



Meeting of the minds

A HIGH-powered group of developers, consultants and local government officers this week learned the nuts and bolts of sustainable suburban development at a workshop held at Genesis at Coomera.

The Sustainable Subdivisions event was organised by the Australian Green Development Forum and featured a walking tour through the award-winning Heritage Pacific community.

Participants included Austcorp, Cardno, Petrac, Norman Properties and the Investa Property Group.

Government authorities represented Gold Coast City Council, Caboolture Shire Council, Caloundra City Council, Pine Rivers Shire Council, Redland Shire Council and the Department of Public Works.

Heritage Pacific Project Manager Steve Harrison said Genesis was an ideal model for future sustainable developments with extensive skills and resources invested to ensure it met the highest environmental hurdles.

"We brought together some of the industry's leading environmental consultants to ensure Genesis represented all the major pillars of sustainable design and to have it held up as a model for the future is a huge vote of confidence," he said.

SENSITIVITY to appropriate development is not limited to the outer suburbs.

Luxury agent Luke Woollard of Pacific Lifestyle Property wants council to 'focus on sustainability and infrastructure'.

"Too much emphasis is often placed on height limits while benefits to the community, such as jobs and services and a solution to the housing shortage, are often neglected," he said.

"An inappropriate property development can have a lasting damaging effect on a suburb."

Mr Woollard cited a Herron Todd White report *Projects with impact* which listed Circle On Cavill by Sunland Group and Chevron Renaissance by Raptis as the developments that have made the most positive impact on the city, while in Broadbeach, Oracle is set to redefine what was once a run-down beachfront city block.

THE opportunity to watch whales from the balcony is drawing several Gold Coast buyers to Seascape at Figtree Hill according to the developer's sales and marketing manager.

Seascape, situated at Hallidays Point overlooking Diamond Beach and 15 minutes from the NSW resort

towns of Forster and Tuncurry, is one of the last remaining north-facing subdivisions on the east coast.

Richard and Christine Borkowski, who own management rights at Burleigh Gardens, plan to retire there next year, having paid \$320,000 for a block with 180 degree ocean views.

"It is a beautiful, peaceful spot," said Ms Borkowski.

"We will be building and hopefully will be in there for around \$600,000.

"It would probably cost us a million to achieve something comparable on the Gold Coast."

SALES totalling almost \$10 million have been recorded at Ephraim Island since the start of the financial year.

Six deals have been done since July 1 including one sale of \$2.725 million and another of \$2.43 million.

Ephraim Island was recently recognised as the Australian residential lifestyle development of the year by the Housing Industry Association in its annual awards.

The 9.61ha island development, a joint venture between Mirvac and The Lewis Land Group of Companies, has clocked up \$400 million in sales including \$55 million in the 2006-2007 financial year.