

Property Update

There has been quite a lot of discussion recently around the old golf course site at Rainbow Shores being sold as freehold to a prospective developer. The site is approximately 7.88 acres and is situated within 5-10 minutes' walk to the beach. Gympie Regional Council has rejected a proposal from the prospective developer to split the land into residential lots (38 x house blocks of approx. 700m2 each) with the advice that the site is subject to a Planning Scheme that is intended for multiple units with a six-storey limit. The plan was agreed to in 1990-91 and includes a six-storey limit but that is only in one of the five precincts and the Shores is the only area bearing this zone. The remaining four precincts have two or three-storey limits. (Source: Gympie Times, 19 Jan 19). Rainbow Shores is a unique area in the scheme tagged Tourist Accommodation Zone.

Many locals and visitors have suggested that the site should remain parkland or be resurrected as a golf course. However, the cost of re-establishing the golf course is prohibitive. The previous Development Lease Holder for the Lot (Rainbow Shores Pty Ltd) spent thousands of dollars in improvements over 20+ years in order to make it usable as a golf course for resort guests, the local golf club and the community as a whole.

Ultimately, Gympie Regional Council recognises "that the strategic intent of the planning scheme is to look at the long-term growth of the region and the highest and best use of land to suit future needs. Rainbow Beach is a constrained land area, with potential for population growth including major tourism growth."



"It's a house made out of sand. What did you think I meant when I said I rented us a beach house?"

Summer Sizzler

We still have a few weeks left of summer and this one has been a scorcher overall with very little rain through December and January. Rainbow Beach and Tin Can Bay had consecutive days over 30 degrees Celsius during January and this is relatively unusual for the coastal communities.

Some prevailing northerly winds, particularly in mid-January brought in some unwelcome visitors to the beach – blue bottles stingers. Some unlucky locals and tourists found this out the hard way when they were stung but local Lifeguards and volunteer LifeSavers were on hand to assist and luckily the stingers have nearly all gone now.

Property of the Month: 2 Prospect Place, Rainbow Beach



Huge Block. 350 metres to the beach

First time offered to the market, this wonderfully presented, low set home ticks all your boxes. Situated within five minutes' walk to the patrolled surf beach and the main street, this location is amazing. The home was built in 1977 and both the kitchen and bathroom have been renovated recently. The roof was replaced approximately 10 years ago and the entire property has been immaculately maintained. Open plan living and plenty of storage, arrange your inspection asap.

4 BED, 2 BATH, 4 CAR, 914m2

\$595,000

Dee and Andy White

Shop 2/8 Rainbow Beach Rd

Phone: (07) 5486 3411 Fax: (07) 5486 3441

Mobile: 0411 093 389

Email: dawhite@ccrealty.tv

www.accommodationrainbowbeach.com.au (Holiday Rentals)

www.cooloolacoastrealty.com.au (Sales/Rentals)

