/Bells Creek interface and the connection of Michael Street from Golden Beach to Pelican Waters.

Another highlight for the year will be construction of the estate's first purpose-built facility focusing on the wellbeing and lifestyle needs of senior residents.

Council approval has now been granted for the 60-unit vertical retirement community being developed by Oak Tree Group at the intersection of Coral Sea Drive and Pelican Waters Blvd.

Construction is expected to start early in 2019 and take approximately one year to complete, greatly enhancing the social fabric of Pelican Waters.

A new medical centre is also moving forward with approvals and construction targeted for 2019. This will provide a one stop shop for residents' health needs with doctors and full allied health services on the agenda.