



Gateway Sunshine Coast Airport

sunshinecoastairport.com.au



Gateway Opportunity

The Sunshine Coast Airport Gateway Precinct forms part of a 460 hectare Priority Development Area (PDA) approved by the Queensland Government's Economic Development Queensland (EDQ). Positioned at the heart of a thriving region, the precinct represents a new generation of airport linked development capturing the region's accelerating growth while establishing a destination in its own right.

The Gateway Precinct will transform Sunshine Coast Airport into a vibrant, world-class destination, creating an exceptional arrival and departure experience for travellers while unlocking new opportunities for business, tourism and investment.

At the heart of the precinct is a redeveloped airport terminal, complemented by a future airport hotel, commercial and mixed-use development opportunities, and an integrated active transport network designed to enhance connectivity and accessibility across the region.

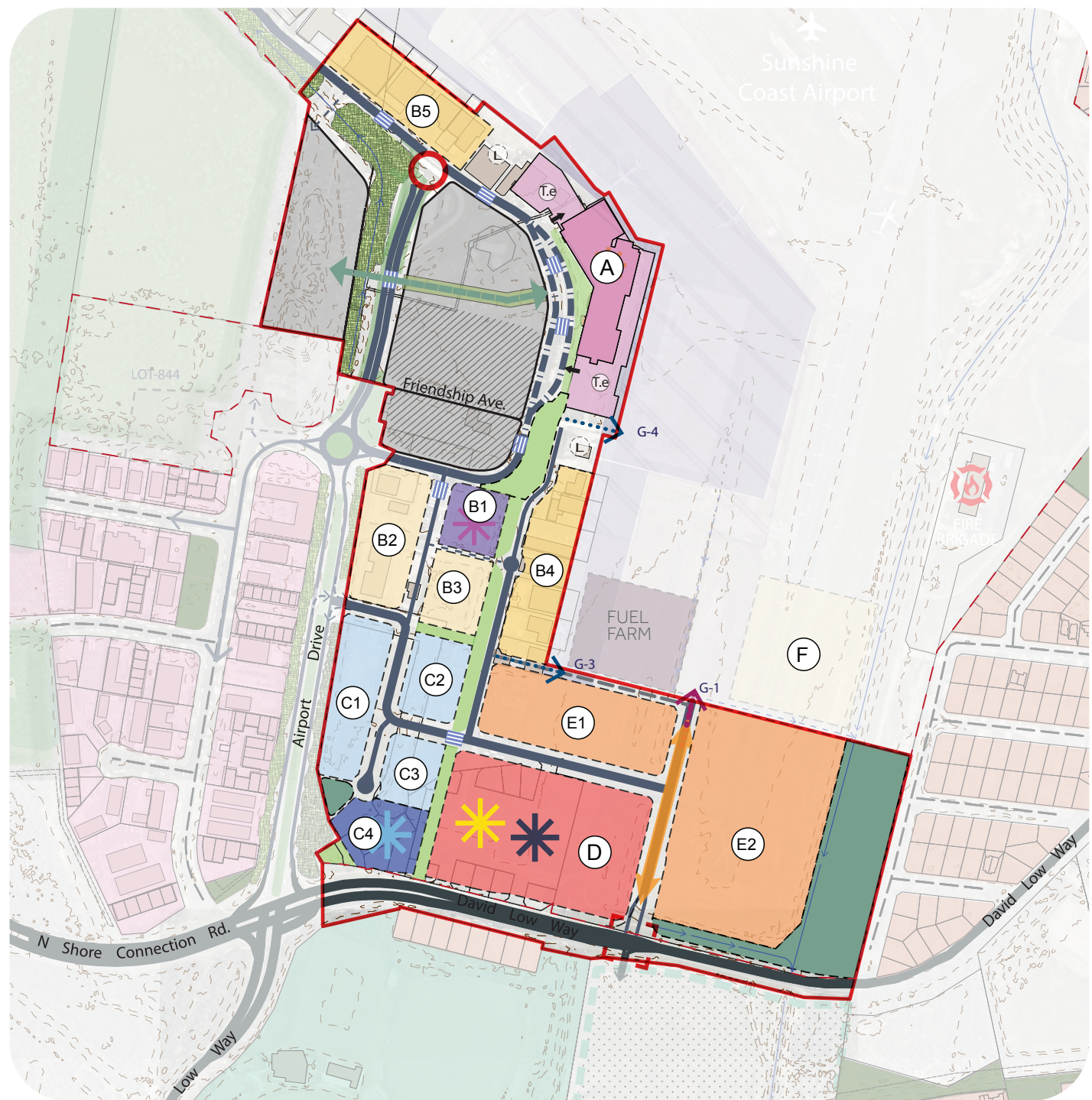
Inspired by the Sunshine Coast's unique character and lifestyle, Gateway will deliver a contemporary urban environment that seamlessly blends aviation, business, hospitality and community. The vision is to position Sunshine Coast Airport as the natural gateway of choice for travellers, industry and locals.

Gateway | Sunshine Coast Airport



Gateway Masterplan

- LEGEND
- SCA Property Boundary
 - Gateway Precinct Boundary
 - Airport Car Parking
 - Car Rental Ready Bay
 - Potential Fuel Farm Location
 - Northern Transit Hotel & Mixed Use Activity Node
 - Commercial Office
 - Commercial Mixed Use
 - Southern Mixed Use Activity Node (may include Child Care)
 - Aircraft Sales and Service, Tourism Activities, SCA Operations
 - Freight Forwarding, Logistics, Warehousing, Service Industry & R&D Technology Industry
 - Existing Terminal Building
 - Terminal Expansion
 - Potential Loading Dock & Refuse (Co-located) Locations
 - Potential Airport Apron Expansion (20 Years)
 - Potential Airport Apron Expansion (20+ Years)
 - New Roundabout
 - Indicative Roads
 - Potential Heavy Vehicle Access Route
 - Potential Green Pedestrian Link
 - Potential Pedestrian Crossing
 - Future Terminal Entry / Exit Points
 - Indicative Access Lane
 - Existing Gate
 - Potential Supergate (secure entry)
 - Terminal Plaza & Green Spine
 - Drainage
 - Drainage Channel



The approved Gateway Precinct Master Plan provides planning certainty and streamlined approval pathways for future development.

A key component of the plan is the redevelopment and expansion of the existing Sunshine Coast Airport terminal, nearly doubling its footprint to support future aviation growth and increasing passenger demand.

Positioned at the centre of this transformation, Gateway will become the airport's primary commercial and mixed-use precinct - integrating aviation, hospitality and essential services within a highly connected environment.

Underpinned by significant infrastructure investment from both the Sunshine Coast Airport and Queensland Government, Gateway represents a rare opportunity to invest in one of Queensland's most strategically positioned and rapidly evolving growth corridors.

1.8m

current passengers (2026)

3.9m

forecasted passengers (2040)

\$170m

in domestic terminal upgrades

The Sunshine Coast Growth Story

The Sunshine Coast is one of Australia's fastest growing regional economies, driven by strong population growth, major infrastructure investment and an increasingly diverse economic base. **The regional economy, currently valued at more than \$26 billion**, is projected to grow significantly over the coming decade, with population expected to reach more than **440,200 by 2032 and increase 2% p.a.***

As this growth accelerates, demand for well located commercial and industrial space will increase, creating a clear need for future ready employment opportunities. Sunshine Coast Airport sits at the centre of this growth, playing a critical role in connecting the region to national and global markets while unlocking new opportunities across business, tourism and investment.

With more than **\$16 billion in major infrastructure and development projects underway**, the Sunshine Coast is one of Australia's fastest-growing regional investment destinations.

38k
local businesses

375k
current population (2026)

440k+
forecasted population (2032)

\$26.3b
GRP (2024)*

\$16b
major developments underway

2000+
hotel rooms needed before 2032*



Source: *Sunshine Coast Council, *CBRE Research & BITRE 2026



Mixed Use Retail Opportunity

Located at the centre of Gateway at Sunshine Coast Airport, the retail hub is designed to serve airport passengers, workers, and the surrounding community. Spanning approximately **2.53 hectares** and accommodating up to **7,890sqm of mixed use retail space**, the site offers a 200m frontage, providing exposure to airport traffic and regional movement along David Low Way.

The hub supports a diverse mix of uses, including retail specialties, a supermarket, restaurants and fast-food outlets, gym and wellness facilities, medical and allied health services, childcare, a service station, and a car wash. Flexible formats from multi-tenant centres to standalone pad sites, enable tailored solutions for a wide range of investors.

Positioned as the social and service heart of Gateway, the precinct presents a high-exposure retail opportunity within a growing catchment, supported by consistent daily foot traffic, increasing visitation, and strong long-term growth prospects.

7,890sqm
designated retail and service space



Scan to view
a video of the
proposed
retail site

Commercial Opportunity

Gateway at Sunshine Coast Airport is the region's premier airport-connected commercial and office destination, offering businesses a strategically located base within one of Australia's fastest-growing regional airports. Located 5km from Maroochydore City Centre, the precinct provides direct access to key transport networks and the broader regional economy.

The development opportunity provides **20,000sqm of land** designated for commercial office, education, research and development, service industry and air services uses, supporting a diverse mix of corporate, government, education, health, and aviation-aligned industries.

Combined with integrated amenity, strong transport connectivity, and immediate airport access, this presents a rare commercial opportunity to establish a premium business presence in a rapidly expanding region.



20,000sqm
designated for commercial use



Scan to view
a video of the
proposed
commercial site

Industrial Opportunity

The industrial sites at Gateway provide a rare opportunity to secure strategically located industrial land within one of Southeast Queensland's fastest-growing regions.

Strengthening long-term economic capability and supporting future growth, the precinct is purpose-built to accommodate airport operations, freight services and industrial users requiring direct access to key transport infrastructure.

Across two designated industrial sites, development capacity is available within **44,000sqm of land** designated for modern warehouses, cold storage and logistics, low-impact industry, research and technology, service industry, and specialised freight infrastructure.

The space supports both single-tenant and multi-tenanted developments, with generous loading areas, efficient hardstand layouts and scalable building footprints. This site presents a compelling opportunity for investors seeking well-positioned industrial space aligned with sustained airport and regional growth.



44,000sqm
designated for light industry use



Scan to view
a video of the
proposed
industrial site

Hotel Opportunity

Strategically located within close proximity to the terminal, the site is ideally positioned to become a key hospitality destination integrated with the airport's broader commercial offerings within the Gateway Precinct.

With regulatory support established, the project offers a streamlined pathway to delivery, reducing planning risk. As a catalyst within Gateway, the hotel will attract complementary uses including retail, food and beverage and commercial tenancies.

Supported by strong tourism demand and population growth, the opportunity enables premium positioning, high occupancy and diversified revenue, underpinned by long-term airport expansion and sustained regional growth.

≤ 250
hotel rooms



Scan to view
a video of the
proposed
hotel site



Gateway Highlights



Setting the pace in the airport growth

recording a **10-Year Compound Annual Growth Rate of 7%**



Strategic location

with direct connectivity to the airport terminal and close proximity to The Wave



Strong and growing tourism market

with **16.6 million*** total annual visitor nights



Strategic timing

Ahead of the **Brisbane 2032 Olympic and Paralympic Games**



International connectivity

New Zealand, Bali and Singapore



Record investment in the region

Notable projects planned or commenced:

- The Wave Rail Line: **\$5.5 billion - \$7.0 billion**
- Aura Master Planned Community: **\$5 billion**
- Maroochydore City Centre: **\$2.5 billion^**
- The Harmony Master Planned Community: **\$3 billion**
- Sunshine Coast Stadium Upgrades: **\$148 million**
- Nambour Hospital Redevelopment: **\$82 million**
- Aussie World Expansion: **\$60 million**

*Source: Sunshine Coast Council
^Source: Walker Corporation



Sunshine Coast Airport

The **Natural** Choice

Scan here for more information

