Queensland tourism
Showcase opportunities

Great state. Great opportunity.
Brisbane
Short-term accommodation

111 + 222
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Regional Queensland
Leisure attractions

Adventure Waters Water Park—Cairns

Adventures Waters Water Park will feature the latest water rides and attractions from around the world. Located 12 km from the Cairns CBD, the park will feature a ‘FlowRider’ artificial surf wave ride, children’s play pool areas, waterslides and a mix of retail and food service outlets. As the first full-scale water park in Cairns, Adventure Waters Water Park will be an ultimate destination for the region’s popular tourist market, also benefiting from increased international flights into Cairns.

Southpoint–Emporium Hotel

Southpoint is a $600 million mixed-use development from the owners and developers of the award-winning Emporium Hotel and precinct. Located within Southbank, 1 km from the CBD, Southpoint will be a world-class transport-oriented development featuring one residential/hotel tower, two 21 000 m² commercial office buildings and a 90 storey, 390 room, 5 star luxury branded hotel and residential project featuring 800 apartments. The fully integrated CBD development will comprise retail and dining facilities.

Lawrence Hotel

This 5 star boutique hotel development is located 3 km from the CBD in one of Brisbane’s most vibrant up-market dining, entertainment and retail precincts. The 120 room New York–style hotel will include dining and beverage offerings, conference facilities and over 100 onsite car parks, with provision to increase the number of rooms available. The project proponents are experienced and well-regarded hotel developers and operators, with assets including the Novotel Brisbane Airport Hotel.

Cairns Aquarium—Cairns

Located in the heart of Cairns, the $48.5 million Cairns Aquarium will showcase thousands of marine fish and animals found only in the World Heritage–listed Great Barrier Reef and Daintree rainforest. The multi-level iconic landmark building will house 12 000 m² of mesmerising aquatic scenes, dining facilities, a function and conference centre, retail outlets, corporate offices and executive suites. Just one block from the beach and the popular Cairns Esplanade and Lagoon, the aquarium will feature life-size exhibits and interactive displays.

Flow House—Airlie Beach

Situated in one of Airlie Beach’s best positions, Flow House Airlie Beach includes development of a waterpark and event venue featuring a ‘FlowRider’ artificial surf wave ride, and dining and retail outlets. A second-stage expansion is planned to include a ‘Waverider’ static barrel wave machine, function room/clubhouse, short-term accommodation, nightclub and additional retail outlets. The proposed site is in the recently developed Port of Airlie, within walking distance to the town centre and close to the proposed bus and ferry terminals.

O’Reilly’s Rainforest Retreat, Villas and Lost World Spa—Gold Coast Hinterland

Surrounded by the World Heritage–listed Lamington National Park on a 295 hectare site in the Gold Coast Hinterland, this luxurious rainforest retreat features 66 rooms, 48 mountain villas, day spa amenities, conference facilities, vineyard and wilderness-focused events. The operational resort offers opportunities for further accommodation development, especially in the education and environmental research areas. The O’Reilly family has been operating the resort since 1926, with revenue generated from accommodation, food and beverage services, conferences and events, as well as a strong day visitor trade.

OZONE Eco-Resort and Fauna Park—Airlie Beach

The proposed eco-resort and fauna park will be located on 65 hectares in Airlie Beach—the heart of the Whitsunday Islands. The development will feature 53 luxury villas, conference and wedding facilities, day spa and a variety of recreation facilities, including a native fauna conservation and rescue facility. The site is construction-ready, with development approvals in place and arrangements to operate under the Accor luxury MGallery brand.

Please note: The Queensland Government does not specifically endorse any project.
The Seaview Hotel—Townsville

Operating since the 1920s on an oceanfront site within a popular recreational and entertainment precinct, the redevelopment of this hotel will include construction of 50 residential apartments and a 250 room hotel featuring conference and banquet facilities, retail outlets, cafes and restaurants, gaming facilities and a hospitality education college.

Tranquillus—Granite Belt

Tranquillus is a proposed prestige property development opportunity in Queensland’s largest wine region, 230 km from Brisbane. The project will include 96 guestrooms, 28 private vineyard villas, day spa amenities, conference facilities, dining and beverage offerings, and a microbrewery. The 121 hectare site will incorporate an operating vineyard.

Main Place—Gold Coast

This 52 storey mixed-use development site is situated on a vibrant tourist strip adjacent to the Gold Coast Convention and Exhibition Centre and Jupiters Casino. It will feature 320 residential apartments with a dedicated recreation level, including a business centre exclusively for residents; a 173 room, 5 star hotel over 40 levels; 1794 m² of commercial and retail space; and 2226 m² of office space. Amenities will include swimming pools and spa facilities, food and beverage offerings, outdoor cinema, entertainment areas and conference/meeting rooms.

Wyndham Hervey Bay Resort—Hervey Bay

Development of a tropical destination resort catering to the family holiday experience, the resort will feature 142 high-quality one, two and three bedroom apartments, a variety of luxury pools, dining and beverage offerings, conference and function facilities, luxury day spa and gym. Located on the Fraser Coast, Hervey Bay is the most convenient mainland access point to World Heritage–listed Fraser Island and is a popular destination for whale watching.

Coral Coast Marina Resort Village—Bundaberg

Development of this master-planned resort/community will feature a 5 star hotel, luxury waterfront homes and marina and tour boat facilities. Development of the 65 hectare riverfront site has been designed to integrate resort style living and residential accommodation. The project management team is experienced in development and construction, having previously delivered resort communities both in Queensland and internationally.

Hinchinbrook Habitats—Hinchinbrook

The opportunity exists to create a residential and ecotourism property development on a 255 hectare site among World Heritage–listed rainforest in North Queensland’s Hinchinbrook region. Featuring a hotel, function centre, cabin sites and residential lots, much of the key infrastructure is already in place. The region’s natural attractions include the magnificent Hinchinbrook Island, Great Barrier Reef and Wallaman Falls—the highest single drop waterfall in Australia.

Ella Bay—Cassowary Coast

Development of the proposed integrated resort and residential project on 520 hectares in North Queensland will include 890 apartments and villas, an 18 hole competition golf course, school, sports centre and four separate residential precincts with over 540 residences and an additional 70 luxury residences overlooking the Coral Sea. Located in Queensland’s Wet Tropics World Heritage Area and alongside the Great Barrier Reef Marine Park, Ella Bay will represent world-class ecological and sustainable development—becoming the largest ecotourism development in Australia.

Springfield Hotel—Greater Springfield

There is a development opportunity for a 100 room, 4 star hotel in one of the largest master-planned and fastest growing satellite cities in Australia. Amenities within the Greater Springfield region include a university campus, elementary and secondary schools, golf course, large-scale shopping centre and health and technology precincts. The population has been predicted to increase from 25 000 to 105 000 by 2031. To date, no short-term accommodation exists in the area. Currently under construction, the Springfield Central Railway Station—due for completion by the end of 2013—will make the proposed hotel development a well-connected site.

Port Douglas Waterfront Development—Port Douglas

There is a development opportunity for the existing Port Douglas Marina under an approved master plan. The development site comprises a leasehold and seabed area of approximately 9.88 hectares fronting Dickson Inlet, Wharf Street and Inlet Street in Port Douglas. The site includes the 4714 m² retail centre, Mirage Berths (115 berths), Island Point Slipway and waterfront areas immediately west and north of the retail centre. Potential exists to extend the marina and redevelop the property for both retail and residential use.

Great Barrier Reef islands and resorts

Castaways Resort and Spa—Mission Beach

There is an opportunity for further development of an operational 4 star beachfront resort and spa in Mission Beach, the closest mainland point to the Great Barrier Reef. In 2011, the resort was voted by Frommers guide books as one of its top 10 beachfront resorts. Proposed development is to increase the resort from the existing 48 rooms to 142 rooms, including luxury villas.
Daydream Island Resort and Spa—Whitsundays

Daydream Island Resort and Spa is located in the Whitsunday group of islands on the Great Barrier Reef. The 4½ star operational resort features 296 rooms, staff accommodation for 130 employees and extensive food and beverage facilities with six dining options. Resort facilities include three jetties, lagoon swimming pools and spas, tennis courts, wedding chapel, day spa facilities and a living coral reef aquarium surrounding the main resort building. Along with the opportunity to rebrand and reposition the resort, development potential exists to expand the existing marina and construct private waterfront villas.

Resort Whitsunday Development—Airlie Beach

Overlooking the Port of Airlie in the Whitsundays, this 3.9 hectare site presents an opportunity to develop a 157 room resort hotel, 66 apartments, 12 tree houses, 11 residential lots and dining, retail and spa facilities. The project has been designed to create a densely landscaped tropical village atmosphere, achieved through the use of a number of separate and discreet buildings surrounded by natural features and tropical vegetation. The elevated site is conveniently located near the shopping, dining and leisure precinct, with a north-easterly aspect offering uninterrupted ocean and island views.

Keswick Island Resort and Marina Development—Whitsundays

Development approval exists for an island tourism community of up to 1000 dwellings and 3000 people on Keswick Island. Keswick Developments seeks either a purchaser or joint venture partner to complete the development, which will include marina facilities, permanent residences, short-term accommodation, an eco-resort, a utility/service sector and retail operations. The 117 hectare site is adjacent to 400 hectares of national park, which will prevent any future overdevelopment. This is the last Great Barrier Reef Island with development approval for large-scale development.

Queensland Government infrastructure projects

2018 Commonwealth Games Village—Gold Coast

The purpose-built Commonwealth Games Village for the Gold Coast 2018 Commonwealth Games™ will be constructed on the 29.41 hectare Parklands site at Southport on the Gold Coast. Redevelopment of the site will include permanent and relocatable accommodation to house 6500 athletes and optional retail and commercial office development. Following the Commonwealth Games, the village will be transformed into a mixed-use centre within the Gold Coast Health and Knowledge Precinct. The preliminary land-use plan for the site allocates 79 600 m² for residential development, 52 900 m² for mixed-use development, 79 800 m² for health and knowledge development, and 81 800 m² for public realm and open space. The maximum gross floor area yield for the site is capped at 300 000 m². Economic Development Queensland is currently seeking expressions of interest for a development partner to deliver the Games Village. Short-listed proponents will be announced in mid 2013.

Contact: Reece Edwards, Commonwealth Games Village Development Partner Bid Manager
Reece.Edwards@bdo.com.au

The Mary Valley

The Mary Valley portfolio of over 400 properties on 13 000 hectares offers the unique opportunity to purchase prime tourism and recreational land in a spectacular setting only 1½ hours north of Brisbane. Opportunities exist for tourism operators to develop land on the Mary River or local creeks as well as properties with breathtaking views. The established villages of Imbil, Amamoor and Kandanga offer a real community experience only a short distance from larger urban centres.

Contact: Patrick Lane-Mullins
Manager, Major Projects Office, Department of State Development, Infrastructure and Planning
lanemullinsp@dsdip.qld.gov.au

Northshore Hamilton—Brisbane

Spanning over 304 hectares, Northshore is Brisbane’s largest and most exciting urban renewal project and includes over 2 km of absolute river frontage. Northshore will deliver around 7500 homes for 15 000 new residents over the next 20 years, plus a range of office parks and retail spaces to provide job opportunities for up to 15 000 people. Over 20 per cent of the total land area will be used for park and recreational spaces. Once completed, the site will have been transformed from an industrial port area to a $5 billion Brisbane icon offering an urban, subtropical lifestyle where people can live, work and play.

Contact: Rebecca Maskrey
Economic Development Queensland
Rebecca.Maskrey@dsdip.qld.gov.au

Please note: Investment in new business carries high risks. It is highly speculative and before investing in any project for which information is provided, prospective investors are strongly advised to take appropriate professional advice.

Thank you for considering Queensland as your tourism investment destination.

Queensland is a great state with great opportunities and is open for business.

More information

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