

# THE *NEW* CBD IS DAWNING

IT'S NOT EVERY DAY THAT YOU GET TO CREATE A NEW CBD FROM THE GROUND UP, BUT THAT EXTRAORDINARY CONCEPT HAS BECOME A REALITY FOR THE SUNSHINE COAST.

Work is well underway to transform a 53-hectare site in the heart of Maroochydore into a 21<sup>st</sup> Century CBD - a feat that will pump almost \$4.4 billion into the local economy and create 15,000 jobs over the next 20 years.

The Maroochydore City Centre project will see the greenfield site become a major urban hub that will blend commerce, innovation, entertainment and city living.

As a vibrant and innovative place to work, live and play, the new CBD will feature exclusive retail, residential, dining and entertainment, public plazas, new waterways, parks and community facilities.

The scale is enormous with more than 150,000sqm of commercial space and 65,000sqm of retail to be rolled out.

There will be 2000 residential apartments to meet the needs of the Sunshine Coast's growing population while a premium hotel and convention and exhibition facilities will support the region's expanding tourism and events industry.

In a nod to the environment and the promotion of healthy and active lifestyles, 40 per cent of the site will be devoted to open space and waterways.



SunCentral Maroochydore was established in 2015 by the landowner, the Sunshine Coast Regional Council, to oversee design and delivery of the CBD project.

SunCentral CEO John Knaggs said the new city centre would service a catchment population of more than a million people.

"The Sunshine Coast's future has never looked brighter and the new Maroochydore CBD will be at the heart of it all," Mr Knaggs said.

"This will be a vibrant city centre for the 21<sup>st</sup> Century, with parks, waterways and community facilities alongside commercial, retail, residential, and lifestyle precincts."

Keeping with its transformational status, the project has been designed for the future, breaking new ground with its extensive use of technology to create a cleaner, greener, more liveable, dynamic city centre.

Unique features such as Australia's first CBD-wide underground automated waste collection system and a dedicated underground high-speed fibre optic network will set Maroochydore apart from other regional centres – and, indeed, many state capitals.

Mosaic Property Group's Managing Director, Brook Monahan, whose company has several residential projects across the Sunshine Coast, said the CBD development was a natural progression for one of Australia's fastest growing regions.

"Having experienced incredible growth and holding so much potential, the Sunshine Coast deserves a 21<sup>st</sup> Century CBD, and it will be very exciting to see a project of this magnitude unfold over the next 20 years," Mr Monahan said.

"The region is coming of age in terms of its population, economy, infrastructure and cultural life, so this is an exciting next step in its transformation."

