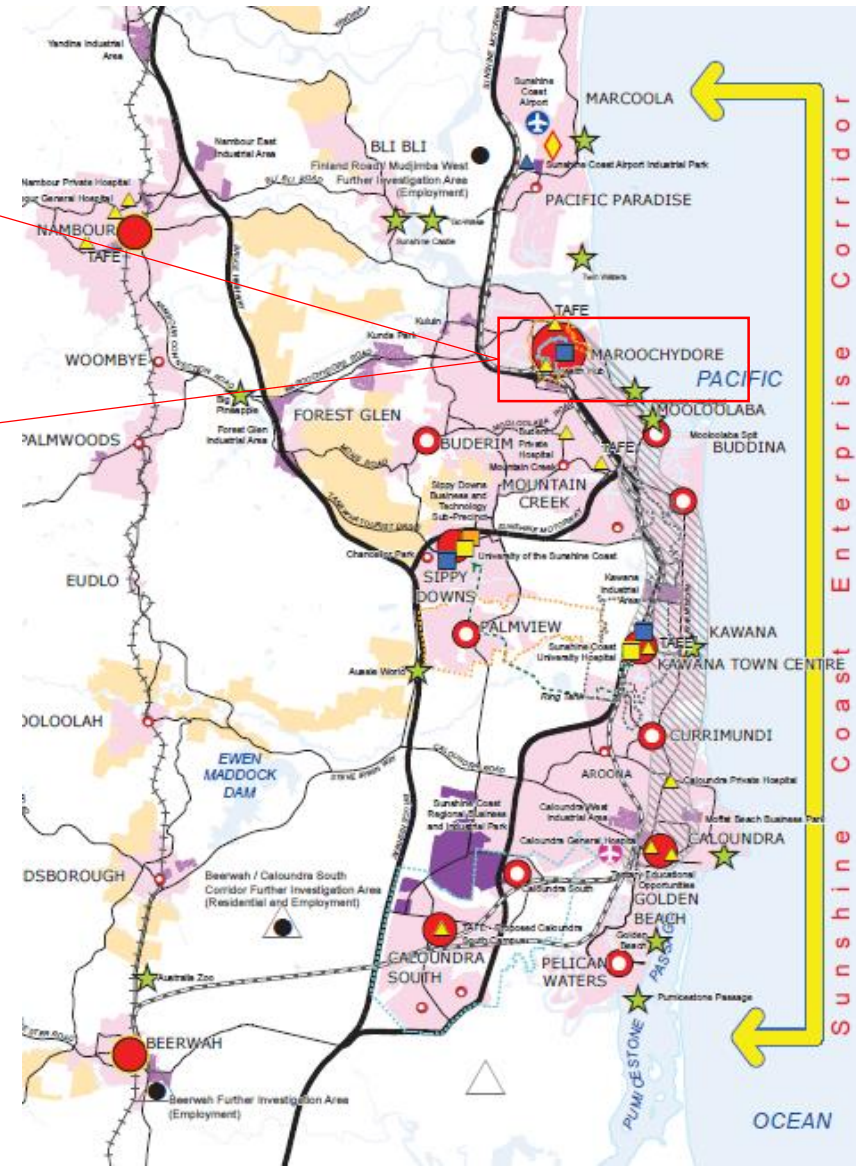


THE REGION'S URBAN EVOLUTION & THE MAROOCHYDORE CITY CENTRE PROJECT



ESTABLISHED PLANNING FRAMEWORKS ...

- Activity Centre Network**
- Principal Regional Activity Centre
 - Major Regional Activity Centre
 - District Activity Centre
 - Local (Full Service) Activity Centre
 - Specialist Regional Activity Centre - Sunshine Coast Airport
 - Priority Investment Areas (Note 1)
- Sunshine Coast Enterprise Corridor (Note 2)
- Employment, Industry and Enterprise Areas**
- Regional Employment Area (Note 3)
 - Regional Employment Area (Science and Technology) (Note 3)
 - Regional Employment Area (Aviation) (Note 3)
 - Regional Employment Area (Health, Education and Training) (Note 3)
 - Other Employment Area (Note 3)
 - Tourism Focus Area
 - Regional Industry and Enterprise
 - Other Industry and Enterprise (Note 4)
 - Further Investigation Area
- Major Transport Elements**
- Highways and Motorways
 - Road
 - North Coast Rail Line (subject to upgrade investigations)
 - Dedicated Public Transit Corridor - CAMCOS (Note 5)
 - Maroochydore to Caloundra Priority Transit Corridor
 - Dedicated Public Transit, Bicycle and Pedestrian Corridors - Greenlink Corridors (Note 6)
 - Sunshine Coast Airport
 - Caloundra Aerodrome
 - Possible Future Aerodrome



Maroochydore

THE BRIGHT CITY



... & A RANGE OF MAJOR PROJECTS ARE BEING DELIVERED



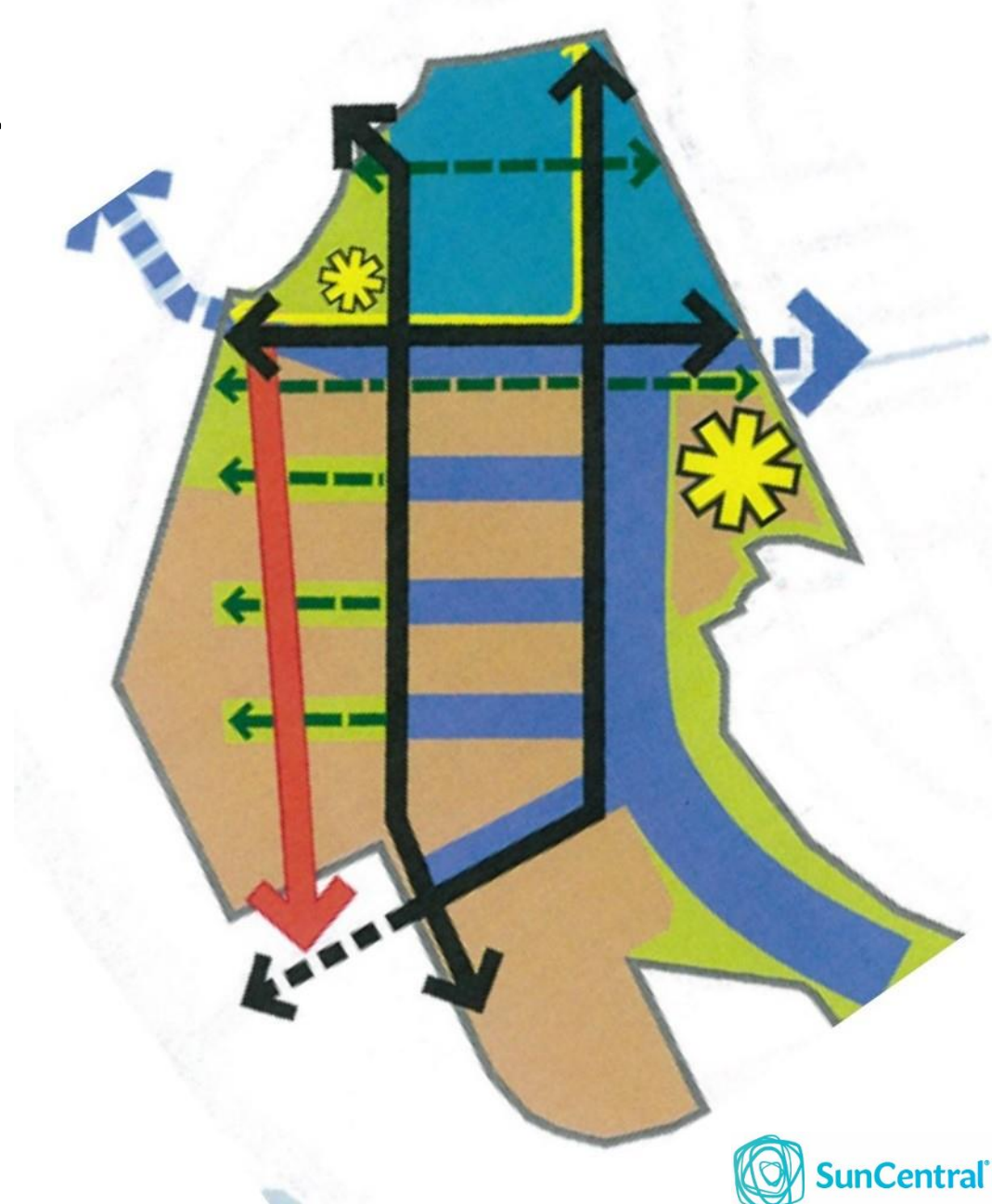
MAROOCHYDORE AS THE CAPITAL ... ?

- A major intervention for the Sunshine Coast / designated Priority Development Area
- Government planning indicates a significant transit-oriented regional CBD
- To create an identifiable city heart for the region (150,000m² of commercial / 65,000m² of retail / 2,000 apartments)
- An exercise in urban regeneration / city making and jobs creation over 20 years



CITY CENTRE PLANNING & DESIGN

- Government designated rail corridor and proposed light rail corridor, transit interchange (transit-oriented CBD)
- Key road connections across site to serve wider Maroochydore, street grid pattern, significant public realm
- Range of CBD uses in buildings up to 15-25 storeys
- Significant 3.6ha site for future regional premium hotel, entertainment and convention centre



INFILL / GREENFIELD OPPORTUNITIES ... ?



STAGE 1 CIVIL WORKS ...



INNOVATION & SMART CITY



Project will deliver on SCRC's Smart City Framework via:

- digital / fibre optic network investment for business
- inclusion of smart technology, control platforms and user interface for management of urban infrastructure (sensors delivering real time information for on / off street parking; traffic management; public transport services; LED public lighting; water usage; events etc)
- construction of the Automatic Waste Collection System (AWCS)



A NEW PERSPECTIVE ON MAROOCHYDORE

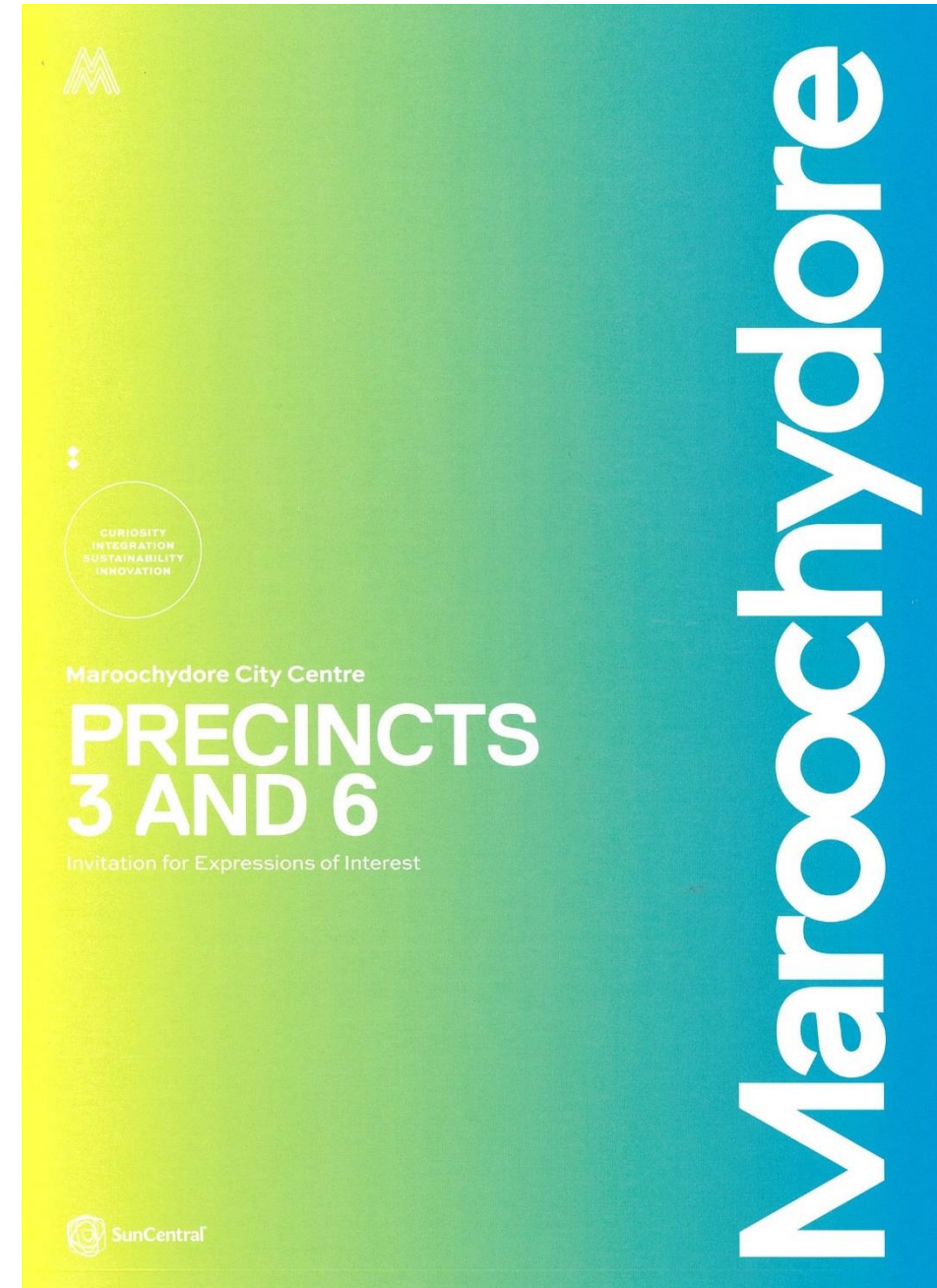


AIM FOR HIGH QUALITY URBAN CENTRES



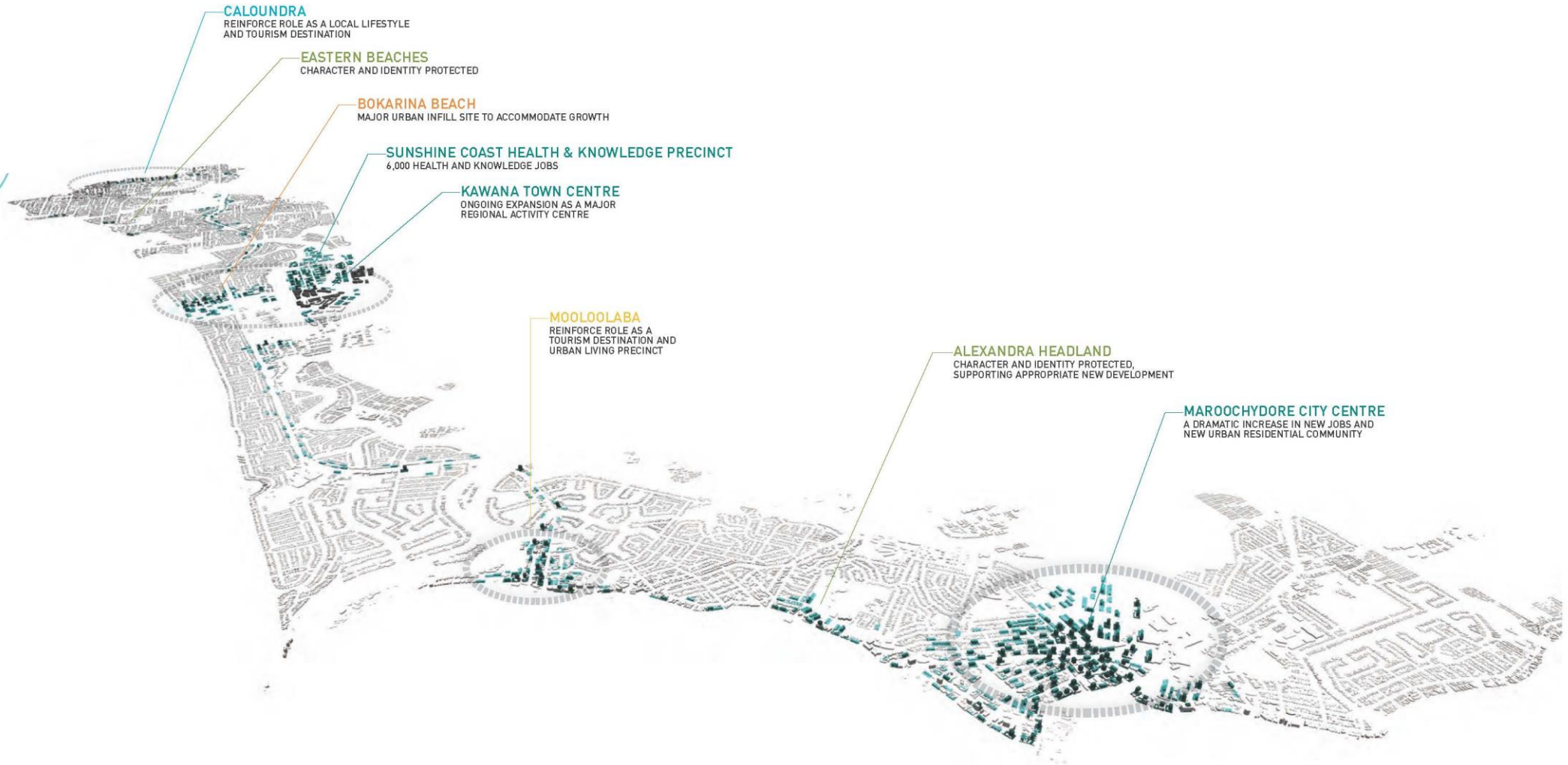
PROJECT MARKETING

- Building awareness of the Sunshine Coast and Maroochydore as a place for business and innovation
- Expressions of Interest now open for Precincts 3 and 6 - commercial, retail, mixed use
- Commercial negotiations presently taking place with parties



THE URBAN EVOLUTION CONTINUES ...

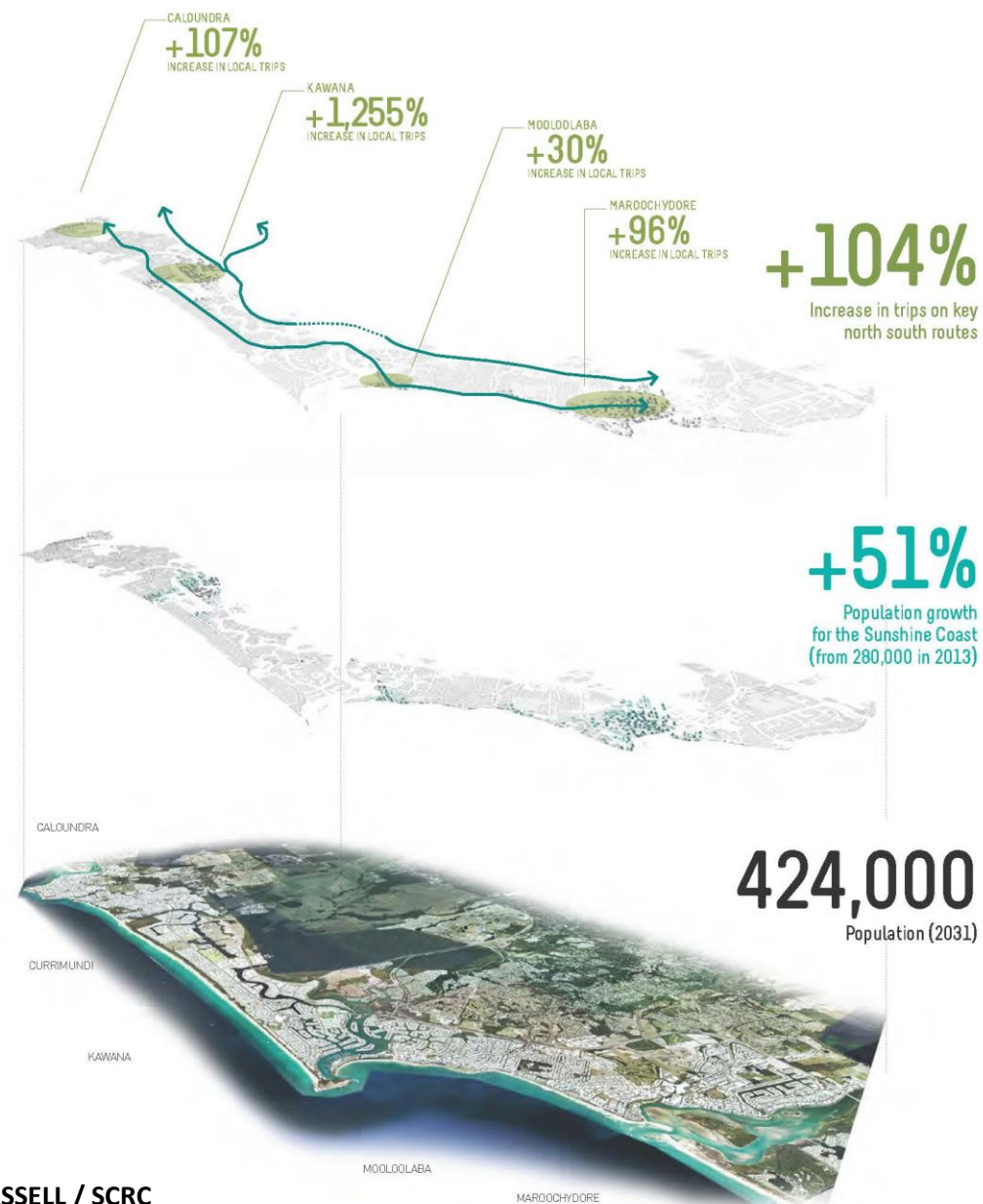
BUT THERE IS A MISSING PIECE ...



A COMMITMENT TO CONNECTIVITY

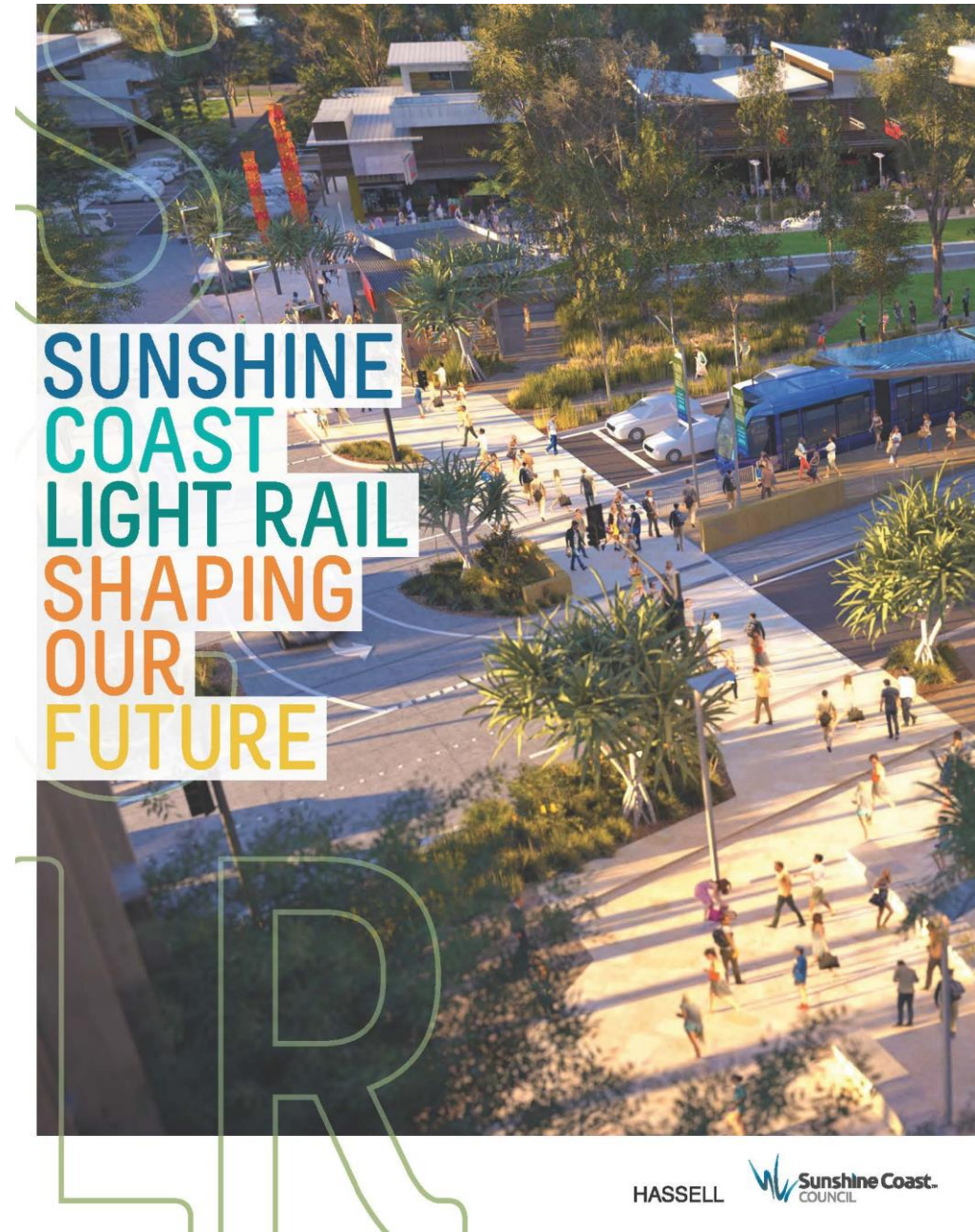
... PT / LIGHT RAIL

- A 'business as usual' approach to transport planning will not deliver outstanding urban centres and liveability



THIS NEEDS TO GO FORWARD - & SOON ...

- The time is right for this type of infrastructure investment on the Sunshine Coast
- Opportunities exist for government and the private sector
- Australia's ninth largest city-region must have an agreed, contemporary, urban centres transport plan and commitment to associated infrastructure investment

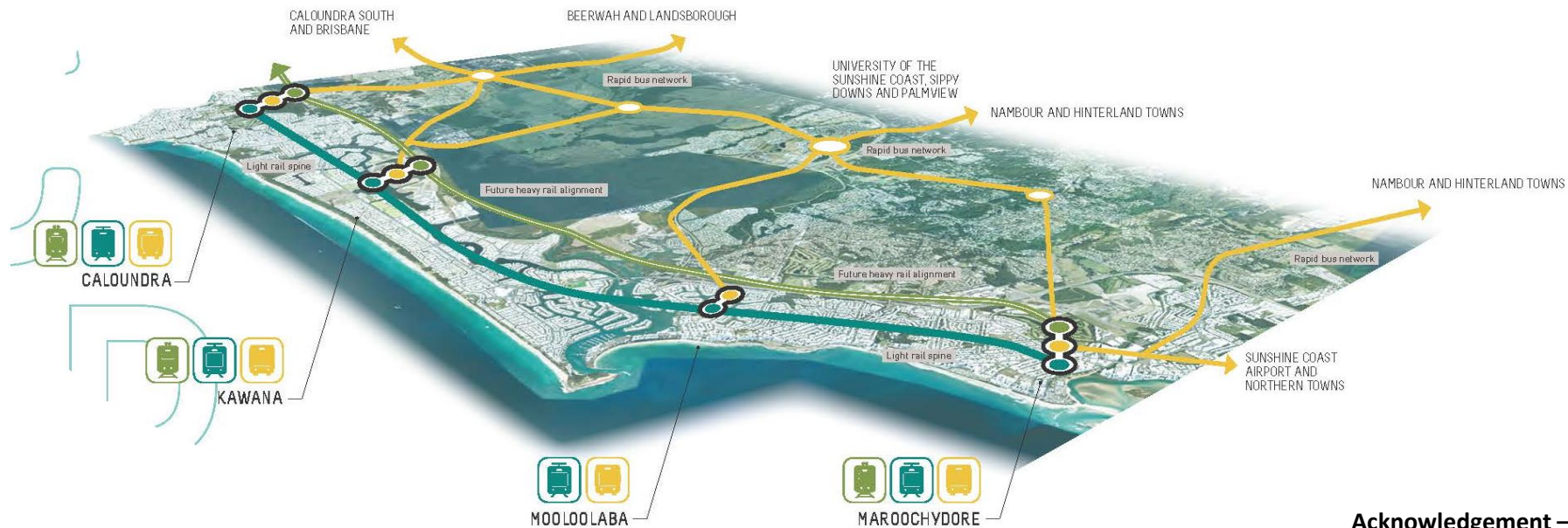


CONNECTIVITY HELPS BUILD GREAT URBAN CENTRES ...



An integrated public transport network

A new light rail system would form the backbone of the public transport network for the entire Sunshine Coast. It could be supported by a connected network of rapid, high frequency bus services and could connect with a future heavy rail line from Maroochydore to Brisbane.





... AND SEES FRESH INVESTMENT IN THOSE CENTRES



Maroochydore

THE BRIGHT CITY



CURIOSITY
INTEGRATION
SUSTAINABILITY
INNOVATION

IGNITE YOUR AMBITION

A unique opportunity to invest in Australia's
only greenfield CBD development within
an existing urban area.



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The information contained in this document is based on data available at time of writing. All figures and diagrams are indicative only.