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CONTENTS

MESSAGE FROM THE MAYOR	5
OVERVIEW	6
AUSTRALIA'S SUNSHINE COAST	10
WHY SUNSHINE COAST?	15
Growing Economy	16
Strong economic foundations	16
Regional economic strategy	18
Pipeline of Capital Development	22
Dedicated Business Precincts and Infrastructure	28
Enterprise and investment areas	28
Industrial land	29
Information and communication technology	30
Innovation centre for business	31
Lower Costs for Doing Business	32
Payroll tax	32
Industrial land	33
Commercial office rental	33
Operating costs	33
Prime Location	34
Gateway to external markets	34
Lifestyle advantages	35
Quality Workforce and Education Sector	36
High quality education, training and research facilities	36
Workforce of the future	37
Government Incentives and Assistance	38
Sunshine Coast Council	38
Queensland Government	39
INVESTMENT OPPORTUNITIES	41
Property and Infrastructure	43
Maroochydore city centre	44
Aviation and aerospace precinct	46
Health and medical precinct	48
Commercial, residential and mixed-use precincts	50
High-Value Industries Delivering High-Value Returns	55
Health and wellbeing	56
Education and research	58
Knowledge Industries and professional services	60
Tourism, sport and leisure	62
Agribusiness	64
Clean technologies	66
Aviation and aerospace	68
HOW TO INVEST	70
KEY CONTACTS	71

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MESSAGE FROM THE MAYOR

“This is an important time in the history of the Sunshine Coast as it seeks to take a leading position as a major Australian urban and economic centre.”

Mayor Mark Jamieson



A REGION OF OPPORTUNITY

The Sunshine Coast offers investors an unrivalled mix of quality investment opportunities, prime commercial and coastal locations and an idyllic lifestyle and environment.

As one of Queensland's fastest growing regions and Australia's top ten significant urban areas, the Sunshine Coast is becoming one of Australia's leading regional economies having nearly doubled in size in the last decade.

The Sunshine Coast is building a new economy based on a clear 20-year economic plan, which presents investors with multiple opportunities and opens new avenues for business growth, development and expansion.

Significant capital investment is already underway. A new city centre - the only greenfield CBD development in Australia at this time - will be established in Maroochydore and a new A\$1.8 billion tertiary teaching hospital will open in 2016. The Sunshine Coast Airport is to be expanded to deliver Australia's next international airport and the A\$81 million expansion of the University of the Sunshine Coast is nearing completion. More than A\$2.5 billion in direct investment has been committed across these four major projects, in addition to significant private investment fuelling growth in a number of high-value industries across the region.

The region has built strong investment and business connections, with growing interest from the Asia Pacific and Middle East, and increasing domestic and global demand for its products and services.

The Sunshine Coast is also well connected, with road, rail, sea and air links providing a direct gateway to local, national and global markets.

The combination of the region's competitive business environment, accessibility to markets, new infrastructure, highly-skilled workforce and idyllic lifestyle makes the Sunshine Coast a location of choice for business and investment.

This is an important time in the history of the Sunshine Coast as it seeks to take a leading position as a major Australian urban and economic centre.

I invite you to share in the property, infrastructure and business opportunities presented in this Investment Prospectus.

MAYOR MARK JAMIESON

OVERVIEW

INVEST SUNSHINE COAST – THE FUTURE IS HERE

The Sunshine Coast provides an outstanding mix of opportunities for new investment and business expansion.

Located just over one hour's drive from the state capital of Brisbane, and with a population of more than 280,000, the Sunshine Coast has a clear 20-year economic blueprint and vision to build a high-value economy of choice for business, investment and employment.

seven high-value industries identified as having the greatest potential for success and well placed to service demand from domestic and global markets.

The Sunshine Coast's regional economic development strategy is generating a suite of emerging opportunities for investors and opening new avenues for business development in infrastructure, targeted high-value industries, supply chain development, and commercial, industrial and residential development.

A new economy for the Sunshine Coast is being developed on the back of strong economic foundations and valuable capital assets including award-winning health, education and aviation infrastructure. The region is also driving the development of

WHY INVEST IN THE SUNSHINE COAST?

A GROWTH ECONOMY

Economic Growth	<ul style="list-style-type: none"> A Gross Regional Product of over A\$13 billion – twice what it was a decade ago and now one of the largest regional economies in Queensland An average annual economic growth rate of 4.05% from 2001-2013 – higher than the national economic growth rate of 3.08% (International Monetary Fund 2013 and NIEIR 2014) The second highest value of building approvals and third highest number of local jobs for a Queensland local government area during 2012-2013 (.id, national data) More than A\$2.5 billion in major projects already underway or in the pipeline.
Population Growth	<ul style="list-style-type: none"> Population growth of 10.1% over the five-year period between 2008 and 2013 – higher than the national growth rate of 8.7% Forecast to have the second fastest growth rate (2.1%) of all Queensland sub-state regions between 2011 and 2036 (Queensland Government, 2013) Fourth largest region outside the state capital by resident population (.id, national data 2013) and 10th largest significant urban area in Australia by population (.id, 2014).
Business Confidence	<ul style="list-style-type: none"> More than 30,000 registered businesses Highest level of business confidence of any region in Queensland (Westpac Pulse Survey, 2014), with 56% of businesses expecting an increase in profitability in 2015 (Sunshine Coast Business Survey, November 2014).
Tourism Expenditure and Visitation	<ul style="list-style-type: none"> Highest growth in international visitors (9.4%) of any Queensland region in the year ending September 2014 (International Visitor Survey) More than A\$2.5 billion in overall direct visitor expenditure (Tourism and Events Queensland, 2014).



PRIME LOCATION

- ✓ Access to all major transport networks and export infrastructure – air, road and rail and broadband connectivity – including the award-winning Sunshine Coast Airport
- ✓ Room to grow – available commercial and residential land, commercial precincts, more than 2,700 industrial properties across 830 hectares with three major industrial parks
- ✓ An Enterprise Corridor for business – centrally located and providing a focal point for commercial, high-value industry, retail and residential growth
- ✓ A Queensland Government approved Priority Development Area in Maroochydore – offering greater development certainty and streamlined approval processes
- ✓ An award-winning region with a reputation for innovation – Sunshine Coast is a Smart 21 Community for 2014 and 2015
- ✓ Nationally recognised lifestyle location with advantages for business.



RESOURCES

- ✓ Quality education sector with an award-winning university, a multi-campus trade training institute, over 400 registered training institutions and more than 70 private and public schools
- ✓ A highly-educated workforce with the region's population holding a higher level of post-secondary school qualifications than the Queensland average – and more than 60,000 students studying at the local university, schools or training institutes
- ✓ An award-winning Innovation Centre – rated in the Top 10 University Business Incubators in the Asia and Oceania region for 2014
- ✓ Existing industry clusters and growing supply chains
- ✓ Access to business grade broadband networks from up to five major carriers
- ✓ Dedicated client managers, incentives and assistance for new investors and businesses
- ✓ Access to all tiers of government, facilitated as part of the development and investment approval processes.

COMPETITIVE ADVANTAGES



LOWER COSTS

- ✓ More affordable industrial land prices – 40% lower than other Australian capital cities
- ✓ Lower prices for commercial office space – 38% lower than Brisbane costs
- ✓ Lowest basic flat payroll tax rate of any Australian state or territory – estimated on average at A\$490 less per person
- ✓ Lower workforce costs than Queensland, New South Wales and Victoria averages – meaning lower operating costs for employers on the Sunshine Coast.

PRIME LOCATION + LOW TAXES + LOW COSTS + SKILLED WORKFORCE + GOVERNMENT SUPPORT = INVESTMENT SUCCESS

INVESTMENT OFFER AT A GLANCE

The Sunshine Coast offers investors the opportunity to be part of some of the most exciting developments in Australia at this time.

Region-building ventures in new regional infrastructure projects and precincts include:

- ✓ the development of a new city centre on Australia's only greenfield site at Maroochydore
- ✓ a A\$347 million expansion of the Sunshine Coast Airport to deliver direct access to the region from more Australian and international destinations
- ✓ a 17 hectare health, medical and mixed use precinct adjacent to a new A\$1.8 billion tertiary teaching hospital campus due to open in 2016
- ✓ major new residential and commercial developments and precincts across the region including the Caloundra South Priority Development Area which will house around 50,000 people
- ✓ a new business, technology and retail precinct adjacent to one of Australia's top-ranking universities, the University of the Sunshine Coast.

Targeted high-value industries offer great potential for success and well placed to respond to demand from global markets. These industries are:

- ✓ Health and wellbeing
- ✓ Education and research
- ✓ Knowledge industries and professional services
- ✓ Tourism, sport and leisure
- ✓ Aviation and aerospace
- ✓ Agribusiness
- ✓ Clean technologies.

To register your interest in investment opportunities, please contact the Coordinator, Investment Attraction, Economic Development, Sunshine Coast Council, telephone +617 5475 9958 or email invest@sunshinecoast.qld.gov.au.

WHO SHOULD INVEST?

Opportunities are available for these investors:

- Funds managers considering capital investment in infrastructure or commercial property
- Private or government corporations wishing to relocate or establish a presence in the region
- Entrepreneurs or individual investors looking to diversify their portfolios in a regional area
- Business developers wishing to start up enterprises, either small or medium-to-large scale
- Investors looking to take equity in an existing or new venture
- Existing investors and business owners in the region planning to expand and leverage growing business confidence and new infrastructure investments.



The Sunshine Coast offers a winning combination of locational advantages, a lower cost of doing business, economic resources, government support and investment opportunities. The region is already experiencing robust economic growth and is seeking discerning investors looking to capitalise on the associated market opportunities.

Businesses already investing in the Sunshine Coast:

- | | | |
|-------------------------|-----------------------|---------------|
| Stellar Asia Pacific | Westfund | Lend Lease |
| Ramsay Health Care | Arcare | Stockland |
| Australia Zoo | McDermott Aviation | Mantra Group |
| Merlin Entertainment | Machjet International | GHD Australia |
| Oaks Hotels and Resorts | Becker Helicopters | Mirvac |
| Youi Insurance | Latronic Sunpower | Telstra |
| Gourmet Garden | Aeromil | Optus |

Sunshine Coast - Recognised for innovation and excellence



One of Top 21 Intelligent Communities Worldwide



Winner, Google eTown Award, 2013



Local Government Sustainability Award



Twice awarded 'Major Airport of the Year'



Winner, Excellence in eGovernment, eBusiness Platform

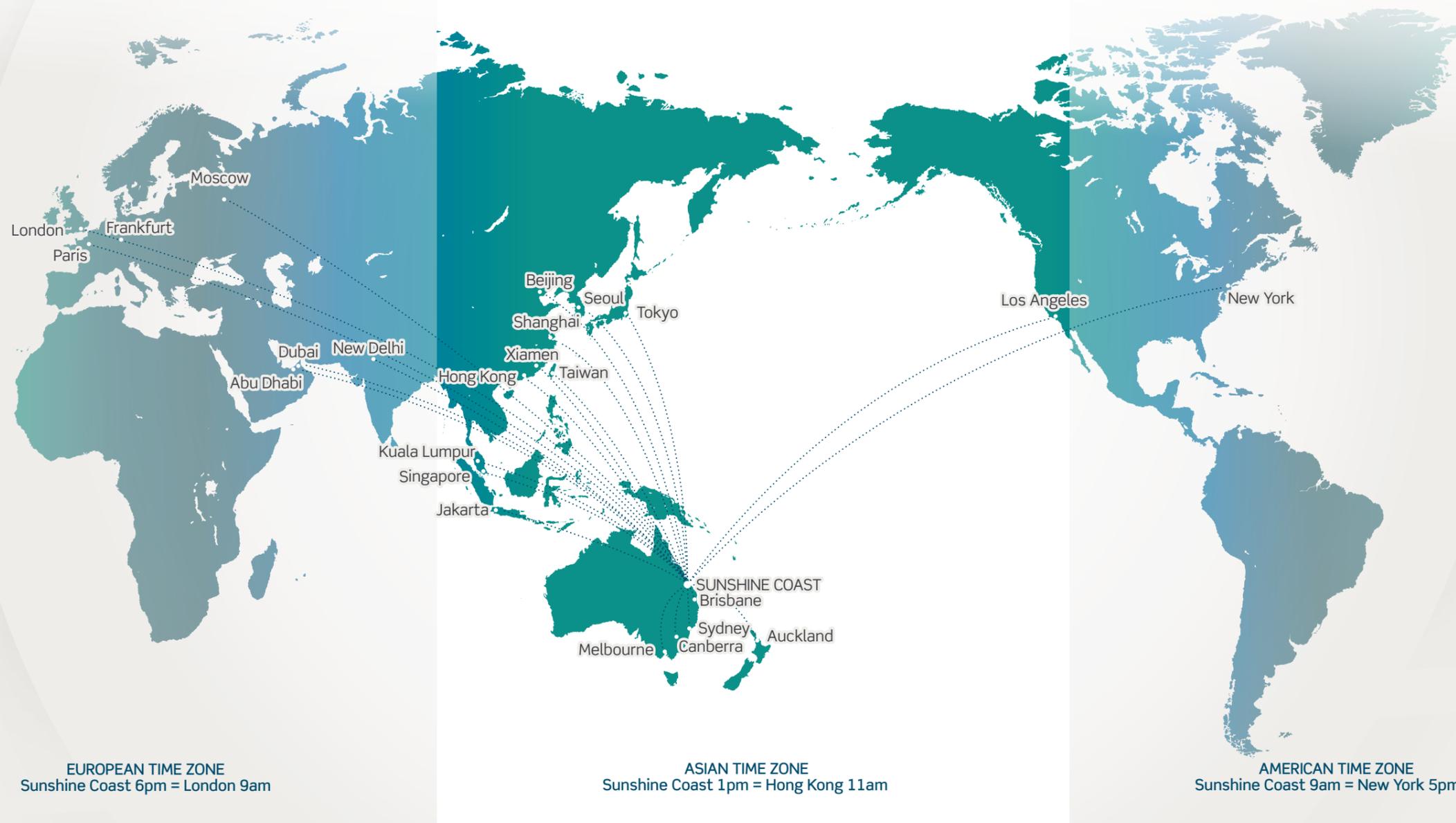


Four Awards in 2012-13



Two Awards in 2012-13

AUSTRALIA'S SUNSHINE COAST



EUROPEAN TIME ZONE
Sunshine Coast 6pm = London 9am

ASIAN TIME ZONE
Sunshine Coast 1pm = Hong Kong 11am

AMERICAN TIME ZONE
Sunshine Coast 9am = New York 5pm

Distance from the Sunshine Coast

Brisbane	1hr by car	
Sydney	1.5hrs	
Canberra	2hrs	
Melbourne	2.5hrs	
Auckland	3.5hrs	
Jakarta	7.5hrs	
Singapore	8.5hrs	
Kuala Lumpur	8.5hrs	
Hong Kong	9hrs	
Taiwan	9hrs	
Xiamen	9hrs	
Shanghai	9.5hrs	
Tokyo	9.5hrs	
Seoul	10hrs	
Beijing	11hrs	
New Delhi	13.5hrs	
Los Angeles	15hrs	
New York	20hrs	
Dubai	15.5hrs	
Abu Dhabi	15.5hrs	
Moscow	18hrs	
Frankfurt	20.5hrs	
Paris	21hrs	
London	21hrs	

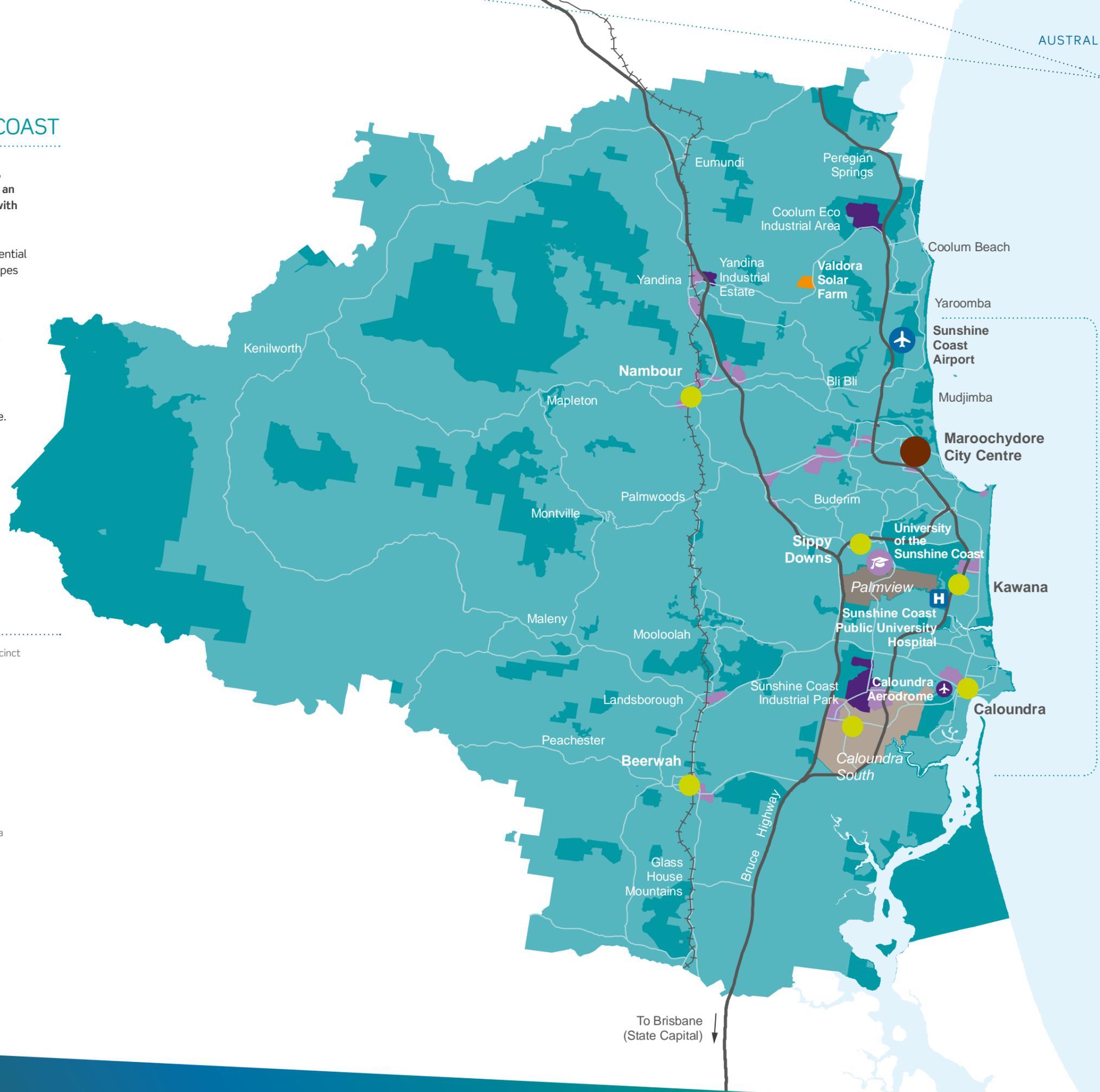
*Sunshine Coast Airport connects with direct flights to Sydney, Melbourne and Auckland.

AUSTRALIA'S SUNSHINE COAST

The Sunshine Coast is just over one hour by road, north of the state capital of Brisbane and covers an area of approximately 2,291 square kilometres with 52.3 kilometres of open coastline.

The region features designated commercial, residential and industrial precincts as well as diverse landscapes from ocean beaches to green belts and pristine hinterland communities.

Positioned on the doorstep of Asia and the Pacific Rim, the region is well connected to national and international markets through its major transport networks - the Bruce Highway, the national rail network and the Sunshine Coast Airport - and is close to Brisbane airports and the Port of Brisbane.



KEY

- Sunshine Coast Airport and Aerospace Precinct
- Caloundra Aerodrome
- University of the Sunshine Coast
- Sunshine Coast Public University Hospital
- Maroochydore City Centre
- Major regional activity centre
- Valdora Solar Farm
- Caloundra South Priority Development Area
- Palmview Declared Master Planned Area
- North Coast Rail Line
- Highways and Motorways
- Roads
- Industrial Parks
- Industrial and Enterprise areas
- National Parks and State Forests

SUNSHINE COAST ENTERPRISE CORRIDOR

To Brisbane (State Capital) ↓

WHY SUNSHINE COAST?

- ECONOMIC GROWTH ✓
- INVESTMENT READY ✓
- BUSINESS INFRASTRUCTURE ✓
- INVESTOR INCENTIVES ✓
- PROACTIVE LOCAL GOVERNMENT COUNCIL ✓
- IDEAL LOCATION ✓

GROWING ECONOMY

STRONG ECONOMIC FOUNDATIONS

The Sunshine Coast economy has doubled in size in the last decade, with a current Gross Regional Product of more than A\$13 billion. The economy is predicted to grow in a strong and sustainable pattern over the next 20 years to reach A\$33 billion in 2033, accompanied by an increase in high-value employment, export and household income.

The Sunshine Coast was the highest growing regional economy in Queensland between 2000-01 and 2010-11 (Queensland Government 2013). The average annual economic growth of the Sunshine Coast from 2001-2013 (4.05% per annum) compared with other major global economies (International Monetary Fund, October 2013) demonstrates

the region's economic strength and resilience. Economic growth on the Sunshine Coast surpassed the Australian average annual growth by 1% per annum over this period.

The Sunshine Coast is the fourth largest region in Queensland by resident population outside the state capital (.id, national data 2013) and the tenth largest 'significant urban area' in Australia (.id, 2014). The region also experienced a 10.1% growth in population over a five-year period (2008-2013), which was higher than the national growth rate of 8.7% (ABS, 2014). The region is forecast to have the second highest growth rate of major Queensland sub-state regions between 2011 and 2036 (Queensland Government Population Projections, 2013).

The region's current population of 280,000 is projected to grow to 450,000 by 2031, providing an ever-expanding local workforce to meet the needs of new business and industry as new investment takes place.

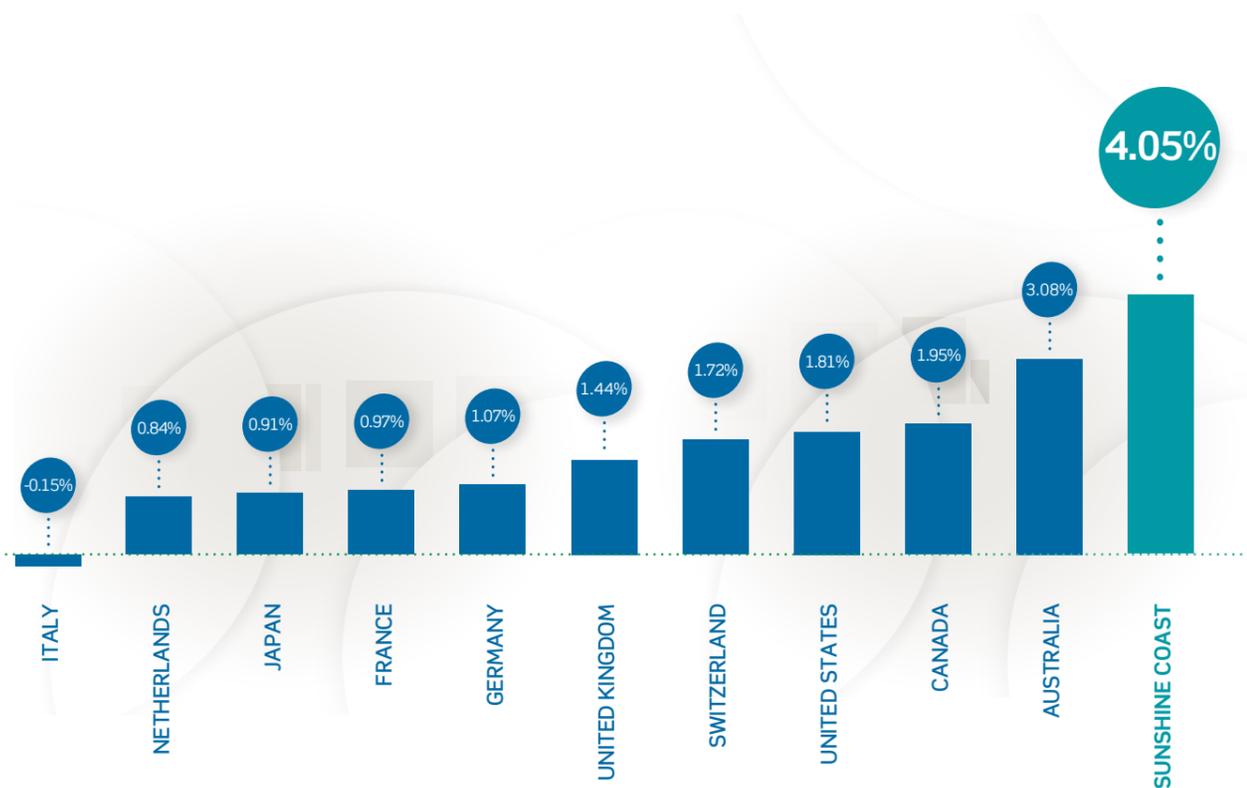
Of the 77 local government areas in Queensland, the Sunshine Coast was rated as having the third largest economy, second highest value of building approvals and third highest number of local jobs generated during 2012-2013 (.id, national data).

The Sunshine Coast's industry base has broadened over the past decade, with growth in new industries such as education, healthcare and professional services. The region's top five

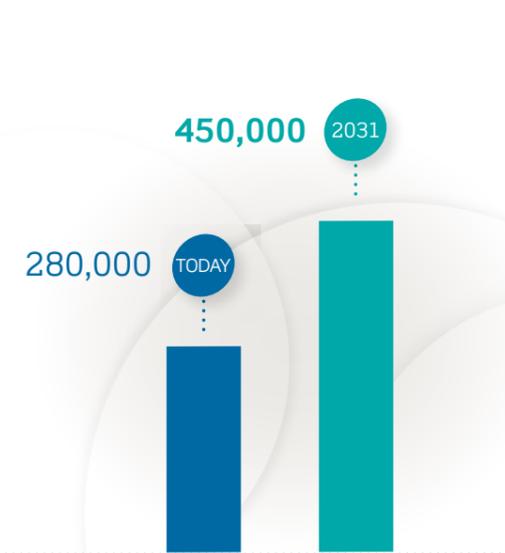
industry sectors by employment are health care and social assistance, retail, construction, accommodation and food services, and education and training (AEC, May 2014). In particular, the health care, finance and insurance services sectors have been key drivers of economic growth since 2006-07.

For the region's 30,000 plus businesses, commercial confidence is at its highest level in six years, with more than half of all businesses surveyed expecting an increase in profitability in 2015, and 53% recording stronger performance over the past six months (November 2014, Boardroom Business survey).

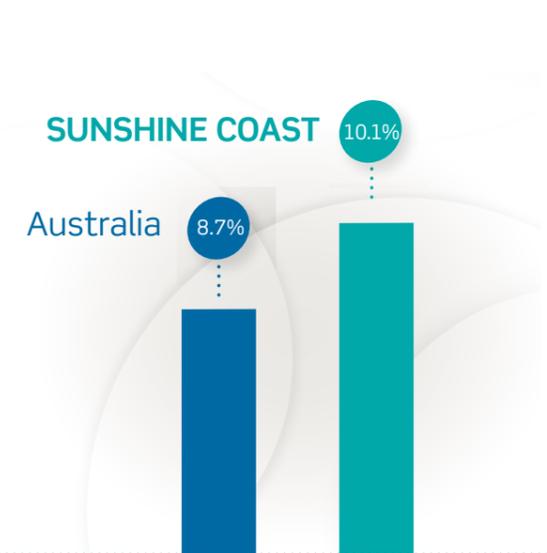
INTERNATIONAL MONETARY FUND, WORLD ECONOMIC OUTLOOK
CHANGE IN GDP
2001-2013 AVERAGE ANNUAL GROWTH IN GDP (GRP)



SUNSHINE COAST GROWING POPULATION
TODAY - 2031



POPULATION GROWTH RATE OVER
FIVE YEAR PERIOD
2008 - 2013



Sources: International Monetary Fund, World Economic Outlook Database, October 2013 and National Institute of Economic and Industry Research (NIEIR) ©2014, compiled and presented in economy.id.

REGIONAL ECONOMIC STRATEGY

A clear economic blueprint for the Sunshine Coast over the next 20 years has been developed by the Sunshine Coast Council and leading business, industry and university representatives.

Sunshine Coast - The Natural Advantage: Regional Economic Development Strategy 2013-2033 is designed to drive economic growth and sets four goals for the region over the next 20 years. The strategy's goals are supported by an initial five-year implementation plan focused on outcome-based actions, to provide the foundations to generate sustained regional economic growth and associated investment returns. (The strategy can be accessed at www.business.sunshinecoast.qld.gov.au or <http://bit.ly/1M7bE17>.)

The delivery of the region's 20-year strategy is overseen by the Sunshine Coast Economic Futures Board, comprising the Sunshine Coast Mayor and six acclaimed Australian business leaders. The Board brings decades of experience

and expertise to guide the implementation of the strategy, providing professional advice on capital raising, infrastructure prioritisation, market intelligence and project management.

BUILDING BLOCKS FOR A NEW ECONOMY

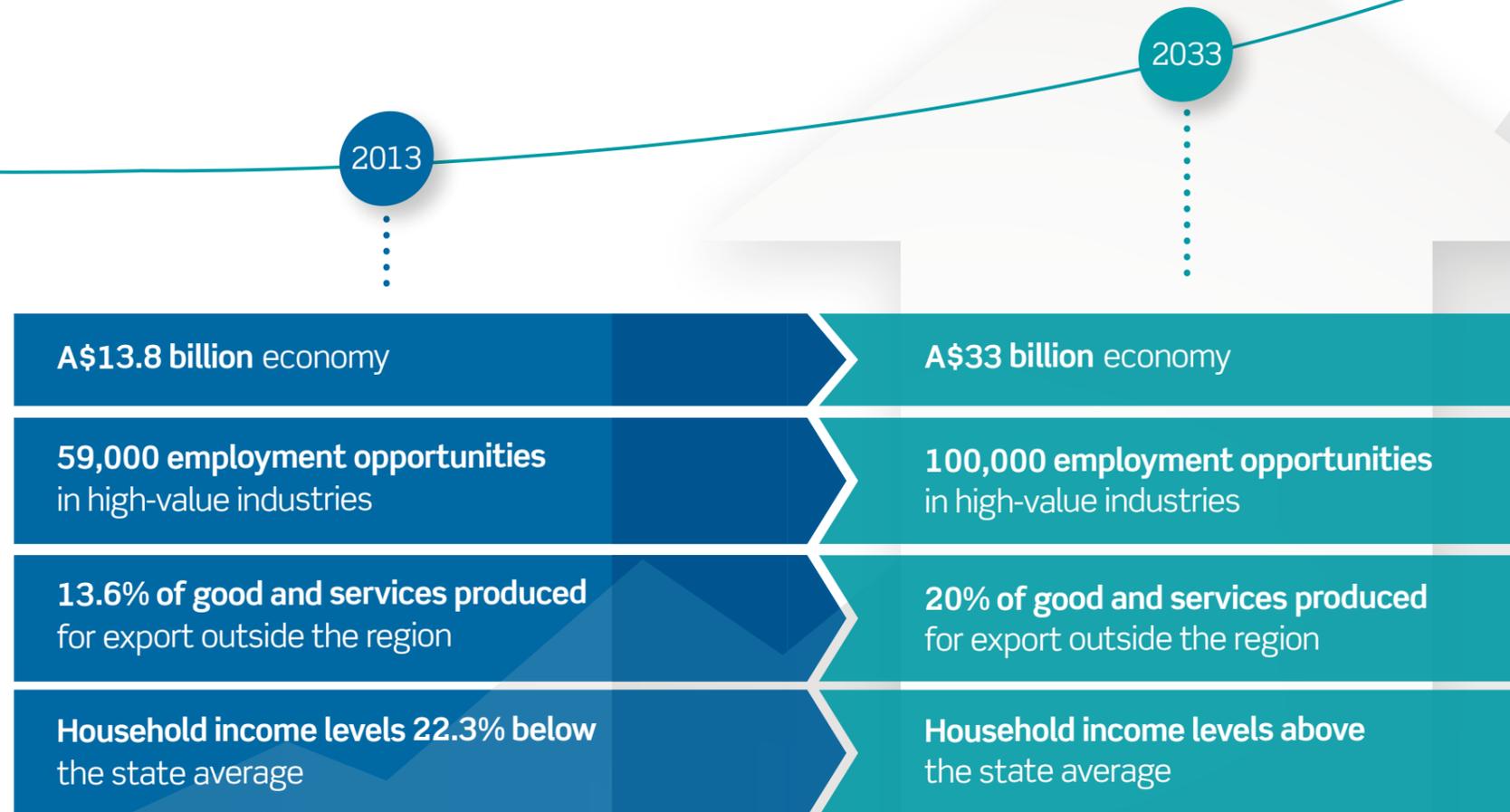
Reflecting the joint commitment of government, industry and business leaders, the new economy is being built on:

- strong leadership embracing collaboration, agility and a determination to succeed
- capital investment in regional infrastructure projects to support growth and competitiveness
- investment in high-value industries that generate enduring employment
- local-to-global connections to growth markets and with products and services where the region has a clear competitive advantage
- the talent and skills of its workforce and the contribution of community members.

MAJOR 'GAME-CHANGER' INFRASTRUCTURE

The region's infrastructure projects are transforming the Sunshine Coast economy and its employment base, and generating an array of associated investment opportunities. These projects collectively equate to a minimum direct investment of over A\$2.5 billion in the regional economy and are predicted to leverage associated investment of more than double this amount.

These projects are providing a significant boost to the retail and construction sectors and will encourage new investment, business development and expansion opportunities in the high-value industries.



SNAPSHOT

Infrastructure Investment – Regional ‘Game-Changers’

UNDERWAY
A NEW A\$1.8 BILLION TERTIARY TEACHING HOSPITAL CAMPUS

The new Sunshine Coast Public University Hospital, incorporating a Skills, Academic and Research Centre, is set to open in late 2016 with 450 beds and 3,500 staff, growing to 738 beds and 6,000 staff by 2021.



UNDERWAY
AUSTRALIA'S ONLY GREENFIELD CBD DEVELOPMENT AT MAROOCHYDORE

A new city centre to be constructed on a 53 hectare site owned by the Sunshine Coast Council, including a proposed five star hotel and an entertainment, convention and exhibition precinct.



NEARING COMPLETION
A\$81 MILLION EXPANSION OF THE UNIVERSITY OF THE SUNSHINE COAST

New buildings will cater for increasing student numbers and course options. These buildings include a new Engineering and Structures Laboratory, Learning and Teaching Hub and a Resources Building.



TO COMMENCE IN LATE 2015
A\$347 MILLION EXPANSION OF THE SUNSHINE COAST AIRPORT

This will be Australia's next international airport, to be completed by 2020. The project includes the construction of a new 2,450 metre runway, upgraded terminal facilities and increased apron facilities.



High-Value Industries

Supporting the major infrastructure projects, there are seven high-value industries that offer new investment prospects and opportunities for the expansion of existing businesses.

Growing industry and business capabilities to respond to demand from national and global markets is a major priority for the region.

The seven high-value industries are:

HEALTH AND WELLBEING



EDUCATION AND RESEARCH



TOURISM, SPORT AND LEISURE



KNOWLEDGE INDUSTRIES AND PROFESSIONAL SERVICES



AVIATION AND AEROSPACE



AGRIBUSINESS



CLEAN TECHNOLOGIES



PIPELINE OF CAPITAL DEVELOPMENT

A range of capital projects is already in the pipeline - or planned for future development across the Sunshine Coast - offering new investment and business development and expansion opportunities.

These projects include the region's A\$2.5 billion in major infrastructure projects, as well as new retail and service centres, and commercial, residential and mixed-use developments. Many of these region-building projects will be delivered over the next two decades.

The project timeline on pages 26 and 27 shows the projected delivery dates of major infrastructure developments across the Sunshine Coast for the next 15 years and beyond. This pipeline of capital development showcases the already strong investment interest in the region.

Further information regarding opportunities for investors arising from some of these key developments can be found from page 41.

INFRASTRUCTURE SUPPORTING AN INNOVATIVE, LIVEABLE REGION

For more information on the following case studies, please email invest@sunshinecoast.qld.gov.au.



CASE STUDY

Sunshine Coast Solar Farm

A 15MW solar farm, to be built by the Sunshine Coast Council on cane land at Valdora, will be the largest, council-owned solar farm and the first grid-connected, utility-scale tracking facility of this kind in Australia.

As well as electricity cost savings, it is estimated that A\$10 million in economic benefits will be delivered to the region through long-term employment, research and development opportunities, and associated tourism.

The solar farm is intended to supply all of the council's electricity needs, estimated to be more than A\$330 million over the next three decades. Reducing council's electricity costs by millions of dollars over 30 years will provide a saving for all ratepayers.

A research and development facility and educational visitor centre will also be built on the site, consistent with the Sunshine Coast Council's commitment to become Australia's most sustainable region and to help attract other clean technology business investment to the region.



CASE STUDY

Kawana Health Campus

The Kawana Health Campus incorporates the A\$1.8 billion Sunshine Coast Public University Hospital, which includes a A\$60.8 million Skills, Academic and Research Centre.

This state-of-the-art tertiary, teaching hospital precinct is a centrepiece of the Sunshine Coast's economic development and will provide a catalyst for health, medical, commercial and residential development in surrounding areas. When completed, the Sunshine Coast Public University Hospital will provide world-class research facilities along with a 21st century clinical and patient care environment.

The Sunshine Coast Public University Hospital and the Skills Academic and Research Centre will meet growing demand for hospital services and help train the future health workforce. The first stage of the project will be completed and open in late 2016 with 450 beds and 3,500 staff, growing to 738 beds and 6,000 staff by 2021.

Co-located on the site is the new A\$150 million Sunshine Coast University Private Hospital, which opened in November 2013. The 200 bed Sunshine Coast University Private Hospital is operated by Ramsay Health Care. This facility provides general and respiratory medicine, general surgery and specialities such as orthopaedics, ENT (ear, nose and throat), gastroenterology, colorectal surgery, urology, oncology and day chemotherapy. The hospital also recently introduced an interventional cardiology service and opened the first private cardiology ward on the Sunshine Coast.



CASE STUDY

Sunshine Plaza A\$350 million expansion

Sunshine Plaza, the largest shopping centre on the Sunshine Coast, houses more than 220 specialty stores, fast food outlets and cinemas. The Riverwalk, which runs through the centre of the Plaza, is lined with restaurants, cafes and dining and includes paddle boating facilities. Sunshine Plaza is valued at circa A\$800 million and in 2014 generated over A\$460 million in retail sales.

In June 2013, Sunshine Coast Council approved a A\$350 million expansion plan for the Plaza. Subject to receipt of the necessary commercial approvals, the proposed expansion is planned to add a further 37,000m² to the centre and include a new David Jones Department Store, 1500 more car spaces, and a further 120 specialty stores. A major public transport upgrade outside the Plaza has been completed providing more accessible connections for public transport and enhancements to public safety infrastructure.

CASE STUDY

A\$90 million Sunshine Coast Waterpark and Accommodation project

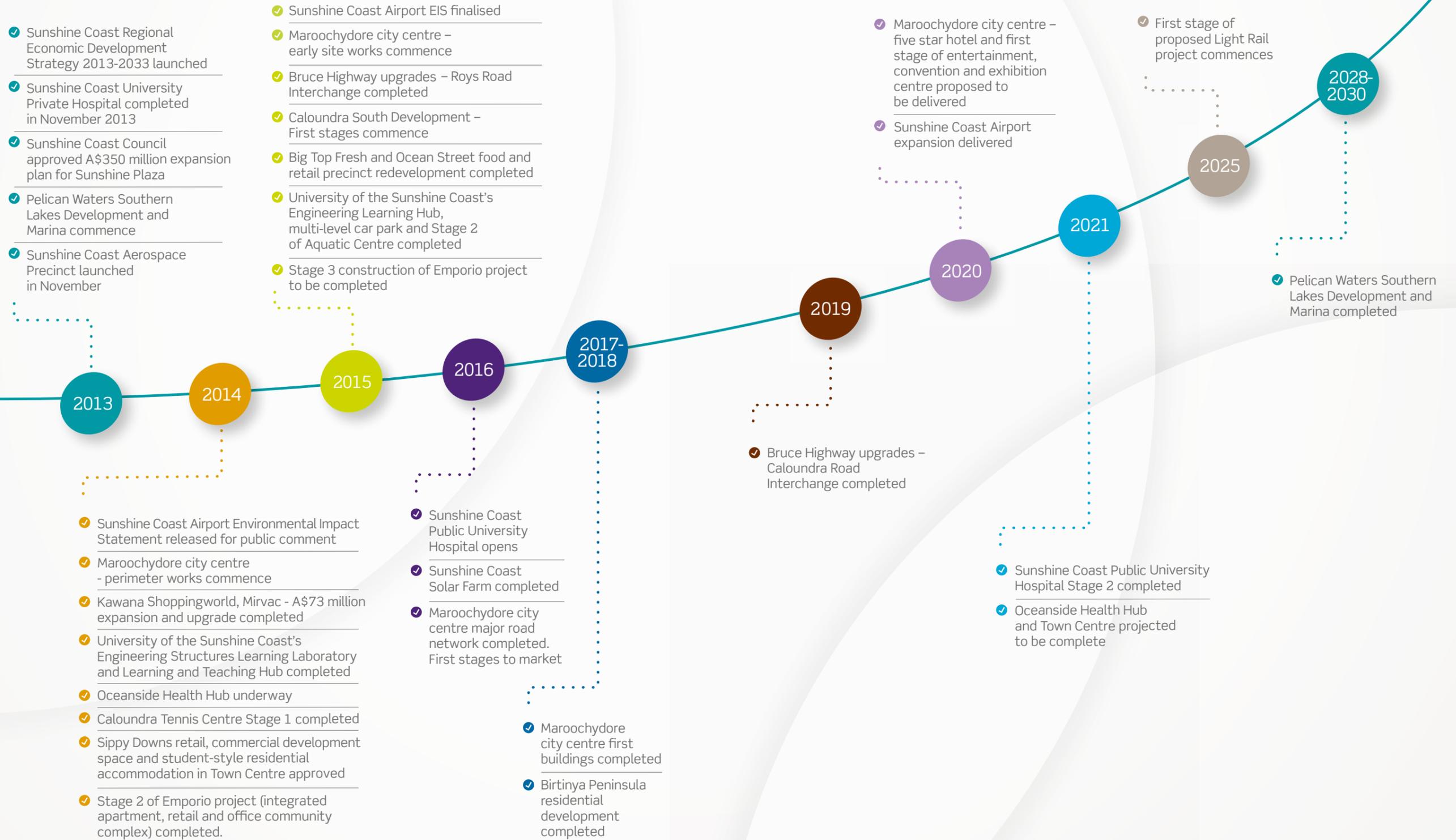
A 24 hectare, environmentally-sustainable water park along with tourist accommodation is proposed to be developed at Glenview on the Sunshine Coast. 'Sunshine Park' represents one of the region's largest tourism developments in a decade and, when complete, will be one of South East Queensland's leading tourist attractions.

The A\$90 million 'Sunshine Park' will be a world-class waterpark featuring a large wave pool, waterslides and other water-play activities as well as short-stay tourism accommodation. The park will also be supported by a function centre, restaurants, retail outlets and onsite car parking. The gross floor area for buildings associated with the waterpark is 6,000m².

The significant tourism investment is forecast to create approximately 430 jobs in the construction period and approximately 250 jobs during operation. The economic value to the Sunshine Coast region during the construction and operational period is estimated at over A\$50 million.

PROJECT DELIVERY TIMELINE

CURRENT AND FUTURE DEVELOPMENTS



DEDICATED BUSINESS PRECINCTS AND INFRASTRUCTURE

To encourage new investment and promote business expansion, the Sunshine Coast Council has introduced competitive regulatory and planning settings which are responsive to the commercial needs of business and industry.

Dedicated areas for commercial and industry growth and lower assessment levels for appropriate development in

these areas have been embedded in the region's planning scheme. This offers greater levels of certainty for business investors and makes it easier and more efficient in getting a new business investment established. The Sunshine Coast also offers a nationally awarded Innovation Centre dedicated to nurturing innovative business start-ups.

“The Sunshine Coast has given us a fantastic base to develop our cleantech business, starting up at the Innovation Centre and later migrating to the Coolum Beach industrial zone. Support from local industry and Council has helped more than we could have imagined.”

Mark Leckenby, CEO
ENOPTÉ

ENTERPRISE AND INVESTMENT AREAS

The Sunshine Coast Enterprise Corridor represents the key regional location for commercial and residential growth over the next 20 years and is home to many of the region's 30,000 registered businesses.

More than 70% of the region's projected population growth and the majority of new business investment in the high-value industries will be accommodated within the Enterprise Corridor, in appropriately planned and serviced locations.

The regulatory settings for development, which the Sunshine Coast Council has put in place in appropriate areas in the Enterprise Corridor, are designed to encourage investment

in infrastructure, commercial and industrial precincts, and residential development. Lower levels of development assessment and greater flexibility apply in appropriate areas of the Enterprise Corridor. Priority areas for investment are also identified within the Enterprise Corridor and across the region associated with the region's major infrastructure projects, to accommodate expansion and new business development opportunities in the high-value industries.

The Enterprise Corridor stretches along the coastal strip from north of the Sunshine Coast Airport to Caloundra South (see regional map on pages 12 and 13).

INDUSTRIAL LAND

The Sunshine Coast region contains more than 2,700 industrial properties across 830 hectares positioned for business growth, with a wide range of lot sizes available.

QUEENSLAND GOVERNMENT INDUSTRIAL PARKS

Coolum Eco Industrial Park

- Location: Quanda Road, Coolum, western side of the Sunshine Motorway, Sunshine Coast
- Lot size: 35 lots ranging from 5,000m² to 1.2 hectares, adjoining a 34 hectare conservation park
- Type of land use: medium and high impact industry

Yandina Industrial Estate

- Location: Paulger Flat Road, Yandina
- Lot size: 12 lots from 2,400 to 8,000m²
- Undeveloped parcels: 4.7 hectares to 13.3 hectares
- Type of land use: low and medium impact industry

Sunshine Coast Industrial Park

- Location: Racecourse Road, Caloundra
- Lot size: 73 lots, Stage 1 lots are from 2,500m² to 10 hectares
- Type of land use: low, medium and high impact industries

The region's industrial precincts provide excellent locational advantages, with land available near developed areas suitable for small-scale service, knowledge or 'clean' businesses through to land available for high-impact industry purposes.



For further information on these parks, contact Economic Development Queensland by telephone on +617 1300 130 215 or by email edq@dscip.qld.gov.au.

INDUSTRIAL AND ENTERPRISE AREAS

Other industrial land on the Sunshine Coast includes:

- Beerwah Industrial Area
- Caloundra South Industrial Park
- Caloundra West Industrial Estate
- Forest Glen Industrial Area
- Kawana Industrial Area
- Kunda Park Industrial Area
- Kuluin Industrial Area
- Landsborough Industrial Area
- Maroochydore Industrial Area
- Mooloolaba Harbour Industrial Area
- Nambour East Industrial Area
- Yandina Industrial Area.



For further information on these industrial areas, contact the Coordinator, Investment Attraction, Economic Development, Sunshine Coast Council, telephone +617 5475 9958.

See the map on pages 12 and 13 for industrial area locations.



INNOVATION CENTRE FOR BUSINESS

Since 2002, the Innovation Centre Sunshine Coast (co-located with the University of the Sunshine Coast) has supported the start-up and growth of more than 150 new and innovative businesses. The Innovation Centre has also helped to raise more than A\$30 million in early stage capital and government grants for its members and clients.

The Innovation Centre's activities and members' successes have contributed to its regional location (Sippy Downs) being recognised as an 'Innovation Hotspot' (CNBC Business, July 2010). The Innovation Centre has also been named as one of the UBI Index's top 10 University Business Incubators for the Asia and Oceania region for 2014.

The Innovation Centre brings entrepreneurial start-ups and high growth companies together with high-quality facilities, support services and dedicated corporate mentors.

INFORMATION AND COMMUNICATION TECHNOLOGY

The Sunshine Coast provides world-class, high-speed broadband at competitive rates in key commercial centres in the region. Fibre optic, microwave and wireless communications are all available through a variety of carriers, allowing easy connections with international markets, suppliers and clients.

The region's business and industrial precincts have access to business grade networks (optic fibre, DSL and wireless) from up to five major carriers. The National Broadband Network also continues to expand its footprint on the Sunshine Coast, with brownfields connectivity being rolled out across the region.

The Sunshine Coast was named as one of the world's Smart 21 Communities of 2014 and again in 2015, for embracing broadband technology to deliver economic opportunities that lead to new jobs, investment and social development. The region's innovation has also been recognised with awards from Google and PayPal for business and community take up and participation in digital solutions.

“As a base of operations, the Sunshine Coast ticks all the boxes for innovative technology companies. I think the Innovation Centre fills a vital role for the continued growth of the Sunshine Coast as a high-tech and clean-tech business region. EVA Robotics is proud to associate ourselves with the centre and all its wonderful staff.”

Matt Alder, Managing Director
EVA Robotics

“For entrepreneurs and high growth digital businesses looking for a dynamic and highly competitive location, the Sunshine Coast is an obvious choice. The Sunshine Coast offers a range of business advantages including a growing economy, enhanced digital infrastructure, a dynamic ecosystem and one of the best business incubators in Australia.”

Mark Paddenburg, CEO
The Innovation Centre

LOWER COSTS FOR DOING BUSINESS

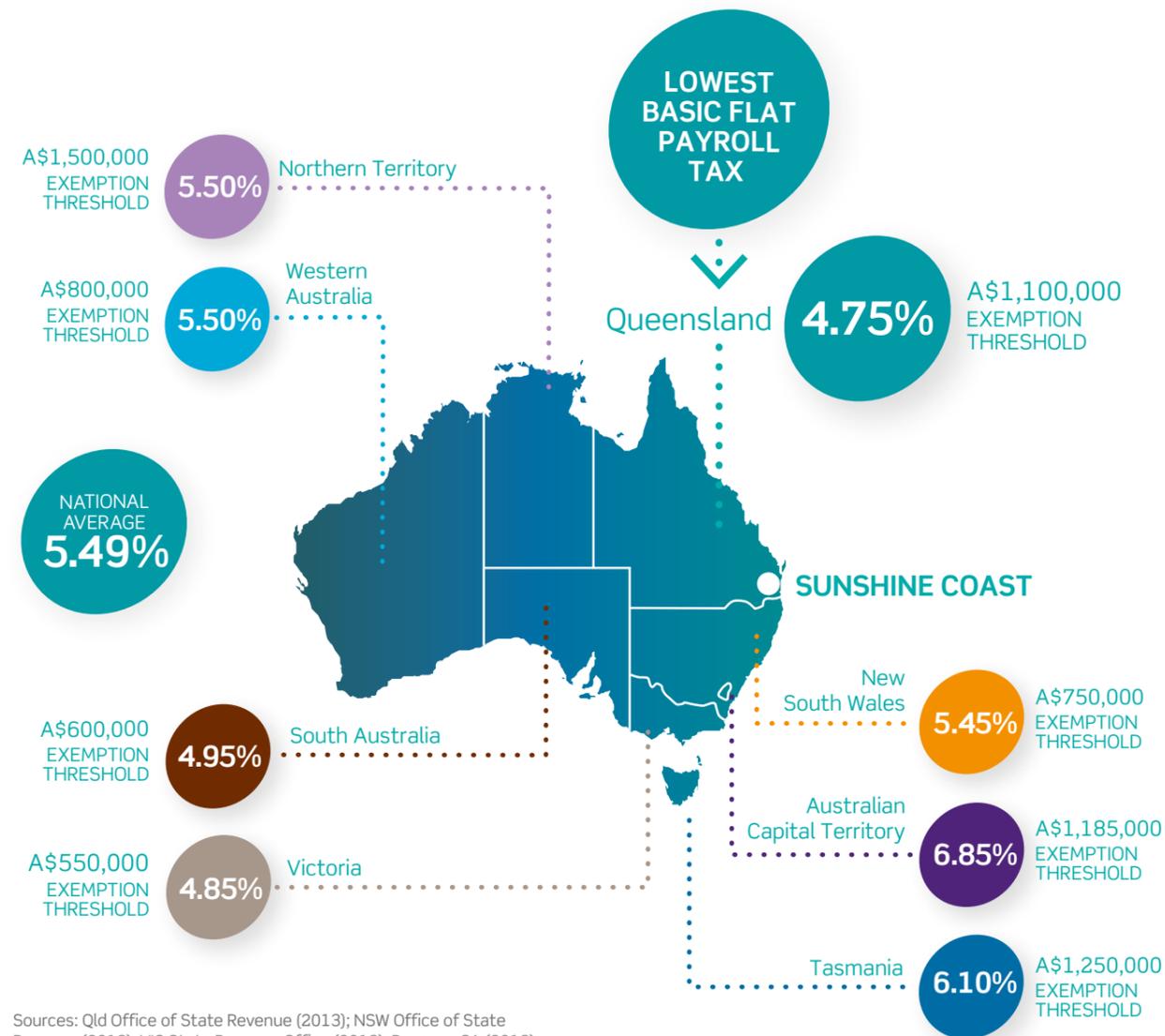
The Sunshine Coast's low business costs make it a cost-effective place to do business. The region boasts:

- Australia's lowest payroll tax rates
- lower operating costs, compared to the state averages in Queensland, New South Wales and Victoria.

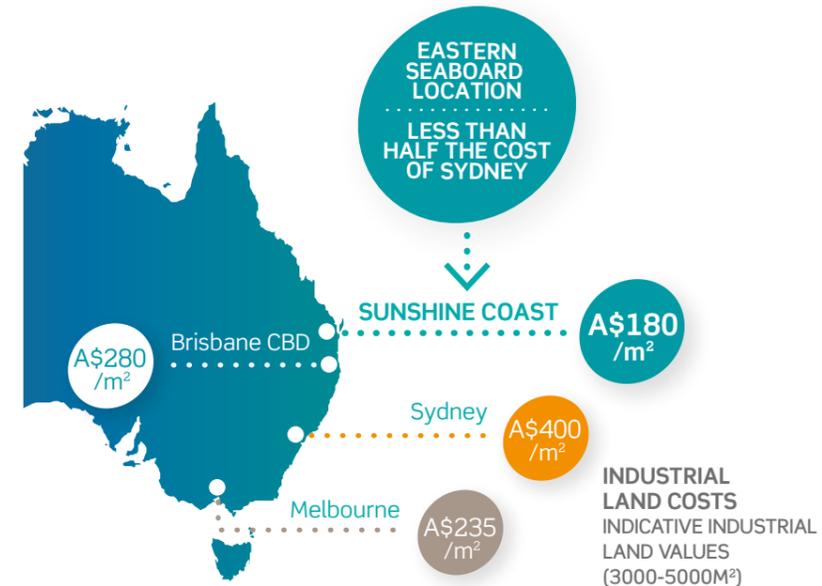
PAYROLL TAX

Queensland has the lowest payroll tax rate of any state or territory in Australia. Taxation in Queensland in 2013-14 was estimated to be A\$490 per person less than the average of other Australian states and territories (Queensland Government,

Low Business Costs in Queensland, June 2014). Furthermore, Queensland companies are not required to pay any payroll tax until total wages and salaries exceed A\$1.1 million.



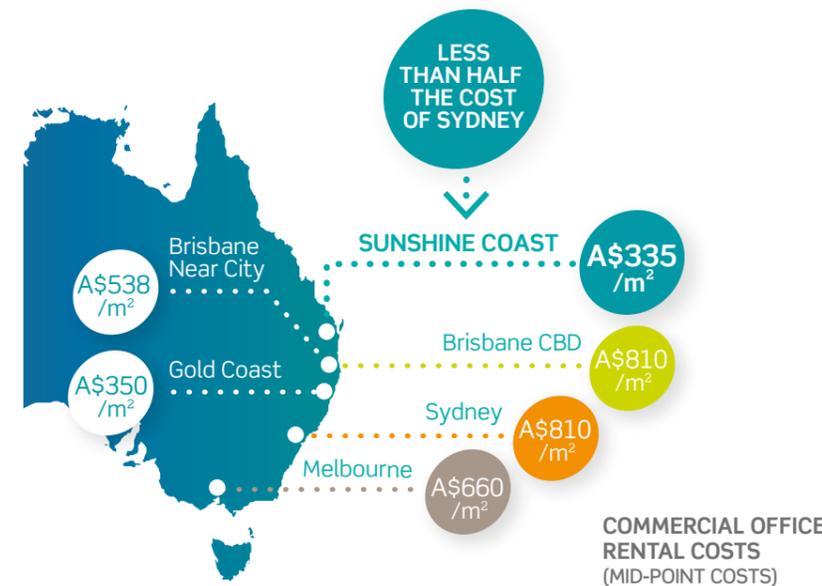
Sources: Qld Office of State Revenue (2013); NSW Office of State Revenue (2013); VIC State Revenue Office (2013); Revenue SA (2013); WA Office of State Revenue (2013); Tasmania State Revenue Office (2013); NT Revenue Office (2013); ACT Revenue Office (2013).



INDUSTRIAL LAND

Industrial land costs per square metre on the Sunshine Coast are, on average, 36% lower than Brisbane, 55% lower than Sydney and 23% lower than Melbourne.

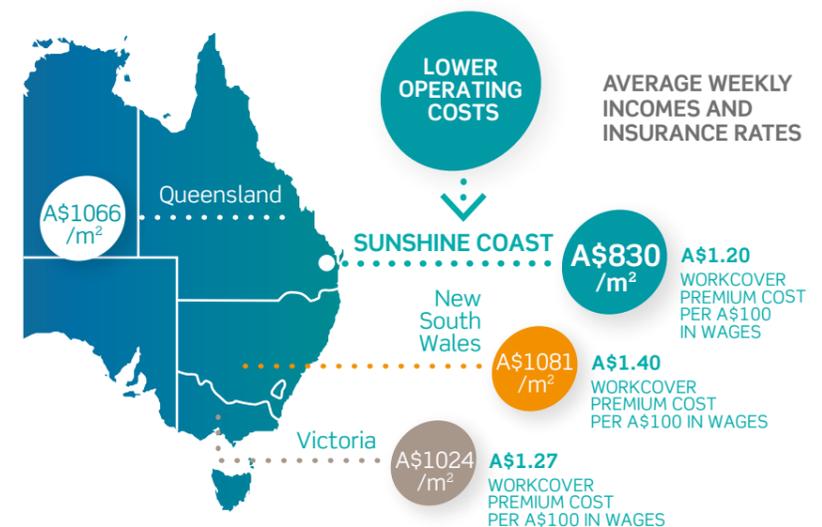
Source: Savills, July 2013



COMMERCIAL OFFICE RENTAL

Office rent costs on the Sunshine Coast on average, are almost 38% lower than Brisbane (near city) costs, 59% lower than Sydney and more than 49% lower than Melbourne.

Source: Savills (2013) & Cushman & Wakefield (2013)



OPERATING COSTS

The Sunshine Coast has, on average, lower workforce costs in terms of weekly wages and employee insurance rates than the other major States of New South Wales and Victoria. This means lower operating costs for employers on the Sunshine Coast.

Source: AECgroup (2008); 2011 ABS Census data. ABS (2012d); ABS Cat. #6302.0 (2012) profile.id; Qld Office of State Revenue (2013); NSW Office of State Revenue (2013); VIC State Revenue Office (2013); WorkCover Qld, 2014.



PRIME LOCATION

GATEWAY TO EXTERNAL MARKETS

The Sunshine Coast has excellent access to national and international air and sea ports, including the Sunshine Coast Airport, Brisbane International Airport and the Port of Brisbane, along with direct access to national road and rail networks. This means supply lines and distribution networks are well assured and it is easy to stay connected both domestically and internationally.

AIR

Sunshine Coast Airport is ideally situated in the heart of the Sunshine Coast and offers an ideal entry and exit point to the region. The airport offers 24-hour access and provides daily flights to major Australian capital cities (Sydney and Melbourne) and seasonal flights to Auckland, New Zealand. Brisbane International Airport provides a secondary access and is just over an hour away by road. Sunshine Coast Airport is home to a wide range of aviation businesses and services, including maintenance and training.

With the A\$347 million airport expansion project due for completion in 2020, Sunshine Coast Airport will continue to support the growing needs of its existing markets and develop direct passenger and freight services into Asia, the South Pacific and beyond.

PORT

The Port of Brisbane, Queensland's largest general cargo port and Australia's fastest growing container port, is just over an hour away by road and connected to the Sunshine Coast by the national highway.

ROAD

The Bruce Highway, Queensland's major freight route and part of Australia's national highway, provides direct access into and out of the region and effectively links inland production areas and major regional centres. The highway is also a major commuter route and key tourist access corridor.

RAIL

The Sunshine Coast is serviced by the Queensland passenger train electric commuter services, providing fast access to Brisbane and the rest of South East Queensland. The national rail freight network traverses the region and is directly accessible from Nambour in the Sunshine Coast hinterland.

LIFESTYLE ADVANTAGES

As one of the most biodiverse locations in Australia, the Sunshine Coast boasts 52.3 kilometres of open coastline with beautiful beaches, freshwater rivers and lakes, subtropical forests, national parks, abundant wildlife and a subtropical climate.

Within the region, there are approximately 13,000 kilometres of watercourses and more than 39,835 hectares of national parks, state forests and forest reserves. These natural assets have made the Sunshine Coast one of Australia's prime tourist destinations and the perfect place to enjoy a healthy and active lifestyle.

The Sunshine Coast lives up to its name – with clear blue skies, a vibrant, green hinterland and an abundance of sunshine – on average seven hours per day, over 300 days per year.

The Sunshine Coast is also home to a range of major events including the Caloundra Music Festival, Mooloolaba Triathlon, the World Ironman 70.3 Championships, food and wine festivals

and four national outrigger titles. The region also hosts regular horse racing, surfing and lifesaving events and more than 1,800 local events each year centred around agriculture, the arts, environment, heritage, education and sport.

The Sunshine Coast offers a range of cultural and recreational attractions such as fine dining and entertainment venues by the beach or in hinterland settings, and outdoor sport and recreation including horse racing. The Sunshine Coast is also home to a range of galleries and performance spaces providing unique offerings that appeal to a wide range of interests.

The region's tourism industry and community events are also supported by a range of community areas and facilities which include approximately 7,000 hectares of recreation parks, sport fields and botanic gardens.



CASE STUDY

University of the Sunshine Coast

The University of the Sunshine Coast is one of Australia's fastest growing universities, serving the Sunshine Coast and extended region from northern Brisbane to the Fraser Coast. The university opened in 1996 as the first greenfield public university to be established in Australia since the early 1970s. Today, with around 11,000 enrolled students, the university is on track to reach projected enrolments of 12,000 students in 2015.

The university is consistently ranked among Australia's top universities for student experience and the only Queensland university consistently rated five stars for teaching quality.

The university is completing an A\$81 million expansion, allowing the campus to cater for a larger student population to meet the growing workforce demands of the expanding Sunshine Coast economy. The new facilities will offer innovative learning and research spaces including an Engineering Learning Hub



(to be completed in April 2015), Learning and Teaching Hub, Resources Building (completed in 2014) and an Aquatic Centre.

The university also undertakes research of international, national and local significance in areas such as aquaculture, regional sustainability and forestry, and is involved in the planning and development of the Sunshine Coast Public University Hospital.

QUALITY WORKFORCE AND EDUCATION SECTOR

HIGH QUALITY EDUCATION, TRAINING AND RESEARCH FACILITIES

The Sunshine Coast has a full range of high quality education and training facilities including a regional university, a multi-campus vocational education and training institute (TAFE), over 400 registered training institutions and more than 70 private and public schools. The region's education sector is one of the largest in regional Queensland and is predicted to grow by 50% by 2033.

The University of the Sunshine Coast, centrally located in the region at Sippy Downs, provides more than 100 degree programs in undergraduate and postgraduate study. It has approximately 11,000 enrolled students and employs more than 800 staff.

The university actively partners with local industries and businesses through various research programs to provide

important links between students and the workforce. It also partners with local high schools to prepare students for university and provide clear pathways to tertiary study.

The following research facilities are either operational or proposed for development in the region:

- a \$60.8 million Skills, Academic and Research Centre as part of the Sunshine Coast Public University Hospital
- a proposed clinical, research and teaching facility focusing on mental health and neurological diseases within a health and medical precinct proposed for the University of the Sunshine Coast campus at Sippy Downs
- a proposed world-class, industry-focused clinical trial centre initiated and managed by the university to focus on regional health issues.

WORKFORCE OF THE FUTURE

With a population growth rate higher than the national average and one of the fastest growing universities in the country, the region's workforce continues to grow in both quantity and quality.

Over 57% of the Sunshine Coast population hold a post-school qualification – a figure higher than the Queensland average of 55%.

More than 60,000 students are currently studying at local schools, university or one of the 400 registered training institutions. The region also hosts more than 1,300 international students.

Approximately 98% of Year 12 school leavers graduate with a Queensland Certificate of Education, vocational education and training qualifications, or International Baccalaureate Diploma – providing them with the skills and qualifications to follow a range of work, further education and training pathways.

GOVERNMENT INCENTIVES AND ASSISTANCE

Both Sunshine Coast Council and the Queensland Government provide personal assistance and professional services to help navigate government requirements and streamline access to new investment and business development opportunities.

SUNSHINE COAST COUNCIL

The Sunshine Coast Council provides a range of specialist services to support local, national and international business, and to encourage new investment across the region.

SUPPORT SERVICES FOR BUSINESS AND INVESTORS

A single entry point for service	Providing an interface with all council departments and connections with key federal and state government bodies to pursue necessary approvals, as well as provide introductions and access to networks with industry groups and professionals, potential suppliers, supply chain contacts and education and training providers.
Business case development support	Providing tailored packages of comparative information to assist client investment decisions.
Trade and investment delegations	Providing access to trade and investment delegations and opportunities to access international connections and key international market information.
Customised site selection assistance	Offering preliminary analysis of potential site options, facilitation of site visits and contact with key commercial agents, and specialist relocation advice.
Incentives and assistance	Available to eligible applicants to enable projects to commence sooner and help offset various expansion, establishment or relocation costs.

DEDICATED BUSINESS FACILITATION SERVICES

The Sunshine Coast Council provides a single entry point for all business investment enquiries and proposals. A dedicated Industry and Investment Officer will work with clients on a one-on-one basis to help bring their investment to market sooner and more efficiently.

A dedicated team of professionals will work with investors to manage and understand their needs, facilitate clear communication between stakeholders, obtain timely responses from areas across council and other levels of government, and provide an ongoing support service once a business is established in the region.

For certain employment creation projects, financial incentives may be available to eligible applicants under the Sunshine Coast Investment Incentive Scheme. Incentives may include cash payments, deferral of rates, and/or deferral of infrastructure charges to help offset various establishment costs. Applications for such incentives are considered on a case-by-case basis.

LOWER DEVELOPMENT FEES AND CHARGES

The Sunshine Coast Council offers highly competitive development costs. Total code assessable development fees and charges (i.e. development applications that are not subject to public notification or third party appeals) are below other comparable South East Queensland regions. For example:

- The development fees and charges for multi-dwelling units and hotels range from between 10% and 25% less than two other major regional areas in South East Queensland.
- Some planning certificates fees and charges are around 40% to 60% less than these regions.
- Agribusiness and aquaculture industries also spend up to 65% less on development fees and charges on the Sunshine Coast.

Lower fees and charges apply for code assessable developments, which include detached houses, multi-dwelling units, hotels, restaurants, medical centres, retail shops and others.

FREE PRE-LODGE MENT ADVICE

Council offers free pre-lodgement and pre-design advice services for specific land sites, future development proposals and preparing development applications. These free services aim to help clients to:

- identify relevant referral agencies, legislative and planning scheme requirements
- understand assessment processes and clarify timeframes
- meet engineering, environmental and landscaping assessment officers before submitting an application for operational works.

FASTER ASSESSMENT

Council is committed to delivering a quality and efficient service to support business investment. Almost 95% of development approvals are being assessed within regulatory timeframes, with the majority being completed within the first 20 business days.

A range of low-risk, code assessable development applications are eligible for fast-tracking. These applications can range from low-impact industry to offices and warehouses in appropriately designated areas. These fast-track assessments are usually completed within 10 business days from the start of the decision-making period.

DEVELOPMENT FEE DISCOUNTS

A 25% rebate on application fees paid at the lodgement of an application (excluding Unitywater fees) can be sought if the work commences within two years from the date of approval and is for one of the following uses under the region's planning scheme:

- office
- showroom/hardware store
- shop
- general industry
- warehouse
- medical centre
- light industry, local industry and service industry.

PLANNING AND PROPERTY INFORMATION

A Development Information Report is available at no cost through the Sunshine Coast Council's website. It provides access to town planning and property information to assist in analysing investment options and making development decisions. This report can be accessed at www.sunshinecoast.qld.gov.au/developmentinfo/report.

CONTACT FOR FURTHER INFORMATION AND ASSISTANCE:

Coordinator, Investment Attraction
Economic Development, Sunshine Coast Council
Phone: +617 5475 9958
Email: invest@sunshinecoast.qld.gov.au

QUEENSLAND GOVERNMENT

The Queensland Government provides investors with project attraction and facilitation services through the Department of State Development.

The department can assist business and industry proponents by providing professional support and case management services.

Case management services include:

- streamlining of approvals and access to Queensland Government contacts
- negotiating across government agencies to resolve investment issues
- providing site-specific assistance and a range of other services including cultural heritage and native title matters.



CONTACT FOR FURTHER INFORMATION AND ASSISTANCE:

Case Management Officer, Department of State Development
Queensland Government, Phone: 1300 785 106
Email: casemanagerassist@dsdip.qld.gov.au
www.dsdip.qld.gov.au/economic-development/case-management-support.html



INVESTMENT OPPORTUNITIES

The Sunshine Coast offers a diverse mix of infrastructure, property and business investment opportunities.

The value of these investment opportunities is underpinned by forecast strong regional economic growth and significant public and private investment that is already occurring in infrastructure and other capital developments.

Entrepreneurs, financial institutions and investment companies are invited to consider the following property, infrastructure and business development opportunities arising across the Sunshine Coast.



PROPERTY AND INFRASTRUCTURE

Over the next two decades, investment in the Sunshine Coast's major property and infrastructure developments (including 'game-changer' projects) will transform the regional economy.

Government and private sector investment is already helping to

establish the foundations of a new city centre, an international airport, and new residential and commercial precincts, with several multi-million dollar upgrades to key infrastructure also currently in planning stages. These projects offer investment opportunities for the well-timed investor.

MAJOR PROPERTY AND INFRASTRUCTURE PROJECTS:

- NEW CITY CENTRE AT MAROOCHYDORE
- AVIATION AND AEROSPACE PRECINCT
- HEALTH AND MEDICAL PRECINCT
- COMMERCIAL, RESIDENTIAL AND MIXED-USE PRECINCTS.

Delivering game-changer projects will have a transformational effect on business, employment and investment growth.

Peter Bolton-Hall, Past Sunshine Coast Chair
Property Council of Australia

MAROOCHYDORE CITY CENTRE

Maroochydore – the heart of the Sunshine Coast – offers the opportunity for investors to be part of delivering the only greenfield CBD in Australia at this time. Declared a Priority Development Area by the Queensland Government, the Maroochydore city centre is expected to service a wider catchment of over two million people by 2030.

The Maroochydore city centre will include commercial, residential, retail and lifestyle precincts, and offer multiple investment and business development opportunities.

Located only 10 minutes from the Sunshine Coast Airport and five minutes from world-class beaches, the city centre will feature:

- fine dining
- exclusive retail
- prime commercial office space
- entertainment facilities
- publicly accessible waterways
- interconnected open space
- recreational spaces
- a five-star hotel
- an entertainment, convention and exhibition centre.

HOTEL, ENTERTAINMENT, CONVENTION AND EXHIBITION PRECINCT

One of the early precincts in the Maroochydore city centre to become available will be a 3.2 hectare site offering a signature development opportunity for a five-star hotel/resort and an entertainment, convention and exhibition centre, with residential and retail development entitlements.

The development scheme provides for a 250 room hotel plus 100 residential apartments and 15,000m² of retail Gross Floor Area. With no maximum building height specified for the site, this will be a landmark building in the Maroochydore city centre and its most prominent feature. This will be the only five-star hotel development in the Maroochydore city centre.

In association with the hotel, retail and residential development on this site, the Sunshine Coast Council is also seeking the delivery of an entertainment, convention and exhibition centre which will service the cultural, entertainment and conference

The development scheme for the Priority Development Area will offer business and investors:

- 165,000m² commercial Gross Floor Area
- 75,000m² retail Gross Floor Area
- 2,000 residential apartments.

The anticipated Gross Land Value of the new city centre is A\$375 million.

The staged rollout of the Maroochydore city centre's precincts offers ongoing investment opportunities over the next 20 years. The first mixed-use commercial precincts are likely to be released to market by mid-2015.

needs of the region. The venue will cater for regional touring events, providing competition facilities and a number of smaller meeting rooms for use as a theatre or banquet room.

The scope for the first stage of the entertainment, convention and exhibition centre component includes an auditorium/arena, an exhibition hall, meeting rooms, commercial and satellite kitchens, bars, amenities and basement level car parking. It is intended that on completion, the entertainment, convention and exhibition centre will be an asset of the Sunshine Coast Council.

Proposals for this precinct will be sought through a two-stage commercial tender process, which is anticipated to commence in 2015-2016.

PROJECT SNAPSHOT

- 53 hectare site planned for development over the next 20 years, with 40% to be open space and waterways
- Declared a Priority Development Area by the Queensland Government
- Development scheme approved and in place
- Streamlined development assessment process and no third party appeals for development, consistent with the Maroochydore Priority Development Area Development Scheme.

INVESTMENT OPPORTUNITIES

- The first commercial precincts are proposed to be released to the market in mid-2015
- Proposals for a 3.2 hectare site for a five-star hotel/resort and entertainment, convention and exhibition centre with residential and retail development entitlements will be sought through a commercial tender process commencing in 2015-2016.

CONTACT FOR INVESTMENT ENQUIRIES:

Project Director, SunCentral Maroochydore Pty Ltd
Phone: 0408701295
Email: mark@suncentralmaroochydore.com.au

AVIATION AND AEROSPACE PRECINCT

SUNSHINE COAST AIRPORT

The Sunshine Coast Council is laying the groundwork for a major expansion of the Sunshine Coast Airport, which will further enhance its domestic and international links.

Currently servicing passenger numbers of approximately 1 million annually, the A\$347 million airport expansion will deliver new infrastructure and facilities enabling direct international flight access to the region from a number of destinations in Asia and elsewhere. This will also facilitate new freight capabilities and access to global markets.

The proposed expansion will deliver:

- a new, fully compliant runway of 2,450 metres in length and 45 metres wide to accommodate larger, more fuel efficient aircraft (ie. B787 and A330-200 aircraft) that can fly longer distances to other parts of Australia and many international destinations

CONTACT FOR INVESTMENT ENQUIRIES:
 Director, Corporate Strategy and Delivery
 Sunshine Coast Council
 Phone: +617 5441 8212

- expansion of the aircraft apron and improvements to the existing passenger terminal facilities.

PROJECT SNAPSHOT

- Sunshine Coast Airport Environmental Impact Statement (EIS) has been finalised, with final approvals expected in mid-2015. With these approvals in place, there will be greater regulatory certainty for the project and for the potential investor
- Airport runway construction is expected to commence in 2016 and be operational by 2020.

INVESTMENT OPPORTUNITIES

- Private equity investment in the Sunshine Coast Airport asset will be sought in late 2015 through a commercial tender process.



SIMPLE, EFFICIENT APPROVAL PROCESSES FOR INVESTORS

The Sunshine Coast Council's planning scheme ensures a simple, efficient development approval process for aviation and aerospace ventures at Sunshine Coast Airport. Aviation and aerospace developments do not require public notification and there are no third party appeal provisions, allowing the assessment of proposed developments to occur within 90 days. Development controls are implemented with the end user in mind, providing a high degree of flexibility for prospective investors.



AEROSPACE PRECINCT

Located at Sunshine Coast Airport, the Sunshine Coast Aerospace Precinct provides prime airside and landside development opportunities for smart and innovative aviation-related businesses. Over 35,000m² of airside and landside sites are available, with flexibility in block size.

Designed to meet the needs of progressive and globally focused aviation companies, the precinct offers:

- airside sites totalling 22,000m² of hangar space
- landside sites totalling 13,500m²
- world-class, fully-serviced aviation facilities with Code C apron
- flexible block sizes dependent on the needs of the business.

INVESTMENT OPPORTUNITIES

- Flexible airside sites are available for maintenance and repair organisations, hangarage or other aviation support industries
- Landside sites are available for development for aviation training or other aviation support industries
- Sites are now available for long-term lease.



CONTACT FOR INVESTMENT AND BUSINESS ENQUIRIES:
 Coordinator, Business and Commercial
 Sunshine Coast Airport
 Phone: +617 5453 1501
 Email: airport@sunshinecoast.qld.gov.au

HEALTH AND MEDICAL PRECINCT

The Kawana Health Campus, incorporating the Sunshine Coast Public University Hospital and Sunshine Coast University Private Hospital, and the Oceanside Health Hub are under development at Kawana and represent one of Australia's

largest investments in health infrastructure. Collectively, these developments will contribute an estimated A\$3.2 billion to the Sunshine Coast economy and a further A\$447 million per year thereafter from operations (Urbis, 2012).

OCEANSIDE HEALTH HUB

Adjacent to the Kawana Health Campus is a greenfield health and medical precinct, offering the strategic opportunity to be located next to the university hospitals and an emerging town centre in a stunning waterfront position.

The Oceanside Health Hub spaces are now selling, with some sites already under construction.

The 17 hectare Oceanside Health Hub provides up to 32,000m² of dedicated health and medical space in addition to residential accommodation and mixed-use facilities. All land uses within the Oceanside Health Hub are intended to support the functioning of the university hospitals.

INVESTMENT OPPORTUNITIES

- Oceanside Health Hub is offering opportunities to invest in sites for medical and allied health services, research, retirement and accommodation
- Opportunities to invest include:
 - leasing in purpose designed premises
 - purchasing strata-titled premises
 - securing a site to develop a custom designed building
- Further commercial opportunities exist within the future Oceanside Town Centre, located within walking distance of the Kawana Health Campus and Oceanside Health Hub.

The Oceanside Health Hub is located in an idyllic waterfront position and is connected by public transport including a major bus station and dedicated multi-story parking station. Approved developments within the Oceanside Health Hub include an 80 room Best Western Plus hotel, an acute aged care facility, child care facilities, allied health and specialist consulting suites, and retail offerings.



CONTACT FOR FURTHER INFORMATION ON OCEANSIDE HEALTH HUB:

Business Development Manager
 Stockland
 Level 1, 8 Innovation Parkway Kawana QLD 4575
 Phone: +617 5491 0124
www.oceansidekawana.com.au

OTHER BUSINESS AND INVESTMENT INFORMATION:

Coordinator, Investment Attraction
 Economic Development, Sunshine Coast Council
 Phone: +617 5475 9958
 Email: invest@sunshinecoast.qld.gov.au





CALOUNDRA SOUTH PRIORITY DEVELOPMENT AREA

Caloundra South is a master planned city to be established on 2,310 hectares south of the existing Caloundra urban area, the Caloundra Aerodrome and the Sunshine Coast Industrial Park.

Caloundra South is the largest residential development project in Australia at this time and, when completed, will provide approximately 20,000 dwellings to house a population of around 50,000 people. Mixed-use activity centres will provide a focus for the community and offer convenient access to retail, services, well-designed civic spaces, community and cultural facilities, as well as provide local employment opportunities.

The creation of Caloundra South is estimated to deliver:

- 15,000 jobs
- expenditure of A\$3 billion on civil and infrastructure works during development
- two business and enterprise parks with a Gross Floor Area of up to 650,000m²
- 20 education facilities including schools and training institutions
- 700 hectares of conservation and open space, nine sports parks and 200 kilometres of walking and cycling paths.

INVESTMENT OPPORTUNITIES

- The first major precinct release at Caloundra South includes opportunities for development across a range of community and commercial uses, including medium-density residential and mixed use, commercial land, a neighbourhood shopping centre site and child care facilities - all adjacent to future education facilities, parks and residential development.
- The project will offer:
 - 180,000m² of retail and commercial space
 - 90,000m² of retail space
 - 155 hectares of industrial and business land, with two business and enterprise parks.



COMMERCIAL, RESIDENTIAL AND MIXED-USE PRECINCTS

CALOUNDRA CENTRAL BUSINESS DISTRICT REVITALISATION

The Caloundra Central Business District (CBD) offers an authentic 'high street' character with a mix of retail and commercial activities supported by performance and cultural facilities.

A recent economic revitalisation study has provided a clear plan of action for reinvigorating the CBD, enabling it to better leverage its unique character and the opportunities arising from adjacent tourism, accommodation and retail developments.

Work is underway on a new revitalisation master plan for the Caloundra CBD. New business, commercial and residential property development and investment opportunities will be occurring in the Caloundra CBD from 2015.

The Sunshine Coast Council and Caloundra Chamber of Commerce are targeting new investments in hospitality, cultural, lifestyle and creative industries to complement the region's primary events centre and regional art gallery, both of which are located in the Caloundra CBD.

INVESTMENT OPPORTUNITIES

- Opportunities for business and property development will be progressively released during 2015.



CONTACT FOR INVESTMENT ENQUIRIES:
 Manager, Strategy and Policy Coordination
 Sunshine Coast Council
 Phone: +617 5441 8354

CONTACT FOR COMMERCIAL OPPORTUNITIES:

Business Development Manager
 Stockland
 Level 1, 8 Innovation Parkway Kawana QLD 4575
 +617 5491 0124
www.stocklandcaloundrasouth.com.au

CONTACT FOR INDUSTRY AND INVESTMENT ENQUIRIES:

Coordinator, Investment Attraction
 Economic Development, Sunshine Coast Council
 Phone: +617 5475 9958
 Email: invest@sunshinecoast.qld.gov.au

SIPPY DOWNS PRECINCT

The Sippy Downs precinct, located near the junction of two major highways – the Bruce Highway and Sunshine Motorway – is planned to include a town centre and business and technology park.

The Sippy Downs Town Centre, adjacent to the University of the Sunshine Coast and the Innovation Centre, includes a business

Sippy Downs Business and Technology Park

The Sippy Downs Business and Technology Park is intended to support a broad range of science and technology-based businesses.

This site provides a competitive location for business and a catalyst for attracting knowledge-based employment opportunities to the Sunshine Coast. Youi Insurance will build its new global headquarters in the Business and Technology Park.

A range of business opportunities can be leveraged from the growth of businesses that are incubated in the neighbouring Innovation Centre. Businesses will also benefit from the

CONTACT FOR SIPPY DOWNS INVESTMENT ENQUIRIES:

Coordinator, Investment Attraction
Economic Development, Sunshine Coast Council
Phone: +617 5475 9958
Email: invest@sunshinecoast.qld.gov.au

and technology park and neighbouring residential area, which together comprise 17 parcels of land. The core town centre area will provide significant retail, commercial and community spaces to service the resident population and surrounding communities including the emerging community of Palmview located to the south.

proximity of the adjacent University of the Sunshine Coast and its faculties.

INVESTMENT OPPORTUNITIES

- The Business and Technology Park has a total land area of over 15.5 hectares with a minimum lot size of 400m²
- One of the major land parcels in the Business and Technology Park has been subdivided into a number of smaller development lots, with a number of lots ready for development.



PALMVIEW PRECINCT

Palmview is a A\$600 million project, to be completed over the next 20 years, which will bring more than 350 hectares of well located, developable land to market.

When finalised, Palmview will house around 17,000 people. The structure plan for Palmview includes more than 130 hectares of land for local, district and regional community, sport and recreation facilities, supported by three schools. A state primary and a state secondary school are planned for the first stage of development, which is scheduled to commence in 2016.

INVESTMENT OPPORTUNITIES

- Business, commercial, retail and residential opportunities will be available in the town centre, two retail centres and a Business and Industry Area over the life of the project, with the first stage commencing in 2016.

CONTACT FOR PALMVIEW INVESTMENT ENQUIRIES:

Coordinator, Investment Attraction
Economic Development, Sunshine Coast Council
Phone: +617 5475 9958
Email: invest@sunshinecoast.qld.gov.au





HIGH-VALUE INDUSTRIES DELIVERING HIGH-VALUE RETURNS

The Sunshine Coast is targeting the development of seven high-value industries that offer the greatest potential to succeed as the regional economy grows.

These high-value industries offer local, domestic and global investors opportunities to expand an existing business, invest in a new business and/or relocate or expand a business from elsewhere to the Sunshine Coast.

The seven high-value industries are able to leverage off the major capital investments occurring in the region, existing industry capabilities and emerging demand from external markets. These industries have the potential to generate a range of enduring career opportunities and higher-paying jobs for the local community. Many are also regarded as 'clever' industries, attracting a highly skilled and knowledgeable workforce capable of generating intellectual property with significant commercial value.

In 2014, the Sunshine Coast Council established seven industry taskforces comprising a range of industry experts and practitioners, to develop and help implement Industry and Investment Plans for each of these industries. The four-year plans are now being delivered through industry support and partner funding.

The region has set a target of achieving 100,000 jobs in these industries in 2033. The Sunshine Coast is already well on its way to achieving this goal, with significant growth already occurring in the health, education and professional services industries.

Investors are invited to share in this future growth and expansion of the region's high-value industries.

“Sunshine Coast is an ideal location for organisations requiring well-educated and motivated employees. The ease of travel, great lifestyle, affordable cost of living and excellent infrastructure, combined with proximity to Brisbane tick all the boxes for Stellar.”

Melissa Hamilton, CEO
Stellar Asia Pacific

HEALTH AND WELLBEING

The health and wellbeing industry is the Sunshine Coast's largest employer. Around 1,700 healthcare businesses currently employ 21,000 people, providing an experienced workforce.

The health and wellbeing industry is also one of the largest generators of economic activity in the Sunshine Coast and is in a strong position for growth and investment. The industry is predicted to double its share of the employment market by 2033.

Underpinning the growth and future investment in the health and wellbeing industry is the current development of the Kawana Health Campus incorporating the A\$1.8 billion Sunshine

Coast Public University Hospital and a specialist Skills, Academic and Research Centre, as well as a co-located private hospital. The private hospital is already operational and the first stage of the public hospital is expected to open in 2016. This is the first new tertiary hospital development in Australia in more than 25 years that is not replacing an existing facility.

The investment in the Sunshine Coast Public University Hospital, coupled with the development and investment in an extensive health and medical precinct adjacent to the university hospital site, will provide a major stimulant for growth and development of the health and wellbeing industry on the Sunshine Coast over the course of the next 20 years.

KEY HEALTH AND WELLBEING INDUSTRY PARTICIPANTS ON THE SUNSHINE COAST INCLUDE:

- Sunshine Coast Public University Hospital (under construction)
- Sunshine Coast University Private Hospital
- Ramsay Health Care
- Sunshine Coast Private Hospital
- Medimobile Australia and New Zealand
- Arcare
- Westfund
- Caloundra Public Hospital
- Caloundra Private Hospital
- Nambour Hospital
- Kawana Private Hospital
- Sunshine Coast Haematology and Oncology Clinic
- Cotton Tree Implants and Periodontics
- Proscribe Medical Communications
- Physio Care Physiotherapy and Remedial Massage
- Fertility Solutions IVF Clinic

WHY ESTABLISH A HEALTH-RELATED BUSINESS ON THE SUNSHINE COAST?

- The region is home to one of Australia's largest investments in new primary health care infrastructure, including the new A\$1.8 billion Sunshine Coast Public University Hospital, the A\$150 million Sunshine Coast University Private Hospital and a A\$60.8 million Skills, Academic and Research Centre.
- High demand already exists for healthcare services on the Sunshine Coast with one quarter of the region's population aged over 65 and the average age set to grow to 42.5 years by 2031.
- The Oceanside Health Hub, adjacent to the Kawana Health Campus, provides multiple investment opportunities that are available now for specialist and ancillary health businesses.



CASE STUDY

Ramsay Health Care

Ramsay Health Care is a global hospital group operating 212 hospitals and day surgery facilities across Australia, the United Kingdom, France, Indonesia and Malaysia.

Employing more than 50,000 staff across five countries and treating around 3 million patients per annum, Ramsay Health Care now operates three facilities on the Sunshine Coast – Sunshine Coast University Private Hospital, Nambour Selangor Private Hospital and Caloundra Private Clinic.

“The Sunshine Coast was a great destination for our multi-million dollar development. A motivated and quality workforce matched by a great place to live and work – it's hard to beat.”

Oliver Steele, Chief Executive Officer
Sunshine Coast University Private Hospital



EDUCATION AND RESEARCH

The education and research industry is a major component of the regional economy, contributing some A\$696.9 million to Gross Regional Product in 2013-14.

With a nationally awarded university, growing international education market, extensive vocational education and training facilities and a high performing school system, the education and research sector is predicted to expand more than 50% and become the region's second largest employer by 2033.

The Sunshine Coast presently hosts more than 400 registered training institutions and more than 70 public and private schools.

The education and research industry is engaged in a range of collaborative activities, including the branding and external marketing of the industry. Industry participants are also developing research capabilities and linkages with business, including specific assistance programs through the University of the Sunshine Coast.

KEY EDUCATION AND RESEARCH INDUSTRY PROVIDERS ON THE SUNSHINE COAST INCLUDE:

- University of the Sunshine Coast
- Innovation Centre Sunshine Coast
- Sunshine Coast Grammar School
- TAFE Queensland East Coast
- Sunshine Coast Technical Trade Training Centre
- Cadet International College
- STEPS Training
- Acclaim Apprentices
- Matthew Flinders Anglican College.

WHY INVEST IN EDUCATION AND RESEARCH ON THE SUNSHINE COAST?

- The region is home to a nationally awarded university and some of Queensland's highest performing private schools.
- Demand for educational services by residents of the Sunshine Coast will increase by more than 50% in 2033, with approximately 30,000 additional education and training places needed across all educational institutions.
- More than 60,000 students are currently studying at local schools, university or one of the region's 400 registered training institutions.
- The development of a A\$60.8 million Skills, Academic and Research Centre will assist students to transition from studying healthcare into the workforce, and provide a strong research linkage between the university and healthcare industry.
- The Innovation Centre on the Sunshine Coast has been named as one of the UBI Index's top 10 University Business Incubators for the Asia and Oceania region for 2014.
- Major capital investments will drive demand for a highly skilled and educated workforce across all of the high-value industries.

CASE STUDY

University of the Sunshine Coast

“The University of the Sunshine Coast is a proud partner in the development and future growth of our region. We have around 11,000 students and a comprehensive offering of undergraduate and graduate degrees, along with a growing research agenda and a strong record of engagement with business, through our award-winning Innovation Centre.”

Professor Greg Hill, Vice-Chancellor and President
University of the Sunshine Coast



KNOWLEDGE INDUSTRIES AND PROFESSIONAL SERVICES

The Sunshine Coast is home to a number of innovative, knowledge-based businesses and is rapidly growing a reputation for digital innovation, including being recognised with awards from Google and Paypal, and has been branded one of the world's Smart 21 Communities of 2014 and 2015.

The industry currently provides approximately 21,400 jobs on the Sunshine Coast, with employment growth in managerial and professional services expected to exceed 135% over the next 20 years.

The region is already home to a wide range of businesses which can be considered leaders in their field. Youi, one of the fastest

growing general insurance companies in Australia, is basing its global headquarters on the Sunshine Coast. The region also hosts one of Stellar Asia Pacific's fastest growing service centres employing more than 250 staff.

The industry is also well supported by a strong entrepreneurial, collaborative and increasingly digitally oriented ecosystem. The Innovation Centre Sunshine Coast acts as a significant catalyst for start-up businesses in this industry and there is an increasing emphasis on the investment in, and support of, Digital Work Hubs to accelerate the growth in professional and knowledge industry workers across the region.

KEY KNOWLEDGE INDUSTRY AND PROFESSIONAL SERVICES ENTERPRISES ON THE SUNSHINE COAST INCLUDE:

- Youi Insurance
- Stellar Asia Pacific
- The Creative Collective
- Think Technology
- Cloud DC
- Optii Solutions
- Carruthers Contracting and Civil Engineering
- Parsons Brinkerhoff
- Core Architecture
- Ferguson Cannon Lawyers
- Poole Accounting
- Xero Books
- Future Oceans.

WHY ESTABLISH A PROFESSIONAL BUSINESS ON THE SUNSHINE COAST?

- Commercial office accommodation rental costs are up to 38% lower than Brisbane, 59% lower than Sydney and more than 49% lower than Melbourne.
- High speed broadband is available and many areas have already been connected to the National Broadband Network.
- The region has a highly educated workforce with 57% of the local labour force currently holding a post-school qualification – a higher percentage than the Queensland average of 55%.
- The region has lower workforce costs (i.e. average weekly wages and employee insurance rates) than New South Wales and Victoria, and the lowest basic flat payroll tax rate of any Australian State or Territory, estimated on average at A\$490 less per person.
- The Sunshine Coast is home to an award-winning business incubator, the Innovation Centre, co-located with the University of the Sunshine Coast.



CASE STUDY

Youi Insurance

Youi is an innovative insurance firm, providing tailor made home and vehicle (car, trailer, motorcycle and watercraft) insurance products. Established in 2008, Youi now services clients across Australia and New Zealand from its head office in Kawana, Sunshine Coast and will establish a global headquarters at Sippy Downs.

Youi has gross written premiums of A\$199 million (FY 2013/14) and is part of the Rand Merchant Insurance Holdings (RMIH) Group.

Youi has won numerous awards, including the Australian Customer Service Institute's ESI Award-2013 and International Customer Service Professionals No 1 in Customer Service-2014.

“The Sunshine Coast has provided Youi with a skilled and motivated workforce that has assisted us greatly in achieving our business objectives.”

Danie Matthee, CEO
Youi Insurance



Top and Above: Artist's Impressions

TOURISM, SPORT AND LEISURE

The tourism, sport and leisure industry provides almost 14% of total employment and the visitor economy currently injects almost A\$2.53 billion of direct expenditure into the region.

The Sunshine Coast is ranked as one of Australia's top tourism markets, attracting more than eight million visitors to the region each year. The region's natural assets, from coastal beaches to hinterland forests, coupled with designated tourism investment

areas and a range of national standard sporting facilities provide excellent opportunities for new tourism developments and business investments in accommodation, sport and leisure.

The Sunshine Coast also plays host to a number of major sporting events such as the Mooloolaba Triathlon, the 70.3 Ironman Competition, and a range of other sports competitions and events each year.

KEY TOURISM, SPORT AND LEISURE ENTERPRISES ON THE SUNSHINE COAST INCLUDE:

- Over 132 hotel, motel and serviced apartment establishments
- 10 surf life saving clubs
- Australia Zoo
- Merlin Entertainment
- Aussie World Theme Park
- Sunshine Coast Airport
- Oaks Hotels and Resorts
- Novotel Twin Waters
- Mantra Group
- Sunshine Coast Turf Club.

WHY INVEST IN A TOURISM, SPORTS AND LEISURE BUSINESS ON THE SUNSHINE COAST?

- Almost 8.5 million visitors visit the Sunshine Coast each year and spend more than A\$2.5 billion.
- The Sunshine Coast has recently recorded the largest growth rate (9.4 per cent) of any Queensland region for international visitors (International Visitor Survey, 2014), with an increasingly sophisticated market generating demand for new 5-star accommodation options.
- More than 70,000 visitors travel to the region each year for nationally recognised major events such as the Mooloolaba Triathlon, Ironman 70.3 Sunshine Coast and the International Rally of Queensland.
- The Sunshine Coast Airport provides a gateway for one million visitors to the region each year and will be expanded to accommodate larger, more fuel efficient aircraft from a greater range of locations in Australia, Asia and other international ports.
- A highly skilled and educated workforce is ready to work, with hospitality one of the largest employers in the region.
- The region has a thriving business events and conference sector which grew by 40% in 2013-14.



CASE STUDY

Australia Zoo

Australia Zoo is one of the most loved tourist attractions in the country. Spanning more than 40 hectares and home to over 1,200 native and exotic animals, the park draws thousands of local and international visitors to the region each year.

Australia Zoo has won numerous local, national and international awards, including Australian and Queensland Major Tourism Attraction Awards. Australia Zoo is also home to a world-class wildlife hospital that has treated over 57,000 native animals to date, making it one of the busiest wildlife hospitals in the world.

“Steve Irwin, known around the world as the Crocodile Hunter, was most passionate about his home on Queensland’s Sunshine Coast – Australia Zoo. Today, our award-winning zoological gardens are set on over 100 acres and feature more than 1,200 animals. We have a wonderful local workforce, a strong tourism industry, and are pleased with the Sunshine Coast Council’s vision to be Australia’s most sustainable, vibrant, green and diverse region which complements our passion for wildlife and conservation.”

Terri Irwin
Australia Zoo

AGRIBUSINESS

The Sunshine Coast's agribusiness industry is characterised by a diverse range of sectors including horticulture, dairy and specialty dairy production, seafood, nurseries and value-add producers.

The agribusiness industry has grown at an average of 4.1% per annum since 2006-07, contributing approximately A\$360 million per annum to the Sunshine Coast economy and employing nearly 5,000 people.

With a 10% increase in the economic value of agriculture in the past five years and demand expected to grow significantly from

Asian markets (particularly with the advent of the proposed China-Australia Free Trade Agreement), the Sunshine Coast is rapidly being recognised as one of the most dynamic locations for new agribusiness investment in Australia.

The region has strong foundations in niche food and beverage production and value adding, and a reputation for producing fresh foods in a clean environment. Leading Australian food manufacturers and exporters such as Gourmet Garden, Nutworks and Buderim Ginger are located in the region, showcasing the Sunshine Coast as an ideal investment location for similar high calibre companies.

KEY AGRIBUSINESS ENTERPRISES ON THE SUNSHINE COAST INCLUDE:

- Gourmet Garden Botanical Food Company
- Buderim Ginger
- Tropico Juices
- Kunara Organics
- Epicurean Products
- Maleny Cheese
- Australian Farm Forestry
- Nutworks
- Co-Yo.

WHY INVEST IN AGRIBUSINESS ON THE SUNSHINE COAST?

- The region has year-round favourable climatic conditions that are ideal for food production with rich soils, a clean water supply and water security with relatively high and reliable rainfall.
- The region produces a wide range of primary agricultural commodities such as fruit and nuts, dairy, meat and livestock products, plus hosts innovative value-add products and food processing operations like Gourmet Garden.
- The Sunshine Coast is just over one hour by national highway from a major international seaport and airport in Brisbane, providing excellent access to freight and export routes.
- The region has a strong agribusiness history and culture and an experienced workforce, with some leading manufacturers and processors providing expertise in exporting.
- Sunshine Coast based producers of dairy products, seafood, horticulture and processed foods are well placed to capitalise on the advantages that will arise from tariff reductions under the proposed China-Australia Free Trade Agreement.



CASE STUDY

Gourmet Garden

Established in 1999, Gourmet Garden manufactures and distributes its range of packaged fresh herbs and spices from the Sunshine Coast. In only 16 years, Gourmet Garden has grown from a small privately owned company to a global success story, exporting to more than 25,000 supermarkets across the United States, Asia, Europe, New Zealand, Canada and the United Kingdom.

“The Sunshine Coast is the sustainable business location that marries with Gourmet Garden’s brand image, culture and aspirations. The close proximity to Brisbane city and airports is convenient for international business requirements, yet the coast offers a closer link to our agricultural roots than any city would, reflecting our friendly business culture. Being a premium coastal regional area, the Sunshine Coast also attracts and offers high calibre employees some fantastic lifestyle benefits, lower regional living costs, tourism attractions and good infrastructure, including the regional airport to service our domestic market. It’s the best of both worlds.”

Andrew Eves-Brown, Chief Operating Officer
Gourmet Garden

CLEAN TECHNOLOGIES

The clean technologies industry on the Sunshine Coast represents approximately 12% of the industry in Queensland, employing nearly 1,770 people and contributing an estimated A\$214 million to the Sunshine Coast economy annually.

The clean technologies industry includes renewable energy, water, waste and recycling, construction materials, energy efficiency, carbon trading and environmental services.

With one of the highest concentrations of clean technology businesses in Queensland, the Sunshine Coast has developed credentials in sustainability and clean technology innovation and is home to award-winning applications and research capabilities. As part of its vision to be Australia's most sustainable region, the Sunshine Coast Council is also developing a 15 megawatt utility scale solar farm, which is expected to cement the region's reputation as the solar industry capital of Australia.

KEY CLEAN TECHNOLOGIES ON THE SUNSHINE COAST INCLUDE:

- Architecture and green building design
- Green building materials
- Renewable energy (solar) and energy efficiency (LED lighting)
- Engineering and scientific consulting services
- Green accounting and marketing services
- Cleantech water management
- Ecologically sustainable waste management.

KEY CLEAN TECHNOLOGY ENTERPRISES ON THE SUNSHINE COAST INCLUDE:

- ENOYTE
- SPS Energy
- Latronic Sunpower
- Suncoast Waste Water Management
- ROCKCOTE
- Spotless
- Eco-cycled.

WHY INVEST IN CLEAN TECHNOLOGIES ON THE SUNSHINE COAST?

- The region has the only dedicated and active cleantech industry association in Australia, with around 150 clean technology businesses now calling the Sunshine Coast home.
- The region is renowned for its excellent solar weather conditions and implements programs that will foster growth in this area.
- The Sunshine Coast Council is committed to being 'Australia's most sustainable region - vibrant, green, diverse' and the University of the Sunshine Coast hosts the Sustainability Research Centre – making the Sunshine Coast the natural home for the clean technologies industry.

CASE STUDY

ROCKCOTE

ROCKCOTE is a A\$20 million, multi-award winning, building industry products group. It is recognised as a leader in the development, manufacturing and distribution of innovative and decorative architectural coatings, environmentally safe paints and energy efficient building systems.

By applying lessons learned from nature to business, the company is successfully demonstrating that environmentally-friendly business can be good not only for the environment and the community, but also for the business's bottom line. ROCKCOTE's head office and primary manufacturing plant is based in Yandina, on the Sunshine Coast.

“The Sunshine Coast is becoming the environmental centre of the world. We enjoy a beautiful, diverse environment, dedicated staff and a network of innovative companies all striving to leave the world in a better state than how we found it.”

Bob Cameron, Managing Director
ROCKCOTE



Image courtesy of ROCKCOTE. Photography: Ross Eason

AVIATION AND AEROSPACE

With the expansion of the Sunshine Coast Airport and the development of a new Aerospace Precinct, the region provides exciting and diverse opportunities in the Australasian aviation market.

Sunshine Coast Airport is already home to a wide range of aviation-related businesses in the fields of:

- licensed maintenance, engineering and overhaul facilities
- pilot training and education institutes
- charter flights
- ground handling services
- freight operators
- aircraft sales
- emergency services.

Located at Sunshine Coast Airport, the Sunshine Coast Aerospace Precinct provides prime airside and landside development opportunities for smart and innovative aviation-related businesses.

In addition, the Caloundra Aerodrome is a key complementary aviation asset and supports general aviation activity with around 40,000 movements of aircraft and helicopters each year - primarily catering for the needs of light aircraft operations on the Sunshine Coast.

The aerodrome is a vital cog in South East Queensland's general aviation network and offers the potential to play an important role in the industry's development in the region.

KEY AVIATION AND AEROSPACE INDUSTRY PARTICIPANTS ON THE SUNSHINE COAST INCLUDE:

- Sunshine Coast Airport
- McDermott Aviation
- Aeromil Pacific
- Machjet International
- Becker Helicopters
- Helimods
- ProRotor
- Integrated Aviation Solutions
- Suncoast Aero Engines
- Aviator Group.

WHY INVEST IN AVIATION AND AEROSPACE ON THE SUNSHINE COAST?

- Sunshine Coast Airport currently welcomes approximately one million passengers annually with direct flights to Sydney, Melbourne and Auckland and is just over one hour's drive north of Queensland's capital city, Brisbane.
- The Sunshine Coast Airport and the Caloundra Aerodrome already host a capable and established cluster of leading-edge aviation and aerospace companies which support a highly skilled workforce.
- Sunshine Coast Aerospace Precinct provides airside sites totalling 22,000m² of hangar space (suitable for up to B737 or A320 aircraft) and landside sites totalling 13,500m² that are now available for long-term lease.
- Additional prime airside and landside sites are planned for future industry expansion and development.
- The airport has world-class fully serviced aviation facilities with Code C apron.

CASE STUDY

Aeromil Pacific

Aeromil Pacific is one of Australia's largest and most successful privately owned and operated aviation companies, specialising in aircraft sales, charter services, management and flight operations, maintenance and engineering, aircraft parts, aviation consulting services and pilot training.

In 1995, the company relocated from Sydney to a greenfield site at Sunshine Coast Airport. Major investment was committed to new buildings, infrastructure and personnel, setting the platform for Aeromil Pacific to further expand aircraft sales, maintenance and support services and position the company to develop new business opportunities.

“Since moving Aeromil from Sydney almost 20 years ago, we have been able to grow all facets of our business. We are currently undertaking further expansion of our Sunshine Coast capabilities.”

Steve Padgett, Executive Chairman
Aeromil Group





HOW TO INVEST

The Sunshine Coast offers diverse investment opportunities in major infrastructure projects, residential and commercial precincts and high-value industry development for both onshore and offshore investors.

The Sunshine Coast Council and its government and industry partners can help bring major investment visions and proposals to life.

FOR MORE INFORMATION:

For a confidential discussion on the opportunities available in the Sunshine Coast region, contact an investment specialist at Sunshine Coast Council directly:

BY PHONE:
+617 5475 9958

BY MAIL:
Economic Development
Sunshine Coast Council
Locked Bag 72
Sunshine Coast Mail Centre
Queensland 4560
Australia

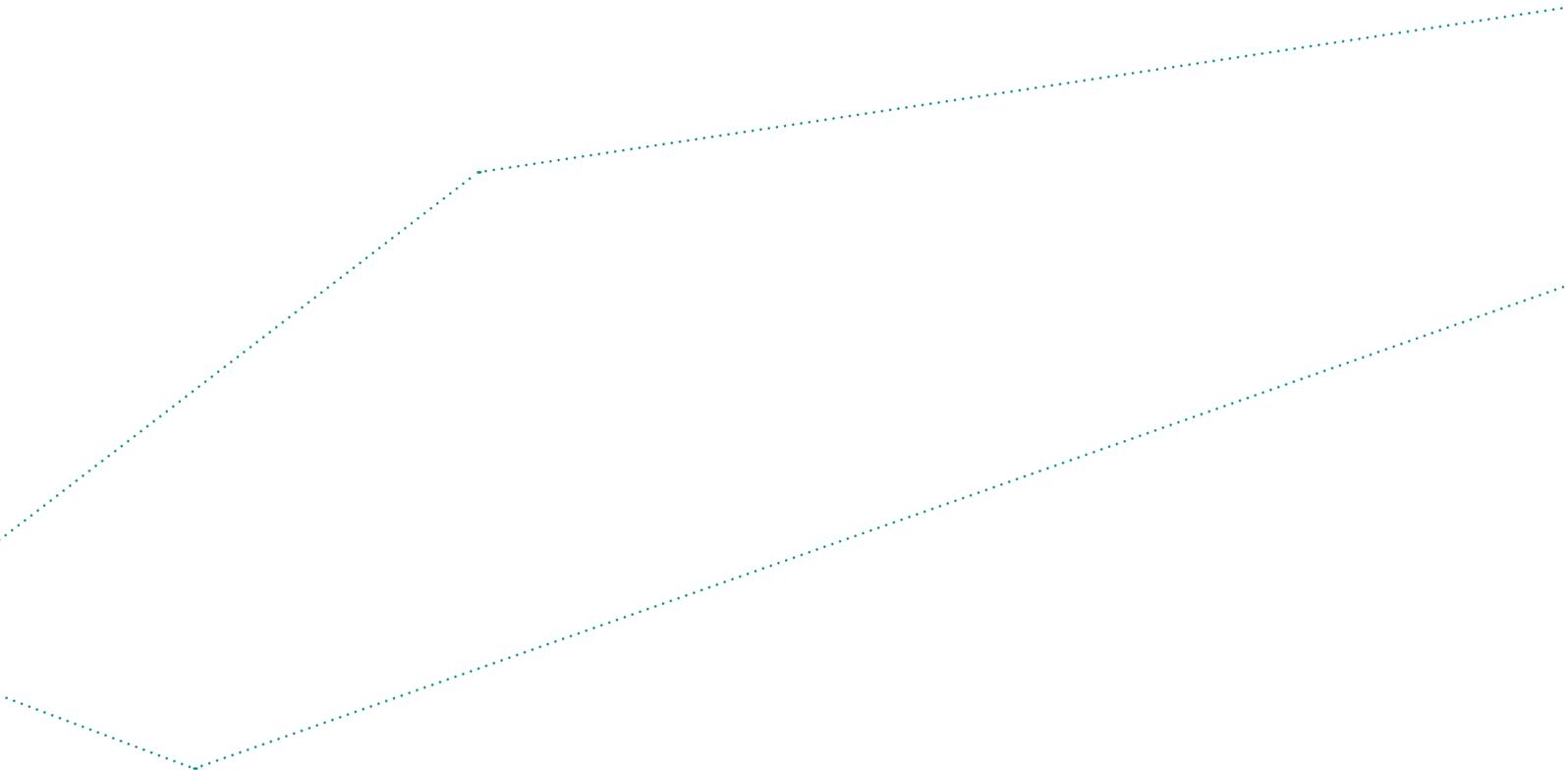
BY EMAIL:
invest@sunshinecoast.qld.gov.au or
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WEBSITE ADDRESS:
www.invest.sunshinecoast.qld.gov.au



KEY CONTACTS

Sunshine Coast Industrial Estates and Land	Coordinator, Investment Attraction, Economic Development, Sunshine Coast Council Phone: +617 5475 9958 Email: invest@sunshinecoast.qld.gov.au
Queensland Government Industrial Parks	Economic Development Queensland, Queensland Government Phone: +617 1300 130215 Email: edq@dsdip.qld.gov.au
Government Support and Assistance (including Development Information)	Coordinator, Investment Attraction, Economic Development, Sunshine Coast Council Phone: +617 5475 9958 Email: invest@sunshinecoast.qld.gov.au
Maroochydore City Centre	Project Director, SunCentral Maroochydore Pty Ltd Phone: 0408701295 Email: mark@suncentralmaroochydore.com.au
Sunshine Coast Airport Expansion	Director, Corporate Strategy and Delivery, Sunshine Coast Council Phone: +617 5441 8212
Aerospace Precinct	Coordinator, Business and Commercial, Sunshine Coast Airport Phone: +617 5453 1501 Email: airport@sunshinecoast.qld.gov.au
Oceanside Health Hub	<i>Commercial opportunities:</i> Business Relationship Manager, Stockland Level 1, 8 Innovation Parkway Kawana QLD 4575 Phone: +617 5491 0124 www.oceansidekawana.com.au <i>Industry and investment enquiries:</i> Coordinator, Investment Attraction, Economic Development, Sunshine Coast Council Phone: +617 5475 9958 Email: invest@sunshinecoast.qld.gov.au
University Hospitals and Health and Wellness Business and Investment	Coordinator, Investment Attraction, Economic Development, Sunshine Coast Council Phone: +617 5475 9958 Email: invest@sunshinecoast.qld.gov.au
Caloundra Central Business District Revitalisation	Manager, Strategy and Policy Coordination, Sunshine Coast Council Phone: +617 5441 8354
Caloundra South Priority Development Area	<i>Commercial opportunities:</i> Business Relationship Manager, Stockland Level 1, 8 Innovation Parkway Kawana QLD 4575 Phone: +617 5491 0124 www.stocklandcaloundrasouth.com.au <i>Industry and investment enquiries:</i> Coordinator, Investment Attraction, Economic Development, Sunshine Coast Council Phone: +617 5475 9958 Email: invest@sunshinecoast.qld.gov.au
Sippy Downs and Palmview Precincts	Coordinator, Industry and Investment, Economic Development, Sunshine Coast Council Phone: +617 5475 9958 Email: invest@sunshinecoast.qld.gov.au
High-Value Industry Opportunities	Coordinator, Investment Attraction, Economic Development, Sunshine Coast Council Phone: +617 5475 9958 Email: invest@sunshinecoast.qld.gov.au



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