

G O L D C O A S T

BROADBEACH
LIFESTYLE
PRECINCT



Q U E E N S L A N D





THE **BROADBEACH LIFESTYLE PRECINCT** IS CATEGORICALLY THE MOST SIGNIFICANT MAJOR DEVELOPMENT SITE IN WHAT IS NOW UNQUESTIONABLY THE CENTRE OF CONTEMPORARY GOLD COAST.

KNIGHT FRANK IS EXTREMELY PLEASED TO BE APPOINTED TO REPRESENT THIS MAJOR WATERFRONT DEVELOPMENT SITE OF OVER 1.1 HECTARES TO THE MARKET BY WAY OF OFFERS TO PURCHASE.

THE **BROADBEACH LIFESTYLE PRECINCT** REPRESENTS AN OPPORTUNITY FOR AN INTEGRATED AND MIXED USE DEVELOPMENT TO BE UNDERTAKEN, WITH A LIGHT RAIL STATION ON ITS DOORSTEP. WITHIN THE IMMEDIATE VICINITY IS NEARLY \$2 BILLION OF PRIVATE DEVELOPMENT INCLUDING THE EXPANSION OF PACIFIC FAIR AND REDEVELOPMENT OF THE STAR CASINO.

THE SITE PRESENTS AN UNMATCHED OPPORTUNITY TO CREATE A DESTINATION INCORPORATING LIFESTYLE RETAIL, WATERFRONT DINING, RESORT STYLE RESIDENTIAL AND OFFICE, MAXIMISING THE SITE'S EXTENSIVE NATURAL WATER FRONTAGE AND VIEW CORRIDORS IN ALL DIRECTIONS.



- + OVER 1 HECTARE IN THE HEART OF BROADBEACH**
- + 110 METRES OF PARKLAND AND NATURAL WATER FRONTAGE**
- + MINUTES TO THE BEACH**
- + LIGHT RAIL AT YOUR DOORSTEP**
- + YOUR NEIGHBOURS ARE THE NEW PACIFIC FAIR AND THE EXPANDING STAR CASINO**





BROADBEACH LIFESTYLE PRECINCT

Gold Coast Highway, Mermaid Beach,
Queensland, Australia

SITE AREA

11,300 square metres (approximately)

REAL PROPERTY DESCRIPTION

Lots 4,5,6,7,8,11,12,13, RP45204

Lots 2,3,4,5, RP104883

Lots 80,90, RP159547

Lot 10, RP108078

Lot 9, RP837013

GENERAL SITE DESCRIPTION

- Approximately 110 metres frontage to parkland and pristine waterways
- Approximately 75 metres frontage to Gold Coast Highway
- Multiple access point options
- The site is cleared and level



LOCAL AUTHORITY

Gold Coast City Council

METHOD OF SALE

The property is being offered for sale by Offers to Purchase closing at 4.00pm on Wednesday 14 June 2017.

DUE DILIGENCE INFORMATION

Access to an electronic data room will be made available to approved parties upon request and incorporates all available current approval documents.

EXCLUSIVE AGENTS

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A MAJOR OPPORTUNITY LOCATED
IN THE HEART OF **GOLD COAST'S MOST
DYNAMIC BEACHSIDE PRECINCT.**

STAR CASINO

ORACLE BOULEVARD



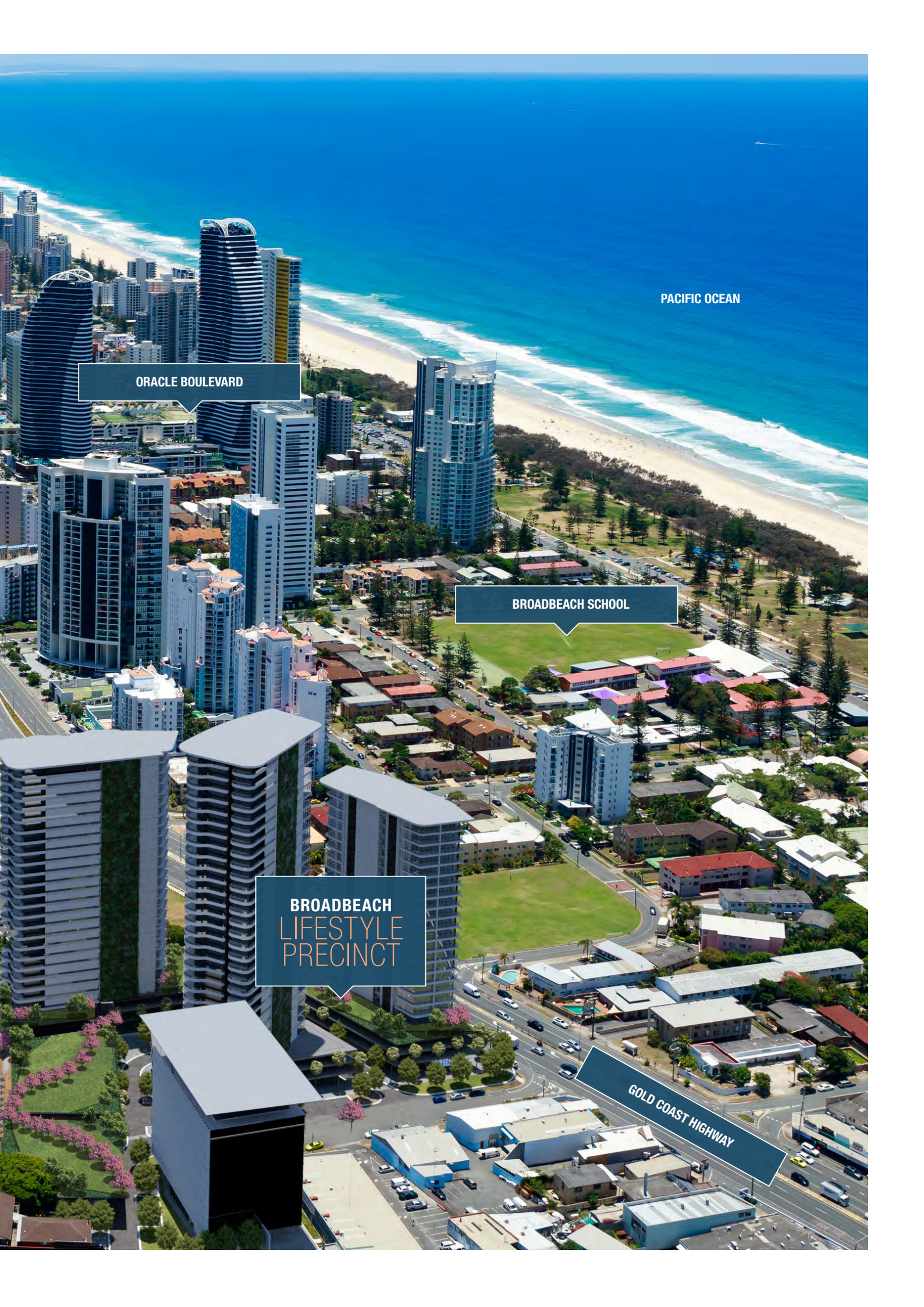


GOLD COAST CONVENTION CENTRE

STAR CASINO (NEW 6 STAR HOTEL)

BROADBEACH SOUTH STATION

PACIFIC FAIR SHOPPING CENTRE



PACIFIC OCEAN

ORACLE BOULEVARD

BROADBEACH SCHOOL

BROADBEACH
LIFESTYLE
PRECINCT

GOLD COAST HIGHWAY



1
GOLD COAST CONVENTION CENTRE



2
ORACLE BOULEVARD

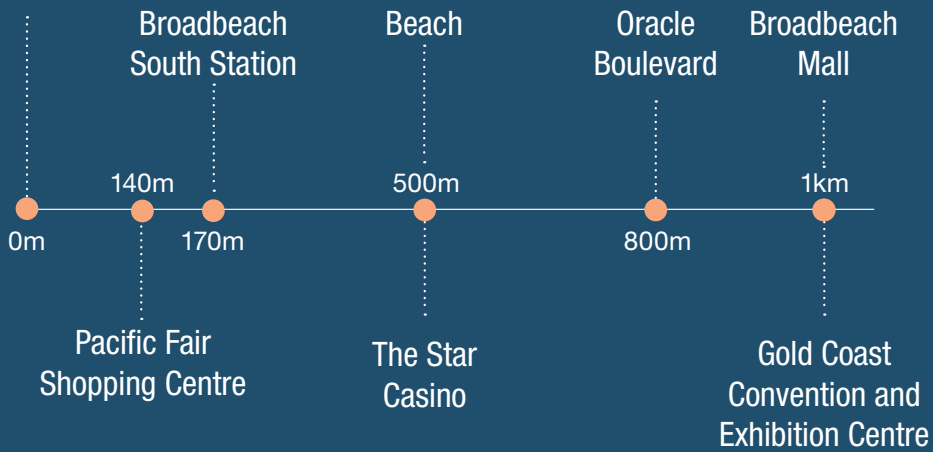


3
STAR CASINO



4
PACIFIC FAIR SHOPPING CENTRE

BROADBEACH LIFESTYLE PRECINCT



BROADBEACH LIFESTYLE PRECINCT

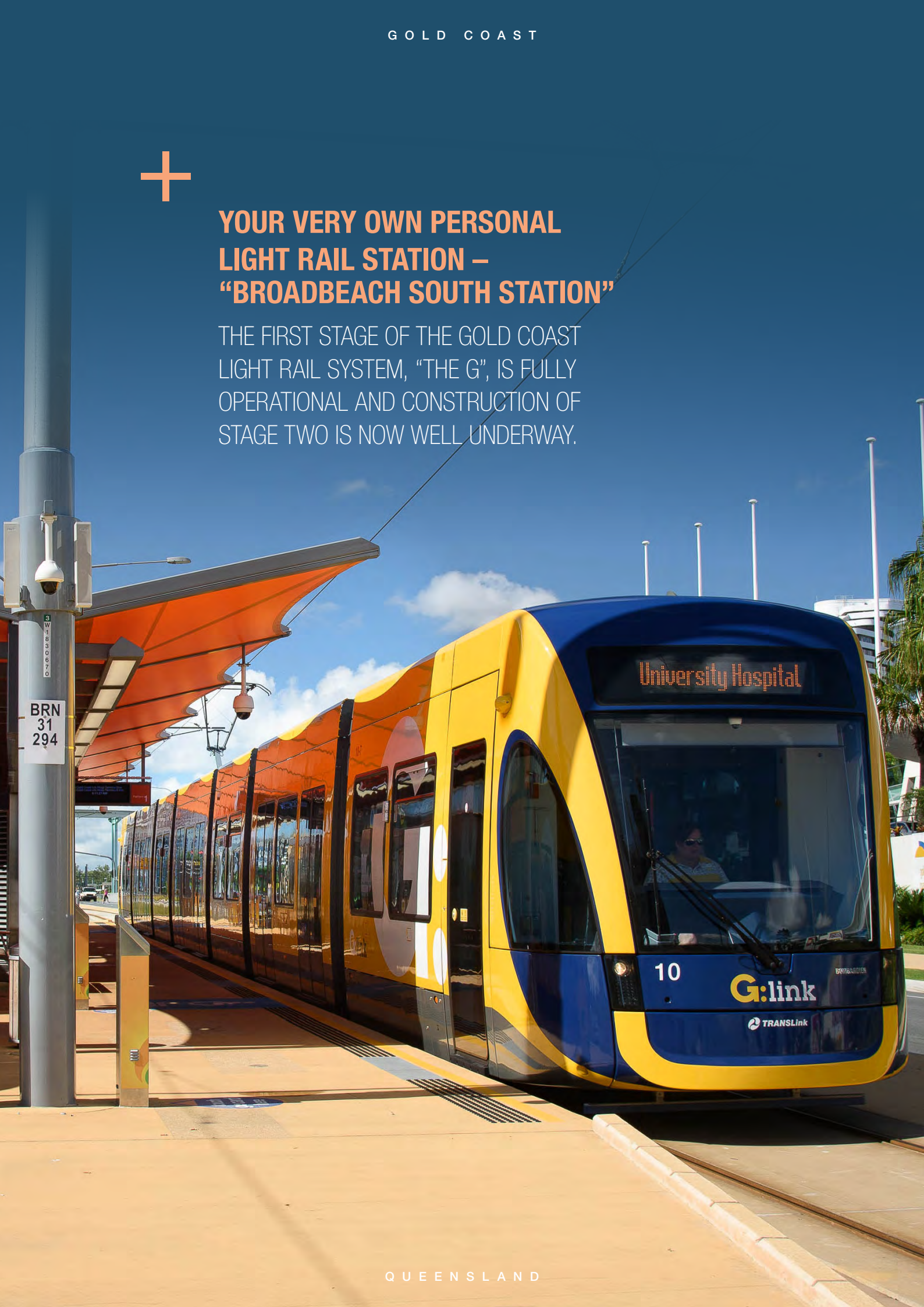


||||| LIGHT RAIL



YOUR VERY OWN PERSONAL LIGHT RAIL STATION – “BROADBEACH SOUTH STATION”

THE FIRST STAGE OF THE GOLD COAST
LIGHT RAIL SYSTEM, “THE G”, IS FULLY
OPERATIONAL AND CONSTRUCTION OF
STAGE TWO IS NOW WELL UNDERWAY.





Of the 16 stations along the current 13 kilometres of the system, the **BROADBEACH SOUTH STATION** is located at the doorstep of the site along the Gold Coast Highway. **NO OTHER SITE** is more strategically located to take full advantage of this new and innovative public transport infrastructure.

Costing in excess of \$2 billion, the first stages link the site to Surfers Paradise, the Gold Coast Health and Knowledge precinct and then through to the existing rail system providing easy access through to the Brisbane CBD and International Airport.

‘The G’ has transformed the way Gold Coaster’s and visitors get about. Use of the light rail has well exceeded all expectations and is now a vital part of the Gold Coast City’s fabric.

The Broadbeach Lifestyle Precinct is set to be a major beneficiary of the Broadbeach South Light Rail Station and will be able to take full advantage of this exceptional and innovative piece of transport infrastructure.

A sample of some travel times to key destinations from the Broadbeach South Station are as follows:

+ Convention Centre	2 min*
+ Surfers Paradise (Cavill Avenue)	8 min*
+ Southport CBD	24 min*
+ Commonwealth Games Village	32 min*
+ Gold Coast University Hospital	33 min*
+ Train Link to Brisbane CBD	37 min* (when complete)

The next stages of the light rail system will directly link the site along the entire coastal strip and including directly to **GOLD COAST INTERNATIONAL AIRPORT**.



DEVELOPMENT POTENTIAL

The development potential of the **BROADBEACH LIFESTYLE PRECINCT** is guided by an existing preliminary approval over the site. The approval sets out a vast range of potential uses that are ideal for an integrated mixed use development. Importantly, the approval has regard to the site's immediate proximity to current and planned infrastructure and amenity and seeks to maximise its location.

One of the primary considerations for Gold Coast City Council in permitting such a diverse range of development options for this site is its immediate proximity to the multibillion dollar Gold Coast light rail system, "The G". With the Broadbeach South Station on the doorstep, there is no other site more ideally located to take full advantage of this significant and state-of-the-art public transport infrastructure.

As referred to, the site is offered with an existing comprehensive and flexible approval. Please see below some general guidelines that are encompassed within the Preliminary Approval.

The Preliminary Approval incorporates a vast range of uses that are inclusive of the following:

- + **HIGH DENSITY RESIDENTIAL APARTMENTS**
- + **CAFES, RESTAURANTS**
- + **RESORT HOTEL**
- + **RETAIL/SHOPS (UP TO 2,000SQM)**
- + **OFFICE (UP TO 7,000SQM)**
- + **AGED PERSONS ACCOMMODATION**

The preliminary approval also sets out a range of permissible building heights that range between **18, 25 and 28** floors across the site.

For the purposes of residential development the existing approval also allows for a residential density of **1 bedroom per 13sqm** of site area or approximately 869 bedrooms.

A full copy of the Preliminary Approval is available upon request along with all other supporting documents and reports.

Please note that after the Master Plan was created, an additional lot has been added to the offering and this will need to be incorporated when seeking further approvals.



GOLD COAST

DEVELOPMENT POTENTIAL



QUEENSLAND

GOLD COAST

INDICATIVE SCHEME



QUEENSLAND



The preliminary approval provides a great deal of flexibility in the potential and ultimate development of the site and supports the integration of complimentary uses. In order to illustrate the possible application of the preliminary approval we have engaged the services of BDA Architects to prepare an indicative scheme included within this Information Memorandum. The indicative scheme provides a guide as to how the approval may be applied over this iconic and well located site and creates a key destination and precinct.

The indicative scheme proposes a highly activated ground plane that primarily consists of lifestyle retail uses incorporating waterfront restaurants, cafes, boutique retail shops and possibly a bespoke tavern.

Development above the ground plane includes a mix of both residential towers and an independent mid-rise office tower.

THE SCALE AND MIX OF THESE USES TAKES FULL ADVANTAGE OF BOTH THE SITE'S LOCATION AND ITS SCALE ENABLING A MASTER PLANNED MIXED USE PROJECT THAT CAN IN ITSELF BECOME A DESTINATION PRECINCT.



BROADBEACH LIFESTYLE PRECINCT

GROUND FLOOR PLAZA

Incorporating waterfront cafes and restaurants, tavern, boutique shops and food market

TOWER 1

Residential, retirement or hotel

TOWER 2

Residential, retirement or hotel

TOWER 3

Residential, retirement or hotel

TOWER 4

Proposed office tower





BROADBEACH SOUTH
LIGHT RAIL STATION



TOWER 1

GROUND FLOOR PLAZA

GROUND FLOOR PLAZA

TOWER 3

GROUND FLOOR PLAZA

GROUND FLOOR PLAZA

TOWER 2

TOWER 4



RESIDENTIAL OPPORTUNITY

“IN RECENT YEARS, BROADBEACH HAS UNDERGONE A SIGNIFICANT TRANSFORMATION TO BECOME THE GOLD COAST’S, AND ONE OF AUSTRALIA’S, MOST DESIRABLE AND LIVEABLE DESTINATIONS. NO OTHER COASTAL PRECINCT HAS SEEN SUCH A HIGH LEVEL OF INVESTMENT IN AMENITY AND INFRASTRUCTURE AND WE EXPECT TO SEE BROADBEACH’S POPULARITY CONTINUE TO GROW OVER THE COMING YEARS”

Chris Litfin, Director Residential Project Marketing,
Knight Frank Gold Coast





RETAIL OPPORTUNITY

“BROADBEACH IS NOW UNQUESTIONABLY THE GOLD COAST’S MOST DYNAMIC RETAIL PRECINCT. IT HAS ESTABLISHED ITSELF AS THE HUB OF PREMIUM AND LIFESTYLE RETAILING AND IS THE CHOSEN LOCATION FOR ALL PREMIUM AND INTERNATIONAL BRANDS. BROADBEACH LIFESTYLE PRECINCT’S PROMINENCE AND WATERFRONT POSITION OFFERS AN UNMATCHED OPPORTUNITY TO CREATE A LIFESTYLE AND RETAIL DESTINATION”

Lizzie Wheeler, Associate Director Retail Leasing, Knight Frank Gold Coast







OFFICE OPPORTUNITY

“BROADBEACH IS THE STANDOUT PERFORMER IN THE GOLD COAST OFFICE MARKET.

IT CONSISTENTLY SETS NEW BENCHMARKS FOR OFFICE RENTS COMBINED WITH RECORD LOW VACANCY AND NO CURRENT NEW SUPPLY MAKING IT UNIQUE IN ITS MARKET.

BROADBEACH’S ALLURE TO OFFICE TENANTS INCLUDES THE LIFESTYLE OFFERING WITHIN THE PRECINCT. A HIGHLY DESIRABLE LOCATION FOR BUSINESSES AND THEIR STAFF, BROADBEACH HAS SOME OF THE CITY’S BEST RESTAURANTS AND COFFEE SHOPS, COMBINED WITH EASY VEHICLE AND PUBLIC TRANSPORT ACCESS AS WELL AS SUPERIOR AMENITY”

Tania Moore – Joint Managing Director Gold Coast and Director Office Leasing, Knight Frank Gold Coast

INDICATIVE VIEW





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DISCLAIMER

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An aerial photograph of a residential area in Broadbeach, Queensland, Australia. The image shows a mix of modern and traditional houses, many with red-tiled roofs, situated near a beach and the ocean. The sky is clear and blue.

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