

Tweed project needs rezone

Phil Bartsch

PLANS have been unveiled for a complex of retail, office, light industrial and business precincts spread over a 42ha parcel of land on the Queensland-NSW border.

The project is proposed for the southern edge of the Tugun Bypass in a joint venture by the Gold Coast's Leisure Brothers and UK-based Maro Developments.

It is expected to kick off with

a planned bulky goods home-ware complex on 5.1ha.

The proposed development is dependent on rezoning of the site, which is currently occupied by a retail nursery.

Leisure Brothers and Maro Developments' purchase of the land is conditional on obtaining rezoning from rural to bulky goods retail.

Roland Evans of Knight Frank Gold Coast, who has been working in conjunction with the two development com-

panies to amalgamate the entire area, said the Tweed Shire Council had indicated in the past couple of weeks that approval for the bulky goods centre would be considered sooner rather than later.

"We should get a resolution within nine months," Mr Evans said.

He said the masterplanned

mixed-use estate would deliver bulky goods premises fronting the Pacific Motorway, a business park facing Cobaki Creek as well as light industry and residential components.

The initial retail component is expected to create 819 full-time jobs during construction and once fully operational, 834 new jobs will need to be filled.

"The complete project, including an industrial park and business park, is estimated to offer some 4500 full-time jobs, both directly and indirectly," Mr Evans said.

Leisure Brothers director Adam Leach said the council had previously identified the land in its Employment Lands Generating Strategy document

as ideal for a substantial commercial development.

"Rezoning is needed urgently if the shire and the Tweed community as a whole are to benefit from the project. The whole purpose of the Employment Lands Strategy was to identify sites which could deliver the urgently needed jobs as soon as possible," Mr Leach said.



MASTERPLANS ... the 42ha site next to the Tugun Bypass earmarked for a mixed-use development.