



# Business property

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# Plans for 20-storey facelift at Treetops

RAYJON Properties has unveiled plans for a \$500 million development that could radically transform its Burleigh retail hub Treetops Plaza.

The John Hembrow-headed group has applied for approval to develop a mixed use 20-storey development on the site that would include a town centre with apartments, offices, cafes and a "high street" shopping precinct.

The new development has been named Urbia Burleigh.

Under the application the development would contain a shopping centre with 9500sq m of gross floor area, 8700sq m of offices, and apartments totalling 1255 bedrooms.

The plan, which could have an end value of more than \$400 million, will involve a staged redevelopment of the 3.6ha site, located on the corner of Reedy Creek Rd and Bermuda St.

The first stage will comprise 3438sq m of office space and 70 apartments, along with an expansion of the existing Coles supermarket.

Urbia Burleigh would include a town square and provide connections to public transport.

Rayjon is also planning to fund an upgrade of a new intersection of Bermuda Street.

General manager Jeremy Dunn said Urbia Burleigh would reinvigorate the Burleigh area.

"Urbia Burleigh will be a drawcard for residents across the Gold Coast and also south of the border, as there simply isn't anything in the region comparable to what is being planned," he said.

"The site is strategically important for the future of Burleigh and we believe the timing is now right to get the plans in place for Urbia Burleigh to provide a new lifestyle destination for the city.

"We're very excited at the prospect of creating a major urban village that will deliver a fusion of world-class



**Artist's impression of Rayjon's proposed Urbia Burleigh development at Treetops Plaza.**

residential living with a retail hub where people can live, work, shop and enjoy the best of the Burleigh lifestyle."

He said the development would provide valuable infrastructure for the community in a central, easily accessible location, as well as providing a major connection between the

southern and central Gold Coast.

"The combination of high street shopping with residential and commercial space has proven successful internationally and in Australia."

The company originally lodged the development application in late 2009 and approval of the first stage is expected in 2011.

Mr Dunn says the commencement of construction would likely occur between mid 2012 and 2014.

The company recently contributed more than \$1.75 million towards the relocation of powerlines from Marymount College and the Treetops site while \$750,000 was put forward for a new intersection.