



Frequently Asked Questions

What is the expected date for an answer on SunGATE's Development Application?

The SunGATE Development Application was lodged with the Moreton Bay Regional Council in February 2008 and a decision from Council is expected in early 2009.

The first stage of the new development has already been approved and will include a SPAR Supermarket and supporting speciality stores including a newsagency and chemist. The SunGATE Retail Centre is scheduled to open in mid- 2009.

What uses has SunGATE been designed for?

SunGATE is a proposed mixed-use business park with a range of essential community services, light industry, warehouse, office and retail space earmarked in the Masterplan.

The proposed development will form a fully integrated project that meets the demands of the Shire.

The Masterplan allows for several business hubs within the site including:

- A precinct with a mix of retail and convenience facilities including self storage, medical, takeaway food, retail and hardware stores
- A precinct to house mostly warehouse based users with ancillary office facilities
- A precinct orientated towards the highway would be best for industrial retailers, display and sales, a landscape supply or garden centre and light industry.

Already established and operating on the site is the M1 Motel, Tavern, Service Station, Humble Pie Café and SunGATE Conference Centre.

The development application seeks approval from Council to endorse the SunGATE Precinct Plan. This precinct plan identifies a number of uses that we would like to see established within each of the proposed precincts. These uses would be subject to a separate application process with Council.

The proposed Master Plan also sees the site subdivided into eight (8) Master Plan lots each with access to the proposed new Sungate Drive. A copy of these plans are available on the Latest News page of the SunGATE Website.

How can I learn more about this project?

DGS Property Group will be running community information sessions for SunGATE at the site during the Public Notification Period in September/ October.

These sessions will give local residents and members of the business community the opportunity to learn more about DGS Property Group's plans for the site and ask the development team questions about the Masterplan.

For more information on the dates and times of these events please contact Kate Isles, Development Manager – DGS Property Group 3254 0422.

How can I find out more about leasing opportunities at SunGATE?

SunGATE has appointed agents Blue Commercial to run the Expression of Interest campaign for the proposed development.

To lodge an Expression of Interest please visit www.sungate.net.au and fill in the table on the Contact Us page. Alternatively please contact Callum Murray or Gary O'Shea at Blue Commercial on 3335 3999.

How did SunGATE get its name?

DGS Property Group named the site SunGATE to reflect its position as the gateway to the Sunshine Coast.

What makes SunGATE an ideal site for a business park in Caboolture?

SunGATE is a 16.79 hectare site, positioned on an iconic site formerly known as The Big Fish on Pumicestone Road in Caboolture, alongside the Bruce Highway.

Located mid-way between Brisbane and the Sunshine Coast, the site offers direct highway frontage and access, with 110,000 vehicles passing the site each day.

SunGATE aims to cater for the current high retail, commercial and industrial demand brought about by the tightening supply and affordability in Brisbane and the Sunshine Coast.

Well advanced upgrading of northern road networks together with high numbers of established and projected urban spread within the Caboolture region add to SunGATE's appeal.

- S – Suitability – Suit tenant size & design requirements
- U – Unique – No other development with the same variety of uses is existing or proposed within the area – a one-stop shop.
- N – Need – The Caboolture Area needs & demands more high quality space.
- G – Growth – One of the fastest growing areas in Australia!
- A – Access – High Mass Limit Approved Road & Direct access to Bruce Highway North & South Bound
- T – Technology – Equip you with all your technological needs.
- E – Exposure – Direct highway frontage, 110,000 vehicles pass the site each day!

Who are DGS Property Group and what projects have they done in the past?

DGS Property Group is a property development and investment company that is active in the Retail, Industrial and Commercial sectors.

The company was formed in 2005 by Jason Dukes, Peter Gartshore and Neil Summerson, and has an extensive portfolio of projects in a range of locations across Queensland including Tingalpa, Murarrie, Strathpine and Kingaroy.

For more information on DGS Property Group go to:-

<http://www.dgsproperty.com.au/>.

What research has DGS Property Group undertaken before putting this Development Application together?

Prior to the purchase of the property DGS commissioned a number of reports to provide guidance on the proposed future of the site. These reports concluded the following key factors:-

The site is suitable because of the following attributes:

- Located at the interchange of the Bruce Highway and Pumicestone Road, effectively the northern entry point to Caboolture and Morayfield
- The site has supported commercial activities for a number of years
- Relatively flat site with less than 5% slope
- Convenient access to the Principal Activity Centre in Morayfield/Caboolture
- Convenient access to local workforce in Morayfield and Caboolture
- Not proximately located to any major waterways
- Buffered from Residential A zoned land by open space, rural residential and local road network

In addition to their own internal reports, others including Council, have commissioned reports to investigate the future of industry and business land within the Caboolture District. The following is the key recommendations from the Kemp Report 'Prosperous Places' report prepared by Derek Kemp (referred to as the Kemp Report) as part of Caboolture Shire Councils 'Business and Industry Lands' project.

The key findings of the report include:

- The report recommended that approximately 520 Ha of land be provided for industrial uses over the next 20 years.
- The majority of demand is anticipated to be generated by the transport and distribution activities, food manufacturing and processing and electronic, scientific and industrial equipment manufacturing industries.
- At least 175,000 Sq M of varying quality commercial office space should be provided in Caboolture over the next 20 years.
- That existing zoned land cannot accommodate demand based on environmental and other constraints, inappropriate locations and lack of services.
- There is a lack of suitable locations to support good quality office space in Caboolture.
- There were 26 identified sites comprising of a total of 5,000 Ha of existing and potential future business/industry land which will accommodate the current shortfalls in the Shire.
- The identified sites with the best attributes for development are affected by environmental and development constraints such as fragmented ownership, strategic planning, environmental planning, flooding and stormwater, traffic and water and sewerage constraints.
- Further master planning involving land owners, developers, peak industry bodies, council and other state and local authorities will be required for the identified sites that may be difficult to assemble.

There are a number of factors that help support the SunGATE application these include:-

1. Location
2. Access – easy access to the highway limiting any impact on surrounding residents.
3. Inside the Regional Plan's Urban Footprint
4. Commercial Activities already on the site
5. Exposure to the Highway
6. Minimal Impact of surrounding uses

What benefits will SunGATE provide the Caboolture region with?

If approved, SunGATE Business Park will fulfil a current shortage of land needed by the region to meet population, employment and industry growth requirements.

The site has had multiple uses in the past and has been dormant for many years, but the SunGATE Masterplan aims to turn the site into a vibrant and integrated business and community hub that will provide a range of services to not only the Caboolture region but South East Queensland.

The project will provide local residents with a range of community services and employment opportunities, with the potential to create 1,000 to 2,000 jobs.

Have sufficient parking facilities have been included in the Masterplan for SunGATE?

At this early stage it is unknown who will specifically occupy the SunGATE site. The application has been prepared so that each proposed user will be responsible for meeting the carparking rates as per the Caboolture Shire Plan. I.e. If a Warehouse user wants to occupy 1 Ha of land within Precinct C2 they will be required to demonstrate compliance with the Planning Scheme prior to gaining approval for their use. Overall however it is believe that the Precinct Plan and the proposed uses identified will meet the car parking demands for the site.

What effect will SunGATE have on local traffic, in particular on Pumicestone Road?

SunGATE's position next to and with easy access to the Bruce Highway will lessen the traffic on Pumicestone Road. In addition to this the application will require the upgrade of the Bigmor Drive, Pumicestone Road intersection into a four-way intersection with access into the proposed SunGATE Drive. It is envisaged that if the whole site is developed that this intersection may become signalised. The majority of traffic entering SunGATE Business Park will be via the highway. A full traffic impact assessment was carried out to analysis the impacts of the business park on the surrounding area. The report has provided some recommendations including the upgrading on the main intersection to ensure that traffic management in this location is managed in an efficient manner.

I own a business that might be of interest to the developers?

The developers welcome the opportunity to work with local businesses whether this be local contractors, signage companies throughout the various stages of the SunGATE project etc.. Please forward your details to the project manager either via fax 3020 3814 or via email to kate@dgsproperty.com.au.

Your question not answered? Please contact the project manager with any specific concerns/ or perhaps suggestions you may have.

Kate Isles
Development Manager
DGS Property Group
3254 0422 / 0438 887 298
kate@dgsproperty.com.au