

Maroochydore City Centre

23 January 2025
Project Update

Sunshine Coast Business Council

Commercial in confidence





Agenda

1. Project Overview
2. 50 First Avenue Project Update
3. SOL by Walker Project Update
4. Sunshine Coast Innovation Hub

1. Project Overview



The Big Picture

PDA vision key elements:

- Create a City Heart for Maroochydore and the Sunshine Coast
- Deliver commercial, residential, retail, civic, cultural and community uses
- Create a multi modal transport system via rail and mass transit
- Create urban environments that support opportunities for art, culture and innovation
- Establish a central Sunshine Coast location for regional convention facilities

Maroochydore: Seamlessly Connected



1. International Airport
2. Sunshine Motorway
3. Sunshine Plaza
4. Twin Waters Resort
5. Noosa
6. Proposed Passenger Train Line
7. Next DC Data Centre & Submarine Data Cable Landing Station
8. 50 First Avenue





Masterplan

North of the Corso (Current stage)

Commercial core precinct with dense mix of commercial, retail and residential uses.

-  Future Mass Transit Station
-  Future Development
- 1. Civic Park
- 2. Maroochy Private Hospital (under construction)
- 3. Foundation Square
- 4. Sunshine Coast Council City Hall
- 5. Corso Collection - Residential
- 6. Future Data Centre
- 7. Submarine Data Cable Landing Station
- 8. A1 Maroochydore - Commercial
- 9. Holiday Inn Hotel
- 10. 50 First Avenue - Commercial (under construction)
- 11. 295 Car Multi-Deck Carpark
- 12. Foundation Place - Commercial
- 13. Market Lane - Residential

 The Corso

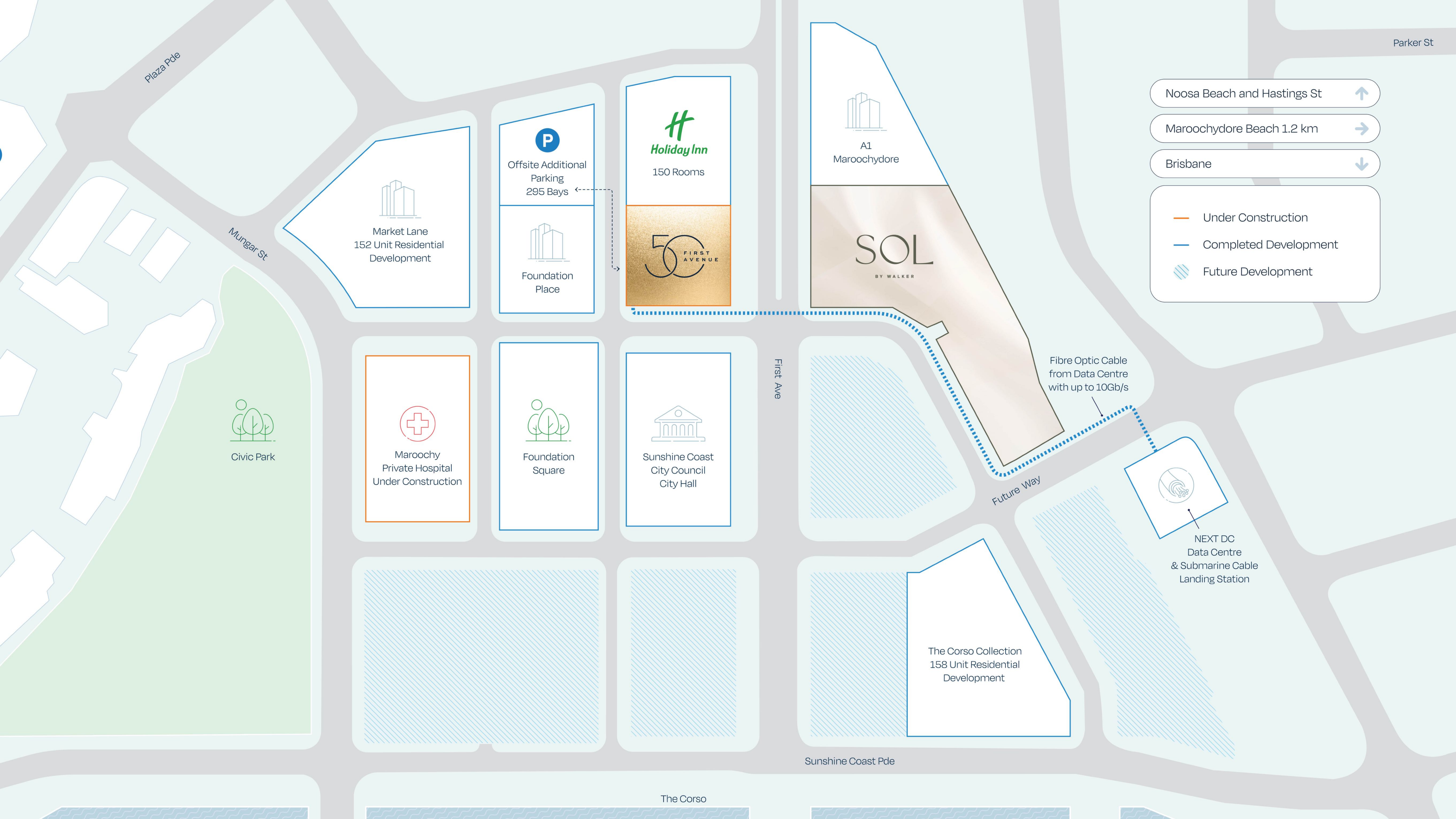
South of the Corso (future stages)

Large, flexible sites primarily focused on residential development, with substantial mixed-use retail opportunities along The Corso.

-  Rail Station
-  Convention Facility
-  Central Parklands Precinct
-  Hotel
-  **Western Precinct:**
 - 1,500 apartments
 - 41,000 m² commercial
 - 11,000 m² retail
-  **Eastern Precinct:**
 - 1,750 apartments
 - 34,000 m² commercial
 - 13,000 m² retail

A vibrant & engaging public realm delivering:

- 10 ha of parklands and public space
- 10 ha of lakes and waterways



2. 50 First Avenue Project Update





Construction Status

- Structure poured to level 9
- Leasing progressing
- Average 43 workers on site daily with 80% local engagement

Remaining Milestones

- Q1 2025 – Façade commencement
- Q2 2025 – Structure top out
- Q3 2025 – Crane drop
- Q4 2025 – Practical completion





3. SOL by Walker Project Update





Project Update

Project Overview

- Walker's first residential project in Maroochydore City Centre
- DA Approved Dec-24
- 251 Apartments delivered across two towers
- Curated ground plane and retail offering

Remaining Milestones

- Q1 2025 – Sales launch & opening of display suite
- Q2/3 2025 – Stage 1 construction commence
- Q1 2027 – Stage 1 practical completion
- Q4 2027 – Stage 2 practical completion

Register interest at www.solbywalker.com.au

Yield & Mix

	Tower 1	Tower 2	Total	Mix	Summary
1 Bedroom	13	42	55	22%	22%
2 Bedrooms	52	59	111	44%	44%
3 Bedrooms	38	31	69	28%	
4 Bedrooms	4	1	5	2%	34%
Soho	5	0	5	2%	
Terrace	0	6	6	2%	
Total	112	139	251	100%	



4. Sunshine Coast Innovation Hub



SC Innovation Hub

In partnership with Sunshine Coast Council, Walker submitted a funding application in December 2024 to establish an innovation hub in Maroochydore City Centre under Advance Queensland's SEQ Innovation Economy Fund.



Thank you.