

# PRO-ACTIVE INVESTMENT GROUP

## THE SUNSHINE COAST MARKET OVERVIEW REPORT



# FROM STRENGTH TO STRENGTH

[www.paig.com.au](http://www.paig.com.au)

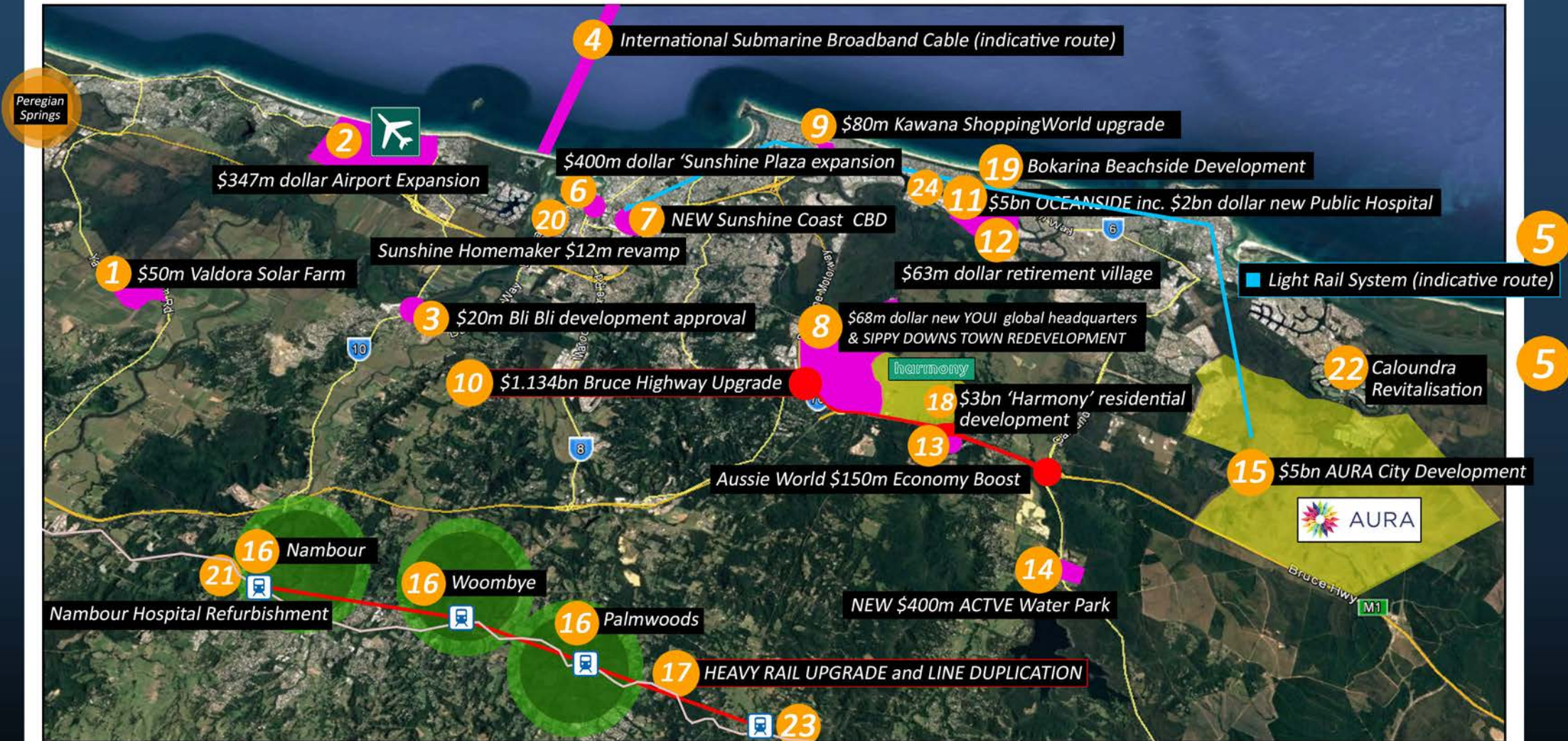


40 PAGE INFRASTRUCTURE AND GROWTH DRIVERS REPORT



# SUNSHINE COAST INFRASTRUCTURE AND GROWTH DRIVER MAP

Where else in Australia can you find this much infrastructure spending from both private and government sectors? It is a fact that the Sunshine Coast is achieving growth and still has strong potential for growth way into the future as these projects come into fruition.



1. \$50m Valdora Solar Farm
2. \$347m dollar Airport Expansion
3. \$20m BLI BLI development approval
4. International Submairine Broadband Cable
5. Light Rail System
6. Sunshine Plaza Expansion

7. NEW Sunshine Coast CBD in Maroochydore
8. \$68m YOUI Headquarters and Sippy Downs Development
9. \$80m Kawana ShoppingWorld Upgrade
10. \$1.134bn Bruce Highway Upgrade
11. \$5bn OCEANSIDE INC. PUBLIC HOSPITAL
12. \$63m RETIREMENT VILLAGE

13. AUSSIE WORLD \$150m Economy Boost
14. NEW \$400m ACTIVE Water Park
15. \$5bn AURA Clty Development
16. Nambour, Woombye, Palmwoods
17. Line Duplication
18. \$3bn 'Harmony'

19. Bokarina Development
20. Sunshine Homemaker \$12m revamp
21. Nambour Hospital Refurb
22. Caloundra Revitalisation
23. High-Speed Rail
24. The sports hub



# PRO-ACTIVE INVESTMENT GROUP

## SUNSHINE COAST MARKET OVERVIEW

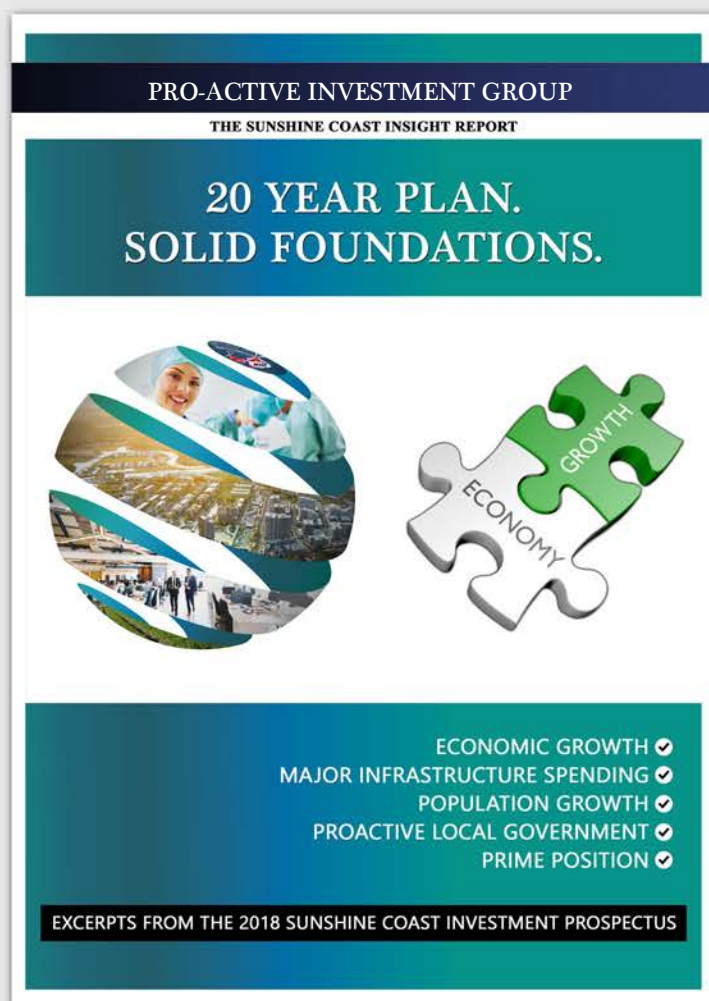
Infrastructure projects covered in our  
'Sunshine Coast Market Overview' report:

	APPROVAL	CONSTRUCTION STATUS
\$50m Valdora Solar Farm	Approved	Complete and Operational
\$347m Sunshine Coast airport expansion	Approved	Construction Commenced
\$20m Bli Bli redevelopment project	Approved	Construction Delayed
International Submarine Broadband Cable	Tender	Construction Underway
Light Rail system	Feasability Stage	Feasability
\$400m 'Sunshine Plaza' expansion	Approved	First stage opened
New Maroochydore CBD	Approved	Under construction
YOUI & \$300m Sippy Downs Redevelopment	Approved	Completed
\$80m Kawana ShoppingWorld Upgrade	Approved	Cinemas Opening Soon
\$1.134bn Bruce Highway Upgrade	Approved	Construction Underway
\$5bn OCEANSIDE precinct inc. Public Hospital	Approved	Major Construction started August 2017
\$63m 'Vertical' retirement village	Approved	Completed
AussieWorld major expansion	Approved	Under Construction
\$400m NEW Sunshine Coast Waterpark	Approved	Funding in planning
\$5bn AURA masterplanned community	Approved	Construction Commenced
Nambour / Palmwoods / Woombye Duplexes	Approved	Tenants have now moved in
Heavy Rail duplication and upgrades	Approved	Approved, awaiting construction
\$3bn HARMONY residential development	Approved	Under Construction
Bokarina Development	Approved	Under Construction
Sunshine Coast Home \$12m revamp	Approved	Completed
Nambour Hospital Refurbishment	Approved	Construction 1st quarter of 2019
Caloundra Revitalisation	Planning	Planning
High-Speed Rail	Feasability	Feasability
Sports Hub Sunshine Coast	Approved	Under Construction

7 out of the 24 featured major infrastructure projects above are complete. The Sunshine Coast is still, just beginning.

# SUNSHINE COAST INSIGHT REPORT (ALSO AVAILABLE)

GROWTH INDICATORS on the Sunshine Coast is such a large subject that it requires its own stand-alone report. Our "Sunshine Coast Insight Report" contains valuable economic and growth indicators that are not normally seen in regular property reports.



**ALSO  
AVAILABLE**

REQUEST THIS FREE REPORT BY:  
P: 0432 034 543 or EMAIL: [karan@paig.com.au](mailto:karan@paig.com.au)





# HIGH SPEED RAIL

23 ON PAGE 2 MAP



A plan to connect some of Australia's busiest regions with high-speed rail is on the table again and this time the multi-billion dollar plan is gathering momentum.

Victoria, Queensland and NSW have all expressed their desire to get fast rail in their states for years but it's a new proposal put forward by southeast Queensland that could finally stick. October 2018 saw the Council of Mayors of southeast Queensland released information from a feasibility study.

The 10 mayors sitting on the council said they will still push for a high-speed rail network to turn the popular area into a "45-minute region".

Population growth and migration to the region is higher than anywhere else in Australia and by 2043, more than 5.5 million people will call southeast Queensland their home.

The cost of building the rail network, which will have its hub in Brisbane and stretch as far west as Toowoomba, will cost more than \$70 billion.

The state government estimates the cost of delivering the infrastructure projects - a price tag that includes Brisbane's Cross River Rail and the city's metro - will be around \$2 to \$3 billion each year.

"This could have a massive impact on congestion on many of our major transport corridors and minimise the need for future road upgrades," - Mayor Graham Quirk



PAGE LAST UPDATED: 12/11/18



# \$48.5 MILION VALDORA SOLAR FARM

1 ON PAGE 2 MAP

**COMPLETED**

FROM ARTIST'S IMPRESSION



TO REALITY



The region's utility-scale solar farm was plugged into the grid on the 24th July, 2017. This means the Sunshine Coast council is the first in Australia to more than completely offset its electricity use for the foreseeable future.

All power consumed at council facilities, including administration buildings, aquatic centres, community and performance venues, as well as holiday parks, libraries, art galleries and sporting facilities are offset thanks to this nation-leading project. This will in turn deliver \$22 million in savings, after all costs, for our ratepayers over the next 30 years. It just makes sense from every angle: financial, environmental and social. You can check out the solar farm for yourself on Coolum-Yandina Rd - you can't miss the 57,000 panels that cover 24 hectares on the solar farm site!



PAGE LAST UPDATED: 12/11/18



# \$347m AIRPORT EXPANSION POWERS AHEAD



The airport expansion will enable direct flights to more destinations across Australia, Asia and the Western Pacific, enhancing national and global connections. It will generate jobs and economic growth, boost tourism, help export businesses and secure air access to the Sunshine Coast for generations to come.

## Key deliverables



The New Runway Project will include:

- a new 2450m long x 45m wide runway
- an expanded aircraft parking apron
- runway end taxi loops
- a new air traffic control tower and associated infrastructure
- passenger terminal upgrades.

LATEST CONSTRUCTION UPDATE: **3** ON PAGE 2 MAP

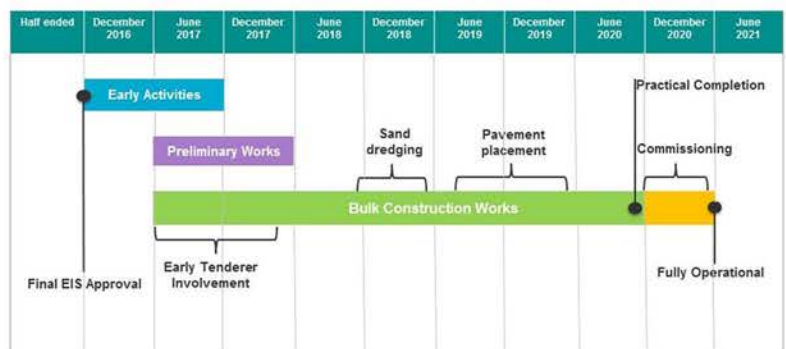
### July 2018

Pipeline bored under David Low Way  
Dredge arrives off Marcoola  
Dredging commences

### July to October 2018

Dredging activities to be complete and all materials off the beach before the next turtle nesting season commences in November 2018.

Target Delivery by 2020



PAGE LAST UPDATED: 12/11/18



# LANDMARK \$20m BLI BLI DEVELOPMENT HIT BY DELAYS



After the site for Bli Bli's new development was excavated last year, the development set to change the face of Bli Bli has been the source of "plenty of interest" despite construction being delayed. Work on the Bli Bli Village Centre was due to start in April but planning hurdles have held things up. The developer is confident that the group will pick up construction in the upcoming months.

ARTISTS IMPRESSION



A SCALED MODEL



The development will take place over more than 8000sqm and will be completed in three stages:

**3** ON PAGE 2 MAP



**Stage 1**, in the centre of the site, will be the construction of the health and wellbeing centre that consists of 584sq m gross floor area (GFA) of office, 382sq m GFA of health care services, 277sq m GFA of indoor sport and recreation (a gym) and 636sq m GFA of retail. Expected completion March 2019.

**Stage 2** will feature 968sq m GFA of office space, 1001sq m GFA health care services and 725sq m GFA of retail.

**Stage 3** will constitute the Bli Bli Tavern, 20 accommodation units with ancillary bottle shop



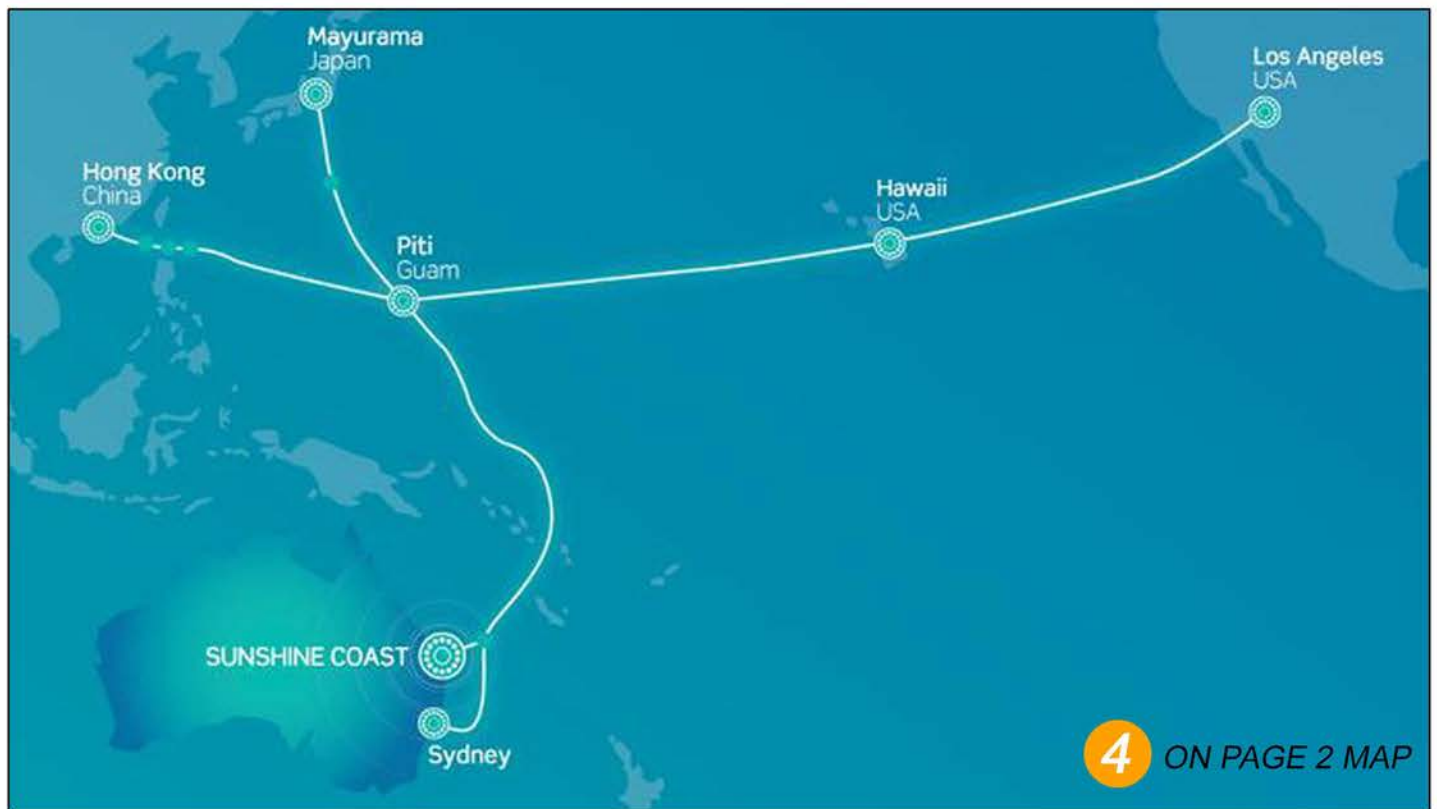
PAGE LAST UPDATED: 12/11/18



# INTERNATIONAL SUBMARINE BROADBAND CABLE CONSTRUCTION COMMENCES



This is a very powerful artist impression. Sunshine Coast Council will link up the region directly to global communications systems in Asia, the Pacific and the United States. The project has commenced and will have an early 2020 completion.



From 2020, the Sunshine Coast will deliver Australia's fastest telecommunications connection to Asia and the second fastest to the United States thanks to a new international submarine cable contract agreed between Sunshine Coast Council and RTI Connectivity Pty Ltd (RTI-C).

The new cable will increase Queensland's international competitiveness and stimulate new investment.

Independent modelling forecasts that this cable will generate for Queensland:

- \* Up to 864 new jobs and
- \* Up to \$927 million in new investment.

Queensland businesses will, for the first time, be able to bypass Sydney and connect direct internationally. This will provide business with a range of new opportunities that come with increased speed and diversity. This connectivity will give major data-intensive companies such as Facebook, Google, Amazon and Microsoft the opportunity to revisit the benefits of where they locate their Australian investments. The project includes a 550 kilometre undersea fibre optic cable that will connect the Sunshine Coast to the 9,600 kilometre Japan-Guam-Australia-South (JGA-S) submarine cable.



**Source:** <https://www.sunshinecoast.qld.gov.au/submarinecable>



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# LIGHT RAIL



**5** ON PAGE 2 MAP



Is the Light Rail System going to happen on the coast? Council employees tell us yes, 100%. Furthermore, if any Sunshine Coast resident would like to look at their rates notice. They will find a 'Transport Levy' that Council employees have stated a portion of is now going towards the Light Rail System!

RATES AND CHARGES	UNITS	RATE CHARGED		AMOUNT
General Rate - Category 2	141000 x	.008376	x .5 =	590.50
Waste Bin - 240 Litre - Commercial	1 x	\$280.00	x .5 =	140.00
Tourism & Major Events Levy Cat D Rural Comm/Ind	141000 x	.001169	x .5 =	82.41
Heritage Levy	1 x	\$11.00	x .5 =	5.50
Environment Levy	1 x	\$72.00	x .5 =	36.00
Transport Levy	1 x	\$42.00	x .5 =	21.00
State Emergency Management Levy: Class A Group 3	1 x	\$510.00	x .5 =	255.00

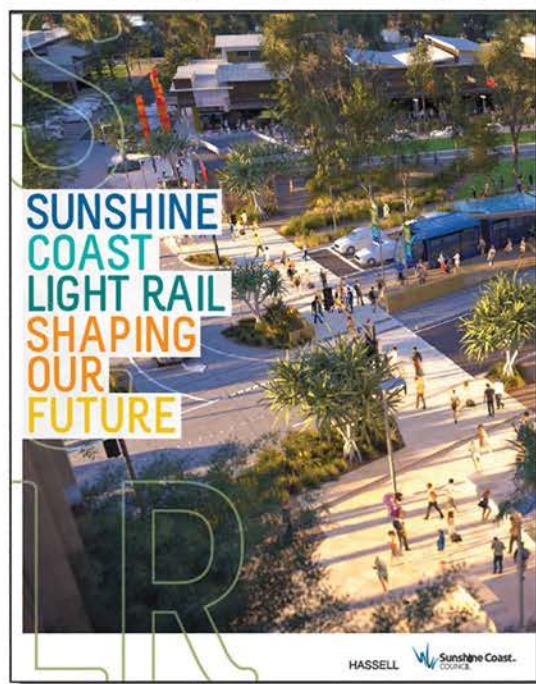
One just has to look at the success of the integration of the light rail system on the Gold Coast and the feasibility planning that has already occurred to come to envision the light rail system is more of a "when" will it go in rather than "if" it will go in. **An astounding 87% of survey respondents were in favour of the council's light rail investigations. Building a comprehensive transport network will deliver a range of active and public transport outcomes over the next 20 years.**



This project in itself could take up very many pages but as it is still in planning stage, the best route we can advise is to visit the website below for more information. As part of the light rail feasibility study process, Council has prepared the document 'Sunshine Coast Light Rail: Shaping Our Future'. The document has been prepared to provide an overview of the benefits and opportunities that light rail could provide in shaping the future of the Sunshine Coast. It addresses a number of matters considered in initial feasibility studies and addresses a range of issues relevant to the case for light rail on the Sunshine Coast.

**Start by visiting:** [www.lightrail.sunshinecoast.qld.gov.au/](http://www.lightrail.sunshinecoast.qld.gov.au/)  
**Then download the document at the bottom of the page:**

Modern light rail systems are ideal for established urban areas and can boost accessibility while reducing traffic and the need for large areas of car parking.



**DOWNLOAD AT:**

[https://lightrail.sunshinecoast.qld.gov.au/shaping\\_our\\_future](https://lightrail.sunshinecoast.qld.gov.au/shaping_our_future)



PAGE LAST UPDATED: 12/11/18



# \$420m SUNSHINZE PLAZA EXPANSION



The OFFICIAL opening of the first retail stage of the \$420 million redevelopment will open to the public on **Thursday 15 November 2018**.



The opening will reveal a fully refurbished Myer and a range of exciting new brands such as Harry Hartog, Tigerlily, T2, Politix, Secrets, Charcoal and Bras N Things.

"We are looking forward to unveiling the first stage of the redevelopment with customers invited to a full day of events, live entertainment and giveaways" Michael Manwaring, Centre Manager.

In addition to new brands opening, some existing retailers will relocate to the new mall as part of development works, taking the opportunity to introduce their latest concept fit-outs to Sunshine Plaza.



A number of existing centre upgrades will also be completed in time for the opening, including the refurbished Food Court, interior ambience upgrades and a custom made nautical themed kids play zone.

The centre will also open more than 200 new parking spaces in the Myer rooftop car park, with direct access into the new mall.

On completion of the redevelopment in early 2019, customers can enjoy the new super-regional shopping centre with the region's first David Jones, H&M, a new Big W, Cornmeal Promenade dining precinct and over 100 specialty stores, bringing highly sought-after fashion brands to the Sunshine Coast.



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# NEW MAROOCHYDORE CENTRAL BUSINESS DISTRICT



The site of the Sunshine Coast's new CBD development in Maroochydore is beginning to take shape. New milestones are reached on the regular, the future is very bright for The Sunshine Coast with this mega infrastructure project. Recently, the council commissioned a new round of render images to gain further insight into the look and feel of the new CBD that will be created:



How often do you have an opportunity to build a new city centre from scratch? And on a site and in a location that simply can't be matched anywhere else in Australia? A nine storey new HQ for 600 council staff is on the cards, a company has reported taken deposits for developments and a new convention centre vision has started funding. The council themselves have committed a \$588 Million budget to improve the community with strong assets such as sporting facilities, libraries, galleries, community facilities, airport and holiday parks. Maroochydore is fast becoming the epi-centre of the evolving Sunshine Coast.



PAGE LAST UPDATED: 12/11/18

[www.suncentralmaroochydore.com.au](http://www.suncentralmaroochydore.com.au)



# NEW MAROOCHYDORE CENTRAL BUSINESS DISTRICT

A large number of investors Australia wide are still unaware (or don't believe) that an entirely new Central Business District is being created from the ground up on the Sunshine Coast.

## FROM CONCEPT



Below is actually an older aerial photo but is insightful as its taken at the perfect angle to show how Stage 1A will be placed in comparison to the concept above. This photo also clearly shows 'The Corso', which is the horizontal waterway running through the CBD.

## TO NEW BEGINNINGS





# NEW MAROOCHYDORE CENTRAL BUSINESS DISTRICT (CONTINUED.)

This is one of the latest aerial photos available. Still think this Central Business District is not happening? With more than \$10 million worth of underground infrastructure already installed (a CBD wide automated waste collection system in an Australian first) beneath the surface of the site, the first asphalt has been laid on the network of new streets in the city centre.

## SunCentral: Maroochydore's new CBD

Source: <http://www.maroochydore-city.com.au>



- \* SunCentral is expected to provide an estimated \$4.4 billion boost to the Sunshine Coast economy over the life of the project.
- \* SunCentral is expected to create 5,000 jobs by 2020, 15,000 jobs by 2025



**SunCentral**  
Maroochydore

## SUNCENTRAL THE BREAKDOWN

To truly get a great idea of the CBD, the council has broken it down into individual facets and are shown on the following pages.



Source: <http://www.maroochydore-city.com.au/vision>



# SUNCENTRAL : THE BREAKDOWN



Select from below  
to view details:

VIEW ALL

**STREETS**

WATERWAYS

PARKLAND

PLAZA

DEVELOPMENT

PARKING

RETAIL

COMMERCIAL

ENTERTAINMENT

RESIDENTIAL



Source: <http://www.maroochy-dore-city.com.au/vision>



Select from below  
to view details:

VIEW ALL

STREETS

**WATERWAYS**

PARKLAND

PLAZA

DEVELOPMENT

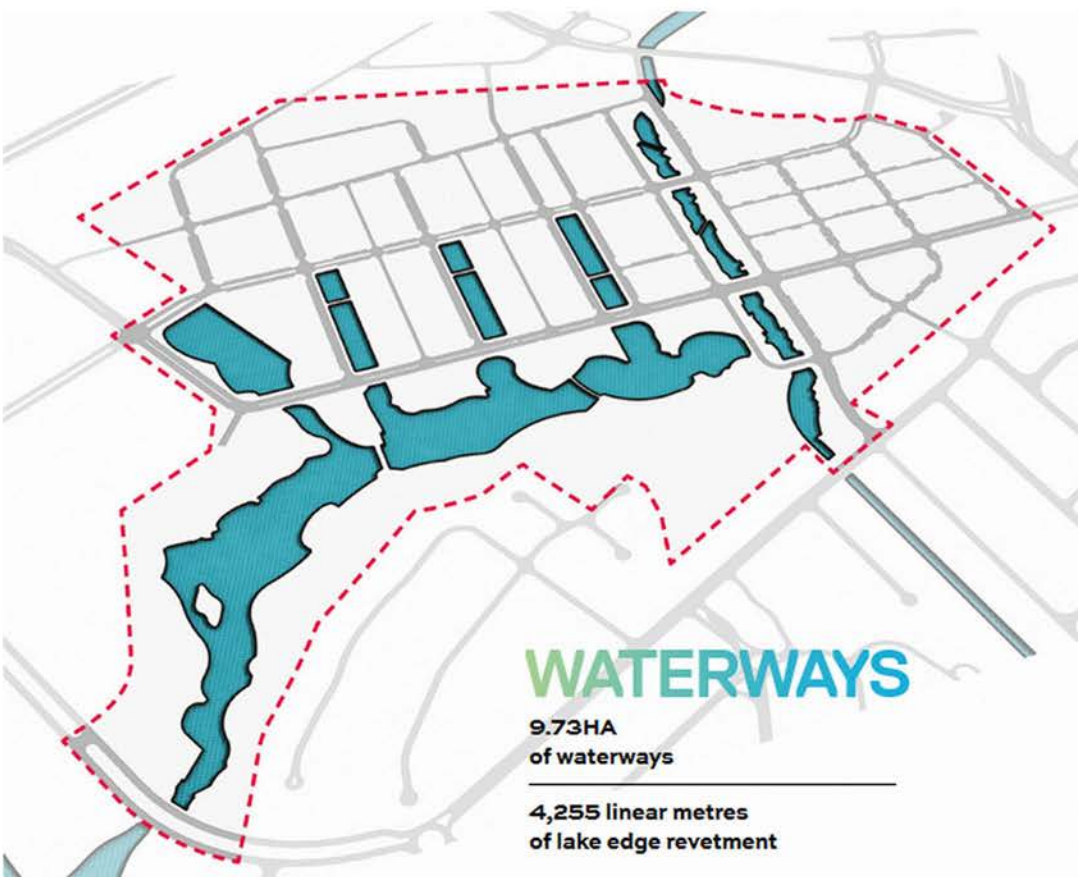
PARKING

RETAIL

COMMERCIAL

ENTERTAINMENT

RESIDENTIAL



Source: <http://www.maroochy-dore-city.com.au/vision>



# SUNCENTRAL : THE BREAKDOWN (CONT.)



Select from below  
to view details:

VIEW ALL

STREETS

WATERWAYS

PARKLAND

PLAZA

DEVELOPMENT

PARKING

RETAIL

COMMERCIAL

ENTERTAINMENT

RESIDENTIAL



Source: <http://www.maroochy-dore-city.com.au/vision>



Select from below  
to view details:

VIEW ALL

STREETS

WATERWAYS

PARKLAND

PLAZA

DEVELOPMENT

PARKING

RETAIL

COMMERCIAL

ENTERTAINMENT

RESIDENTIAL



Source: <http://www.maroochy-dore-city.com.au/vision>



# SUNCENTRAL : THE BREAKDOWN (CONT.)



Select from below  
to view details:

VIEW ALL

STREETS

WATERWAYS

PARKLAND

PLAZA

DEVELOPMENT

PARKING

RETAIL

COMMERCIAL

ENTERTAINMENT

RESIDENTIAL



Source: <http://www.maroochy-dore-city.com.au/vision>



Select from below  
to view details:

VIEW ALL

STREETS

WATERWAYS

PARKLAND

PLAZA

DEVELOPMENT

PARKING

RETAIL

COMMERCIAL

ENTERTAINMENT

RESIDENTIAL



Source: <http://www.maroochy-dore-city.com.au/vision>



# SUNCENTRAL : THE BREAKDOWN (CONT.)



Select from below  
to view details:

- VIEW ALL
- STREETS
- WATERWAYS
- PARKLAND
- PLAZA
- DEVELOPMENT
- PARKING
- RETAIL**
- COMMERCIAL
- ENTERTAINMENT
- RESIDENTIAL



Source: <http://www.maroochy-dore-city.com.au/vision>



Select from below  
to view details:

- VIEW ALL
- STREETS
- WATERWAYS
- PARKLAND
- PLAZA
- DEVELOPMENT
- PARKING
- RETAIL
- COMMERCIAL**
- ENTERTAINMENT
- RESIDENTIAL



Source: <http://www.maroochy-dore-city.com.au/vision>



# SUNCENTRAL : THE BREAKDOWN (CONT.)



Select from below  
to view details:

VIEW ALL

STREETS

WATERWAYS

PARKLAND

PLAZA

DEVELOPMENT

PARKING

RETAIL

COMMERCIAL

ENTERTAINMENT

RESIDENTIAL



## ENTERTAINMENT

250 room premium hotel  
100 residential apartments

25,500m<sup>2</sup> of  
entertainment/convention GFA

Source: <http://www.maroochydhore-city.com.au/vision>



Select from below  
to view details:

VIEW ALL

STREETS

WATERWAYS

PARKLAND

PLAZA

DEVELOPMENT

PARKING

RETAIL

COMMERCIAL

ENTERTAINMENT

RESIDENTIAL



## RESIDENTIAL

2000 residential  
apartments

Source: <http://www.maroochydhore-city.com.au/vision>



# \$68m 'YOU!' HEADQUARTERS IS NOW OPERATIONAL

THE Sunshine Coast has another symbol of its growth as a major economic region with the official opening of insurance giant Youi's new \$72 million global headquarters. The state-of-the-art building, located in the Sunshine Coast Technology Precinct, is home to more than 1300 skilled workers and continues Youi's remarkable success story since setting up business as a start-up on the Sunshine Coast with just 30 employees in 2008. It is hoped the global HQ will eventually house 3000 employees.



Youi CEO Frank Costigan said the decision to build at Sippy Downs reinforced the company's commitment to growing with the Sunshine Coast community, providing additional employment opportunities and helping strengthen an already buoyant economy.

## \$300m SIPPY DOWNS CENTRE REDEVELOPMENT

The whole Sippy Downs town centre redevelopment has been powering forward for the last couple of years. With a new Coles (complete) and Woolworths (yet to start construction) having such a close location to the University of the Sunshine Coast, this 'market within a market' is a great growth driver for surrounding developments.



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# \$80m KAWANA SHOPPING WORLD EXPANSION



The 6000sq m, multi-screen Event Cinema complex will include the Sunshine Coast's first Gold Class experience with fully-reclining arm chairs, food and drink delivered during the movie. Once open, guests can arrive early in the Gold Class lounge for a pre-movie drink and catch up. The cinema will be located at the northern end of the site and include general admission movies, plus a VMAX cinema featuring spacious, auditorium-style seating with tables, a larger screen and improved sound system.



Kawana Shopping World in Queensland's Sunshine Coast is one of Mirvac's best performing shopping centres.



## DEVELOPMENT UPDATE:

The Kawana Shoppingworld rejuvenation is progressing to plan, with works on track for a pre-Christmas opening of the new Event Cinema complex, dining precinct and multi-deck carpark.



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# \$1.134bn BRUCE HIGHWAY UPGRADE

**10** ON PAGE 2 MAP



The project involves upgrading the Bruce Highway to 6-lanes between Caloundra Road and the Sunshine Motorway. This includes major upgrades to both interchanges and the delivery of a two way service road for local traffic on the western side of the highway between Steve Irwin Way and Tanawha Tourist Drive.



## Location:

The Bruce Highway between Caloundra Road and the Sunshine Motorway on the Sunshine Coast.

## Completion:

Construction is expected to be completed in late 2020, weather permitting.

## Benefits:

The upgrade will deliver critical safety benefits to motorists, improve efficiency and reduce traffic congestion, and ensure the highway can cater for future traffic growth. The speed limit on the upgraded highway will be returned to 110 km/hr.

## Funding:

The project is funded on an 80/20 basis under the Infrastructure Investment Program with the Australian Government contributing \$743.4 million and the Queensland Government contributing \$185.9 million (NOW EXPANDED)

## Project timeline



## Construction update: November 6th 2018

Pignata Road car pool facility is open. A new car pool facility between the Bruce Highway and Pignata Road in Palmview has opened to the public. Commuters are now able to park their vehicles and travel with their colleagues, family and friends to destinations both north and south of the coast. The car pool facility can be accessed via Pignata Road and caters for 240 vehicles in a safe, well-lit location. Construction is being completed across 2 major work zones, North and South.



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# \$5bn OCEANSIDE DEVELOPMENT



Oceanside is the name for the central Kawana region under transformation as an estimated \$5 billion world-class destination for the Sunshine Coast



**Oceanside Kawana** encompasses:

- \* The Sunshine Coast Hospitals
- \* The Health Hub @ Oceanside
- \* Birtinya @ Oceanside
- \* Birtinya Town Centre (**Recently approved by council**)

- \* The Birtinya and Bokarina Beach residential communities
- \* Birtinya Retirement Village



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As an investor, you would have almost have had to be living under a rock to not be aware of the \$5bn Oceanside Development. Since 2012, this area has been the constant focus of media attention and was one of the first major catalysts which started growth in the local real estate market.



# \$2bn SUNSHINE COAST PUBLIC HOSPITAL OPENS



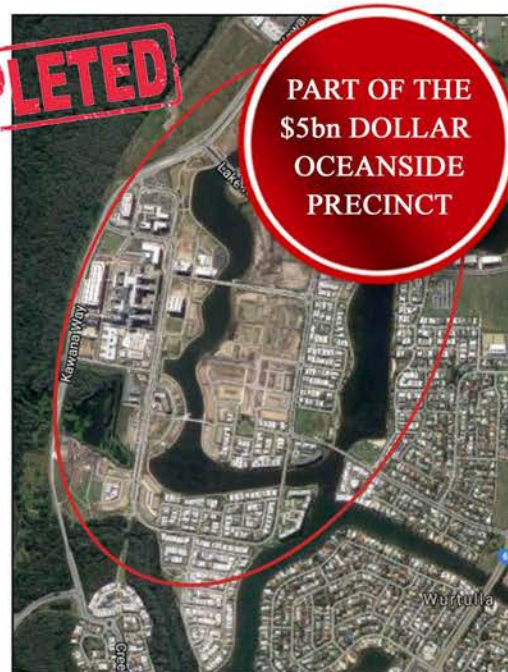
Sunshine Coast University Hospital (SCUH) saw its first patients on 21 March 2017 and was officially opened on 19 April 2017 by the Queensland Premier and Minister for Health and Minister for Ambulance Services.

THE PUBLIC HOSPITAL OPENS WITHIN THE \$5bn DOLLAR OCEANSIDE PRECINCT

**11** ON PAGE 2 MAP



**COMPLETED**



PART OF THE  
\$5bn DOLLAR  
OCEANSIDE  
PRECINCT

The new public hospital is revolutionising healthcare on the Sunshine Coast, offering a range of free public healthcare services supported by highly trained and specialised staff.

Services and capacity at SCUH will continue to develop over the coming years, with plans to grow to 738 beds by 2021. It can be expanded to 900 beds beyond 2021 if needed.

SCUH offer the following services:

- Emergency services
- Comprehensive cancer centre
- Specialised medical and surgical services
- Maternity services
- Rehabilitation service
- Interventional and diagnostic clinical support services
- Ambulatory care (outpatient) services
- Allied health services
- Mental health unit
- Renal service

## THE SUNSHINE COAST PRIVATE HOSPITAL REACHES NEW MILESTONES

**COMPLETED**



The Sunshine Coast Private Hospital has now treated more than 80,000 patients.

The Sunshine Coast University Private Hospital has grown since being the first service to commence on the Birtinya Health "Oceanside" precinct in late 2013.

Having treated more than 80,000 Sunshine Coast patients, SCUPH has rapidly become integral in the delivery of health services to the growing Sunshine Coast population.



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# SUNSHINE COAST HEALTH HUB

**11** ON PAGE 2 MAP

Oceanside's Health Hub is one of the largest development projects to occur within Australia over the next 10 years. Yet it's one element of an even larger community. The Oceanside Health Hub and Sunshine Coast Health Campus is Australia's single largest investment in health infrastructure. The Health Hub is a 17 hectare, purpose-built precinct carefully planned to accommodate a broad range of complementary business uses.

Oceanside's Health Hub is intended to be a magnet for new ideas and innovation; a place where entrepreneurs and established knowledge-economy firms can grow in a coastal setting with access to the newest technology and the creative fusion born of working alongside some of the best and brightest in the business.

Immediate neighbours include the Sunshine Coast University Private Hospital (SCUPH), and the Sunshine Coast University Hospital (SCUH), which incorporates the Sunshine Coast Health Institute (SCHI).



The Health Hub changes the scape of an area from a standalone Hospital destination into a vibrant health precinct community. This configuration has a way far more reaching effects for the local economy as the ripple effect is a continual motion of back and forth.



PAGE LAST UPDATED: 12/11/18



# \$830 MILLION DOLLAR BIRTINYA TOWN CENTRE

The \$830-million Birtinya town centre masterplan development is under way, with the shopping centre due to open late 2018. Construction is progressing well on the \$87m Stockland Birtinya Shopping Centre, which will be the first development completed in the Birtinya Town Centre. Stage one of the shopping centre will feature a flagship Coles and Aldi supermarket, two mini-majors, an open-air, late night dining precinct, some 30 specialty retailers and 522 car parking spaces.



Located off Kawana Way, directly opposite the world class Sunshine Coast Health Precinct and only a short distance away from the Birtinya Retirement Village and Bokarina Beach, The Birtinya Town Centre is set to become the heart of the Oceanside community.

The entire Birtinya Town Centre development is estimated to generate more than 550 jobs during construction and more than 14,600 new full time jobs on completion.

Stockland has commenced construction of a service centre to be located off Kawana Way, adjacent to the \$87 million Stockland Birtinya Shopping Centre development.

"All concrete tilt panels and structural steel has been erected, and the centre roof is almost complete. The ground works for the centre car park have been completed and the final surfacing will be laid soon. Works inside the centre for our speciality tenancies also continue on schedule." - John White, Stockland RDM



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11

ON PAGE 2 MAP



**COMPLETED**

# \$63m DOLLAR 'VERTICAL' RETIREMENT VILLAGE

Birtinya Retirement Village is an eight-storey vertical village in the heart of the Sunshine Coast's fast-growing Ocean side Kawana precinct. The village includes secure undercover parking with each apartment, guest parking, manicured gardens and a two-storey clubhouse and wellness centre with a gym, yoga studio, hair salon, bar lounge, billiards room and resort pool.


**12** ON PAGE 2 MAP

The first residents have now moved into the \$63-million Birtinya Retirement Village in the Sunshine Coast Health Precinct, with a mix of one-, two- and three-bedroom low-maintenance apartments available for sale.



**REALITY:** The inner apartment layout at the new vertical retirement village at Oceanside.



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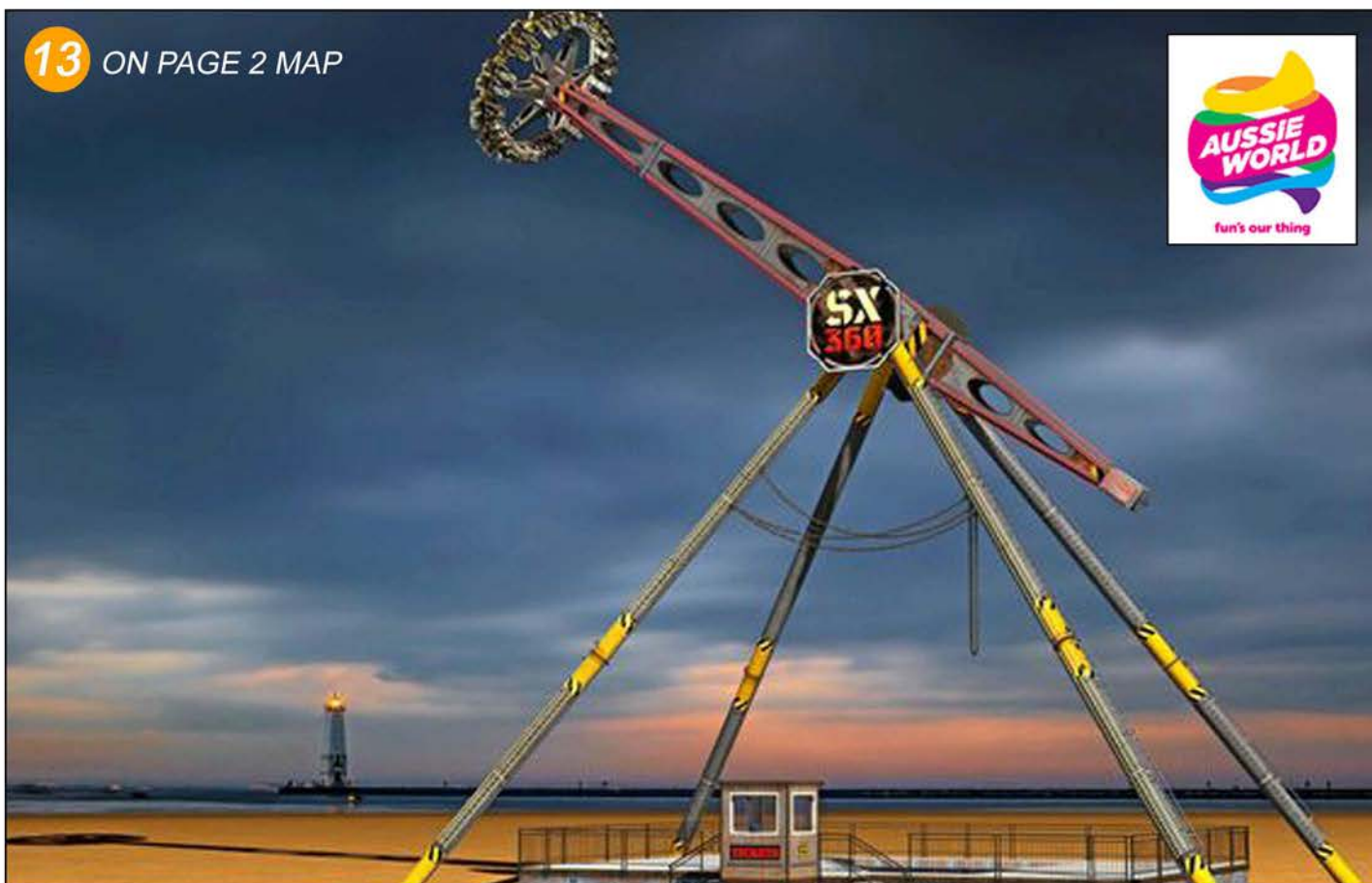


# AUSSIE WORLD EXPANSION

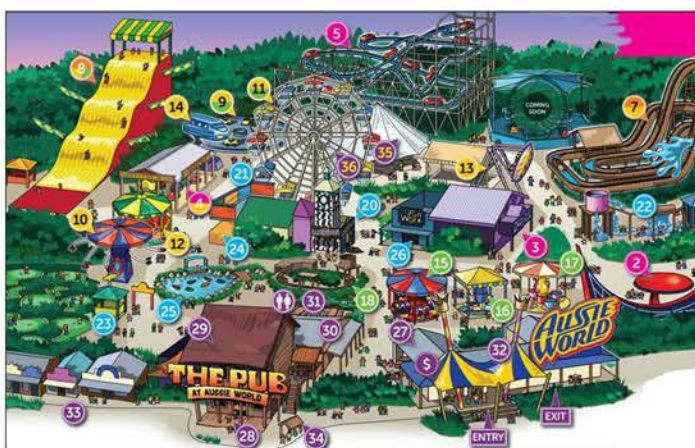


Aussie World was established in 1989 and currently attracts around 200,000 visitors each year with more than one million people engaging with the precinct annually. Aussie World's pub is also on track for a 2019 unveiling which will see it double in size, with a more modern, Queensland-style design. Sunshine Coast theme park Aussie World has commenced building an adrenalin e-charged thrill ride which has the capability to catapult guests up to 80 kilometres per hour and 11 stories in the air. The Typhoon SX 360, the region's first ever 'tier 1' attraction will be Australia's tallest, fastest, 360-degree swing ride when it opens for the summer season.

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The Sunshine Coast's iconic theme park Aussie World is well on its way to delivering its vision of becoming the most popular theme park in Australia following Sunshine Coast Council's approval to expand the theme park from its current 6ha to include five new major rides and additional car parking to the precinct. The



successful execution of the plan is projected to bring an economic boost for the local community and create 250 new jobs. \$150m plus is anticipated in economic impact from the construction phase and an ongoing economic impact of the \$160m plus annually for the local economy.



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# 'ACTVENTURE' WATER PARK APPROVED



A \$450 MILLION water-themed tourist park will surge ahead on the Coast next year after developers settled on a new vision they believe will ensure its success. Actventure, planned for a 25ha site at Glenview, was first raised in 2014. It gained development approval from Sunshine Coast Council late last year (late 2017)



However, this action is now on hold as developer Sanad Capital Pty Ltd finalises a development application for a new-look stage one. Sanad CEO Bradley Sutherland said this would include tourist accommodation of up to 278 cabins and villas, a health cafe, pools and slides, tennis and basketball courts and a spa for adults.

Mr Sutherland said when the original master plan was submitted early last year, the vision was to build a family hotel like Sea World Resort on the Gold Coast.

"But the trend has changed. People and families now prefer glamping and cabins and experience-driven holidays, so this is the direction we have decided to take. It will be perfect for the Sunshine Coast," he said.

"Also, as part of stage one, there will be a function centre, some rides that don't currently exist in Australia and a surf pool. It was a strategic decision to re-configure the lot based on stages that can also operate on a standalone basis."

Mr Sutherland said with a new international runway to be operational by 2020, the region was on the verge of a new tourism boom.

"The timeline for our opening will largely depend on when we get approval for the resort side. If we receive DA by the end of this year, we can begin work mid-next year and could expect it to open in the next 15-18 months," he said.



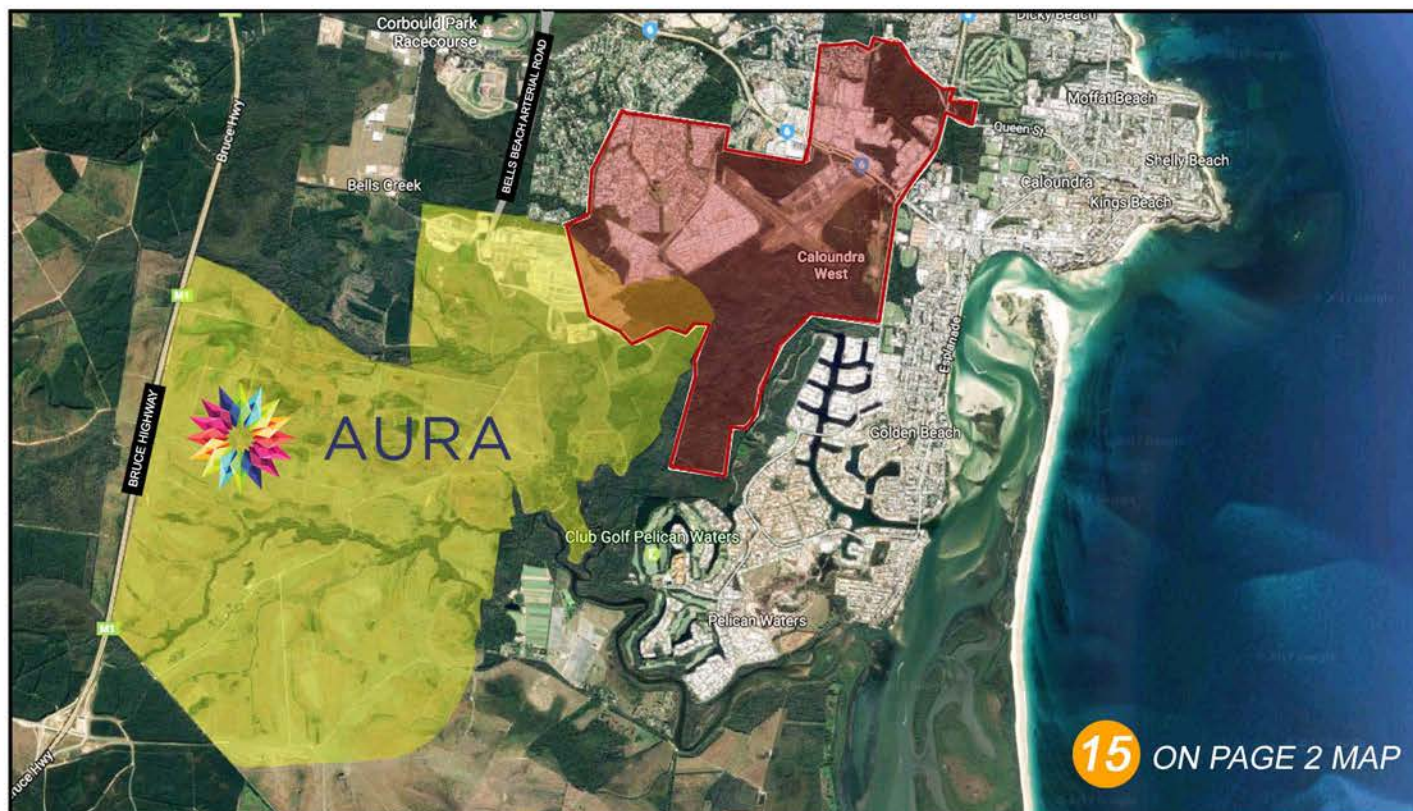
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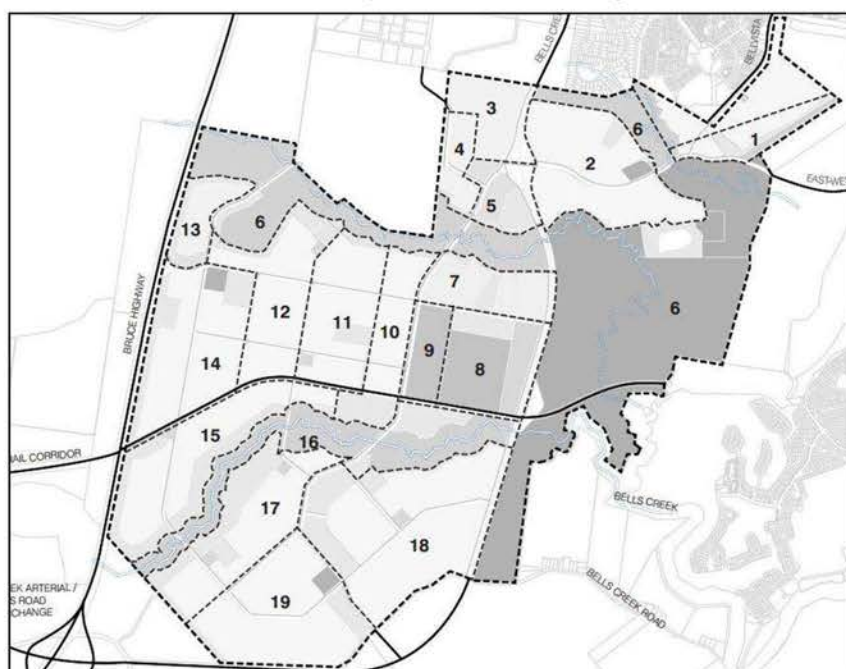
# \$5bn DOLLAR AURA MASTERPLANNED COMMUNITY



This is the new beginning. Stocklands who owned the land around the Sunshine Coast public hospital and Kawana precinct are now well underway with 'Aura', a \$5 billion project set to house 50,000 people upon completion.



With 700ha of rehabilitation and conservation designated, as well as innovation hubs, a public Southbank-style beach and sport and recreational facilities, the project is set to change the face of the Coast. As the community matures and grows, Aura will generate 20,000 new jobs on the Sunshine Coast. The Aura master plan features major business and industry precincts totalling 50ha.



A major new city centre CBD is also planned. Aura's city centre will cover 200ha and will include 100,000sqm of retail and 50,000 sqm of commercial floor space.

Aura will include a major regional-scale industrial and business hub positioned to attract and deliver a range of employment uses and will accommodate more than 410,000sq m of industry and commercial floor space and 40,000sq m of high-exposure retail showroom floor space.

The Aura master plan also makes provision **for more than 20 schools** and education centres to be developed as the community grows, which will create new jobs for teachers and childcare professionals.



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# \$5bn DOLLAR AURA MASTERPLANNED COMMUNITY



The first stage of Bells Creek Arterial Road (shown in red) is now complete! This now gives access to Aura as well as the 'Bellvista Boulevard' with both routes linking up to the internal connection road (shown in orange)



With short term accessibility into 'Aura' complete, it's very important to highlight how Aura will fit in with the coast as a whole. The latest Sunshine Coast Light rail brochure details medium to long term plans of linking Caloundra South all the way up to Maroochydore through the light rail network and provisions are already in Aura's plan for designated lines in the future that would fit with this future plan.



**Medium term**  
LIGHT RAIL & RAPID BUS



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# NAMBOUR, WOOMBYE AND PALMWOODS



Nambour, Woombye and Palmwoods hold the three heavy rail stations within 15km's of the Sunshine Coasts past and upcoming CBD that commuters rely on to get north or south via train from the coast. These towns also offer great accessibility by road into the new Maroochy CBD, its pristine beaches and the airport.



There is a very high demand by investors and owner occupiers for House and Land packages in the \$450,000 to \$500,000 price range. There are plenty of areas on the Sunshine Coast where land has skyrocketed and are no longer viable options where-as Nambour, Woombye, Palmwoods and the upcoming Aura and Harmony communities will be filling this demand with a supply that is still set to continue with growth due to the high population growth the coast is experiencing and the infrastructure underway and in the pipeline.



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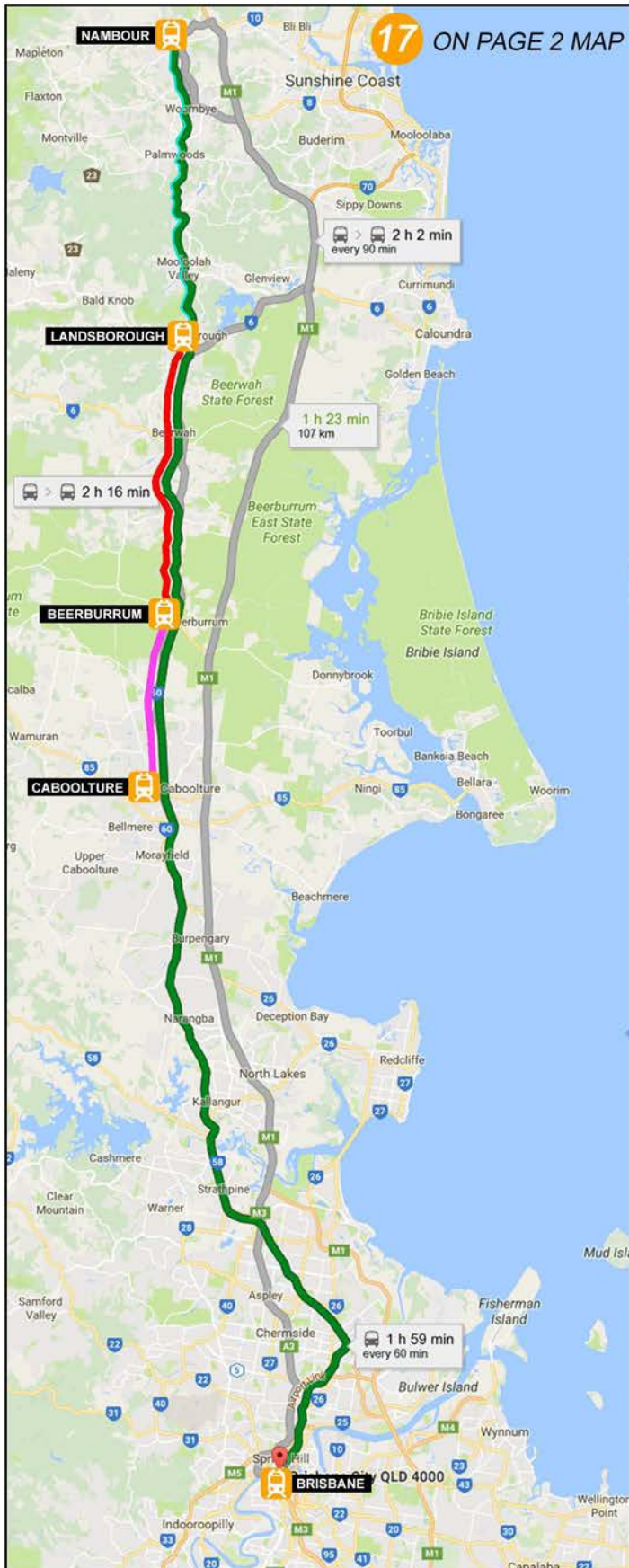
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# HEAVY RAIL LINE UPGRADES AND DUPLICATION



SUNSHINE Coast Council's Place Making Team has finalised the community update on feedback received during the visions-and-values exercise held earlier this year. The team is working closely with the DTMR to better understand the Beerburum to Nambour rail duplication project and keep track on how the design will impact Landsborough and help shape the council/community master plan.



The green line on the map to the left indicates the current train line between Brisbane City and Nambour. Commuters spend a little over two hours commuting from Nambour to Brisbane's central station.

The pink line on the map to the left is the completed rail line duplication which took place in 2009. This project straightened and duplicated 14 km of rail line between Caboolture and Beerburum, and upgraded the stations at Elimbah and Beerburum. **(\$298m)**

**\$780m RAIL UPGRADE** below now only awaits funding in the mid-year State Budget for work to start.

**UPGRADE: Beerburum to Landsborough.**

The project will straighten and duplicate this 17 km section of line, and will benefit both passenger and freight services.

**PROPOSED UPGRADE: Landsborough to Nambour.** While this section does not include duplicating the rail line between Landsborough and Nambour, it does consider undertaking a range of up-grades between Landsborough and Nambour including passing loop extensions, dual platforms and additional car parking at some stations.



Deputy Premier Jackie Trad and Transport and Main Roads Minister Mark Bailey announced funding for the Beerburum to Nambour Upgrade on Saturday, which means more than \$550 million in funding has been promised for the project, when factoring in the federal government contribution.



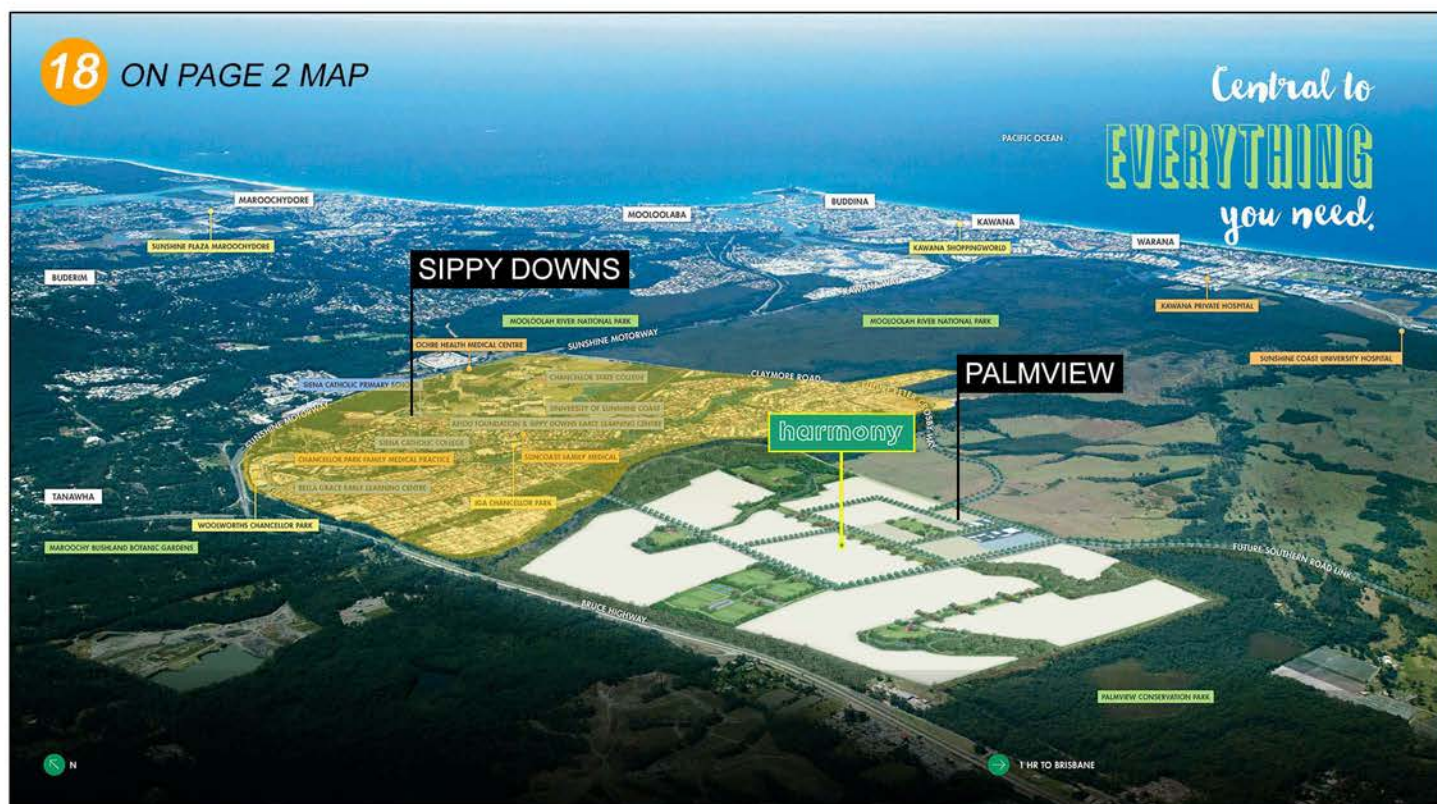
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# \$3bn DOLLAR 'HARMONY' RESIDENTIAL DEVELOPMENT



On Page 20 of this information pack you will have read the overview on the \$300m SIPPY DOWNS centre redevelopment. You can now see via the picture below how this fits in with the 'Harmony' residential development and the 'Palmview' suburb as a whole.



Inspired by the great outdoors, Harmony is a living tribute to the 378 ha that it lies on. A big linear park, forest hikes, bike and walking trails thread through it all, bringing the whole place to life. Out of Harmony's 378 hectares, 100 hectares will be allocated to open space for residents to enjoy.

The new master-planned \$3 billion community for 12,000 to 15,000 Sunshine Coast residents has been in huge demand with many houses already constructed and most recently, construction of the developments large internal park has begun. Harmony is seen as the next step in coping with south-east Queensland's population growth. Harmony is projected to create 9000 jobs, both full-time and shorter-term contract jobs during its construction and afterwards as the centre is established.

"Harmony's main entry road – Peter Crosby Way – will service future Harmony residents and those in neighbouring communities. Sunshine Coast Council will put in \$9 million towards the \$18 million to build Peter Crosby Way and a bridge by extending Claymore Drive over Sippy Creek leading into the large new suburb.

## What the Harmony development includes:

- \* 4800 to 5000 homes for 12,000 future residents;
- \* 100 hectares of open space within the 385 hectare site;
- \* A future delivery of a 15,250 square metre "town centre", with higher density living, with mixed retail and small business opportunities.



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# BOKARINA BEACHFRONT DEVELOPMENT



Centrally located on the coastal strip between Caloundra and Mooloolaba on the Sunshine Coast, and just an hour north of Brisbane, Bokarina Beach occupies one of the last beachfront parcels of residential land available on Australia's east coast.



## HOUSE & LAND

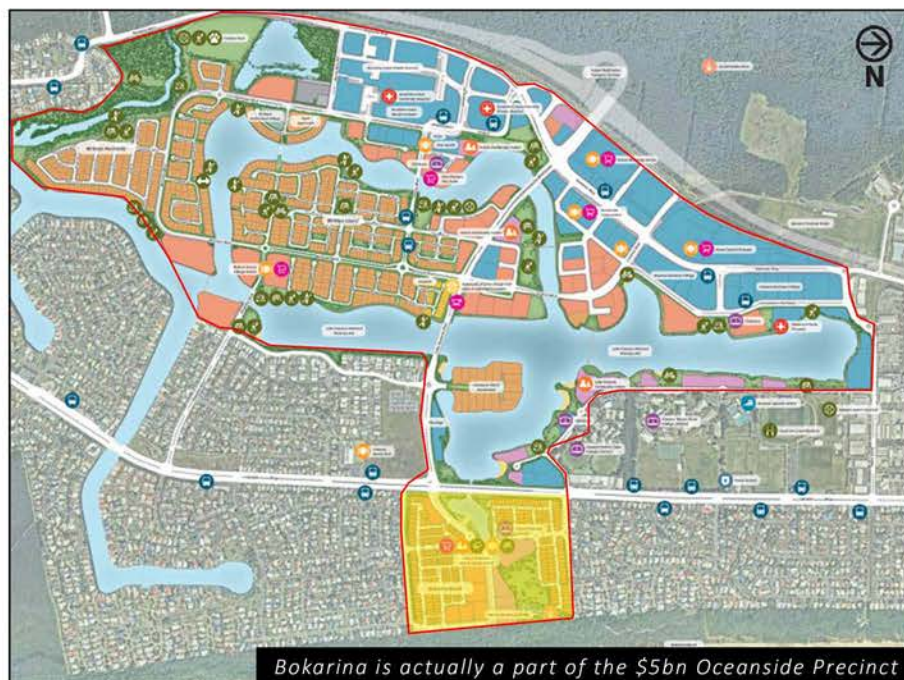
By Stylemaster Homes

**Lot 158 Stylemaster Homes**  
**Piazza 35 Primo**  
**\$953,785**



5 Bedroom / 3 Bathroom / DLUG for \$953,785

STOCKLAND is releasing the last residential lots at its \$192 million Bokarina Beach development as the new neighbourhood starts to take shape. The final land release comes just over a year since the first lots within the premium mixed-use residential, retail and tourism hub were snapped up by home buyers keen to take advantage of the prime location and lifestyle on offer. Work is well under way on the extension of Lake Kawana



into Bokarina Beach, as well as construction of a second bridge along Nicklin Way, while the first streets, home sites and services are being created.



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**COMPLETED** **20** ON PAGE 2 MAP

# SUNSHINE HOMEMAKER CENTRE GETS \$12M REVAMP



Aventus Property Group (APG) has applied the finishing touches to its \$12million refurbishment of Sunshine Coast Home.



On top of this THREE new tenants have been announced at a major Sunshine Coast retail centre as extensive renovations near completion.

Aventus Property Group (APG), specialist fund and asset manager for the Aventus Retail Property Fund, has announced that Amart Furniture, World Gym and Sheridan would be part of the company's \$85 million Sunshine Coast Home in Maroochy.

The 27,000sq m retail centre, located at 100 Maroochy Road comprises a diverse mix of 33 retailers and showrooms including services, home, furniture, electrical, food, auto and bedding.



Amart Furniture has secured the single largest tenancy within the centre (6000sq m), with World Gym (1500sq m) and Sheridan (500sq m) taking the balance of space in the refurbished ex-Bunnings tenancy.



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# NAMBOUR HOSPITAL REFURBISHMENT TO START 1ST QUARTER 2019



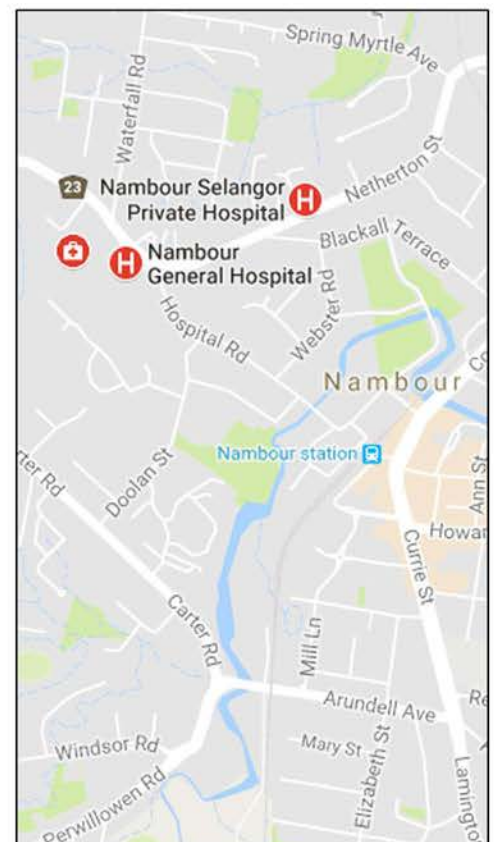
Nambour General Hospital is undergoing an \$86.239 million redevelopment to better service the growing health needs of the Sunshine Coast community. Nambour General Hospital will continue to play a critical role in Sunshine Coast community health and wellbeing by:



- \* becoming the centre of excellence for the care of older people and their specific health needs
- \* housing expanded mental health services that complement Sunshine Coast University Hospital Mental Health Service
- \* increasing low-acuity surgical services, complementing Sunshine Coast University Hospital tertiary services
- \* continuing to be the emergency care hub for Nambour and surrounding region
- \* creating new and contemporary environments for patients undergoing rehabilitation, renal dialysis, medical treatments, cancer care and day unit infusion therapies.

## The redevelopment will deliver:

- \* expansion of wards (inpatient units) including mental health services, surgical services and medical services with a focus on families and older persons.
- \* expansion of the emergency department with additional beds
- \* new medical imaging equipment with increased service capacity
- \* new Acute and Restorative Care ward (inpatient unit)
- \* a new same day rehabilitation service model to encourage the transferring of care from an inpatient to ambulatory setting
- \* Improved design of renal dialysis unit, Central Sterilising Unit, Oncology and Day Unit Infusion Therapy units, and kitchen facilities.



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# CALOUNDRA REVITALISATION PROJECT



Sunshine Coast Council's vision to deliver a world class centre for Caloundra is taking another step forward. Council is proposing a planning scheme amendment to help implement the adopted Caloundra Centre Master Plan, which supports the community's goals for the area and the master plan's vision to facilitate a strong mix of commercial, tourist, community, sport and living opportunities.



"Following extensive community consultation in the development of the Caloundra Centre Master Plan, this amendment is seeking to achieve greater activation, connection and vibrancy for the centre of Caloundra."  
- Division 2 Councillor Tim Dwyer

"With other centres on the Sunshine Coast, such as Maroochydore and Kawana, experiencing steady growth, it is important for Caloundra and its economy to be on a similar path.

"This special attention given to the centre of Caloundra will boost investment confidence and establish Caloundra as a leading business, employment and community services hub.

"In particular, there are plans for a new town square, Otranto Avenue street park, increased mixed use development, a gateway into Bulcock Street and improved community facilities.

"At two of the centre's most important transformative sites – Top of Town and Western Gateway – the proposed amendment provides for additional building height to encourage developments such as a four-star hotel or vertically integrated retirement facility.

"Through this amendment, we plan to secure exemplary architectural design and facilities that will make a significant contribution to the vision for the Caloundra Centre.

"Overall, the master plan has a strong focus on good quality urban design outcomes, links to the water and initiatives to stimulate investment in, and development of, several sites for residential, commercial and tourism purposes "We have developed a vision for Caloundra and now we are acting to make that a reality."



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# \$22.5m SPORTS HUB SUNSHINE COAST



Construction is well underway on the first stage of the new \$22.5 million Sunshine Coast Community and sports club. A federal government grant of \$5 million in funding as part of the Community Development Grants Programme helped kick start construction.



Director of the Sunshine Coast Community Club Darryl Van De Velde said the first building which will be known as The Sports Hub will provide an inclusive, multi-purpose, regional sports and community hub which will be of national significance.

"The Sports Hub will be an important asset to the Sunshine Coast and will be open to all users in order to promote active recreation and generate change to ensure positive health outcomes to the lives and lifestyles of the broader community," Van De Velde said.

"The Sports Hub will operate under a 'Surf Club model' where profits will be directed back to local athletes, sporting teams and community organisations including the project's two main beneficiaries in the Sunshine Coast Falcons and Brothers Junior Rugby Club Sunshine Coast." Van De Velde said The Sports Hub would be an important addition to the Sunshine Coast sporting landscape and would complement existing local sporting facilities such as the Sunshine Coast Stadium, nearby sports fields, Lake Kawana and the Kawana Aquatic Centre."



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The Sunshine Coast is built on an economy with a clear 20-year economic plan, which presents property investors with multiple opportunities and opens new avenues for business growth, development and expansion. It's creating a new Central Business District from the ground up and its airport expansion will open up the Sunshine Coast internationally to the world with unprecedented access direct to its doorstep.

For any property investment enquiries, contact:  
**PRO-ACTIVE INVESTMENT GROUP** on: 0432 034 543  
or email: [karan@paig.com.au](mailto:karan@paig.com.au)

