



BROADWATER

MARINE PROJECT



CITY OF
GOLDCOAST.

FACTSHEET

THE PROJECT

Background

The Broadwater Marine Project is a joint initiative of the Queensland Government and Gold Coast City Council seeking private sector investment to deliver what could be the largest integrated tourism development in Queensland's history.

The world-class project seeks delivery of a cruise ship terminal on State Government-owned land on The Spit or on Wave Break Island in the Broadwater.

In addition to the terminal, the potential multi-billion dollar integrated tourism project could include a hotel, casino, marina and super yacht facilities, retail, entertainment, hospitality, community open space, recreation facilities and a mix of residential (types and tenure).

A Gold Coast cruise ship terminal and associated tourism infrastructure have the potential to boost tourist visitation, increasing expenditure into the state and local economies and creating jobs.

Australia's Gold Coast

The Gold Coast is Australia's leading holiday destination boasting a subtropical year-round climate, stunning sandy beaches and foreshores stretching along the Pacific Ocean of South East Queensland.

As well as an internationally-acclaimed coastline, the Gold Coast's natural attractions include World Heritage-listed rainforests, waterways, an enviable lifestyle and the spectacular Broadwater – a protected and safe water haven for recreational and commercial activities.

These superb natural assets alongside tourism services, infrastructure and experienced industry operators, attract more than 11 million leisure and business-based visitors annually.

The Gold Coast's natural attributes have contributed to its rapid growth – currently the sixth largest city in Australia – and to its popularity as a premier destination for a myriad of major events, that will include the 2018 Commonwealth Games.

With vibrant communities, the Gold Coast is an outstanding city that proudly embraces an exciting future to expand its global tourism, business and events appeal.



Gold Coast Fast Facts

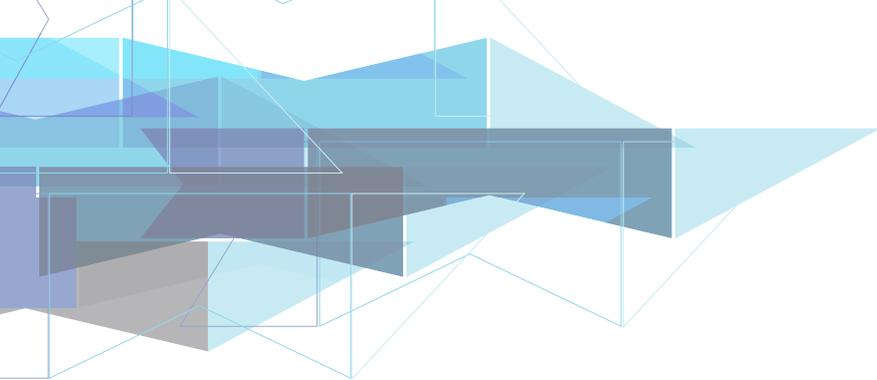
- **70 kilometres of beaches with an average year-round ocean temperature of 22°C**
- **250 kilometres of navigable waterways**
- **Casino including hotel, showroom, restaurants, conference facilities**
- **Gold Coast Convention and Exhibition Centre**
- **Gold Coast Arts Centre**
- **world-class tourism attractions, sporting, cultural and recreational facilities**
- **entertainment including clubs, restaurants and al fresco experiences**
- **five-star international resorts, designer shopping**
- **wildlife and theme parks**
- **world-class recreational spaces and World Heritage-listed tropical rainforest hinterland**

Gold Coast Broadwater

The Broadwater is the Gold Coast's harbour – a protected waterway popular with residents and visitors because of its appeal for commercial and recreational activities.

It is an estuary made up of a series of tidal waterways which connect with the Moreton Bay Marine Park and are separated from the sea by The Spit and South Stradbroke Island. Wave Break Island sits within the Broadwater close to one of the Gold Coast's largest and highest quality recreational open spaces – the Broadwater Parklands.

The Broadwater, Spit and Wave Break Island are also close to the Southport central business district, Labrador and Main Beach – suburbs located on the mainland with high rise residential and Broadwater views.



The opportunity

The Gold Coast is renowned for its year-round near-perfect climate, pristine beaches, hinterland and attractions, and is already a natural tourism magnet for families, tourists, business markets, sports and events organisers.

There is now potential to extend the tourism and business appeal of the Gold Coast by creating an exceptional international tourism hub at the Gold Coast's international marine gateway.

Developer confidence is growing. The timing and opportunity to be involved in designing and creating a stand-out attraction, incorporating a cruise ship terminal, accommodation, entertainment, recreation, hospitality and retail, is ideal in the lead up to the 2018 Commonwealth Games.

The Broadwater Marine Project provides the catalyst for local, national and international investors to create a vibrant attraction and events space that will connect with a wide range of visitors and the local community.

Investment opportunity

The Broadwater Marine Project presents an opportunity for the market to submit proposals to deliver an integrated tourism project on state-owned land and adjoining waters at the southern Broadwater.

The area includes:

- Wave Break Island
- State-owned land to the north and south of Seaworld at The Spit
- adjoining waters including the Seaway

The Broadwater Marine Project has the potential to:

- help build tourism into one of the four pillars of the Queensland economy and achieve the Government's target of doubling overnight visitor expenditure to \$30 billion by 2020
- strengthen the city's economic base and support long-term local job creation
- create high quality, sustainable integrated tourism infrastructure that contributes positively to the city image as a premier destination globally
- respect the environmental qualities of the Broadwater, responsibly managing potential impacts and demonstrating a balanced approach to fostering economic opportunity and addressing community expectations
- a sustained and significant increase in international and domestic tourist visitation to the Gold Coast.

The Seaway and Broadwater are the Gold Coast's gateway to international waters. Integrated tourism infrastructure at The Spit and Wave Break Island presents an opportunity to create a spectacular arrival point for cruise ship visitors. This may include a cruise ship terminal, supported by hotel, casino, theme park, restaurant, retail, and a mix of residential (types and tenure) to create a unique community feel.

It is envisioned the potential multi-billion dollar investment will deliver the biggest venture the Gold Coast has seen in decades.





Previous and recent studies and investigations

Although ideas for the Broadwater have been extensively documented, the timing has never been more ideal. Previous documentations include:

- The “Gold Coast Harbour Vision 2020” project
- The “Gold Coast Marine Development Project” at the Spit
- The “Tides of Change” vision for Doug Jennings Park, the Marine Stadium and adjacent lands
- The “Southport Broadwater Parklands Q150 Project” and “Stage 2” work
- Baseline studies for the Broadwater Masterplan

Council has recently commissioned a navigational simulation exercise and an economic analysis of a potential cruise ship terminal within the Broadwater.

The navigational simulations were undertaken at the Smartship Australia facility in Brisbane, with the assistance of Meridian Maritime Services, Maritime Safety Queensland and Brisbane Marine Pilots. The simulations have demonstrated that cruise ships can effectively navigate through the Seaway and dock within the Broadwater.

The economic analysis, undertaken by AEC group, identified strong market interest in a Gold Coast cruise terminal and a positive outlook for the cruise shipping industry in Australia and globally.

Copies of these recent reports are available on the project website.

The environment

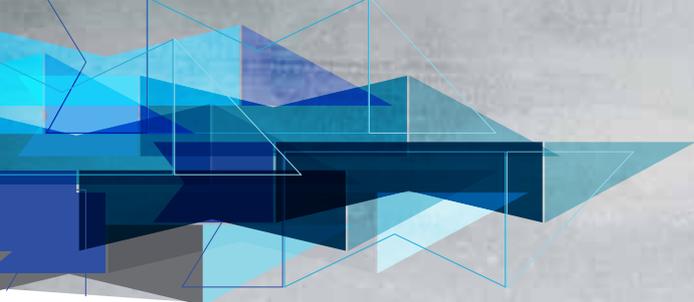
Gold Coast waterways contribute significantly to making the city such a great place to live and visit.

The Gold Coast’s natural and man-made waterways provide direct and indirect benefit to the marine, tourism and construction sectors that underpin the local economy. With significant recreational boating, marine industries and tourism activities, the waterways must be carefully planned and managed.

Any proposal must respect the environmental qualities of the Broadwater and demonstrate a balanced approach to fostering city-wide economic opportunity while responsibly managing potential environmental impacts.

Council will continue to engage with the community, tourism, surfing, diving and environmental groups throughout the project.





Tourism, business, recreation and community outcomes

Leading tourism operators have indicated the Broadwater Marine Project would provide a tourism and business increase on the Gold Coast.

As a premier tourist destination in Australia, it is imperative the Gold Coast continues to evolve and transform. The Broadwater Marine Project has the potential to provide a new internationally-acclaimed attraction to broaden the economic base of a globally competitive city.

The project will be accessible from the water and land, inviting both visitors and the wider community to enjoy the recreational spaces, natural qualities and man-made features of the Broadwater.



Project timetable

- Expression of Interest (EOI) opened 23 November 2012 and closed 4 February 2013
- Shortlisted proponents announced 5 March 2013
- Request for Detailed Proposals (RFDP) expected by late 2013
- Preferred consortia announcement early 2014



For further information visit
www.broadwatermarineproject.com.au

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