



# Project Ferny

**A major development opportunity in Gold Coast is seeking suitable buyers.**

**Industry:** Property

**Deal size:** \$10m - \$75m

## Overview

- One of the last remaining major development sites to the east of the Gold Coast Highway
- DA approved for 715 apartments (58 and 42 storeys) and 1,955sqm of retail / commercial space
- Light rail stop less than 100 meters across from the project.
- Vendor is seeking approximately \$60m

## Key attributes

Land size	11,480 sqm with four street frontages (90m x 98m x 90m x 132m).
Property description	The site is predominantly vacant, with a private roadway across the southern boundary. It's currently used in part by a tourism operator on a month-to-month basis.
Location	Located ~1km north of the Cavill Avenue retail precinct, the most prosperous in the Surfers Paradise.
Urban planning	Classified 'Highrise and Tourist Accommodation' under the Gold Coast Planning Scheme 2003 (amended 2011) Contained within Precinct 2 - 'Highrise Accommodation' of the Surfers Paradise Local Area Plan.
Development Approval from City council	Due date: 11 December 2017 (can apply for extension). Able to build 715 apartments, which is 1253 rooms, comprises of 2 buildings, with 58 and 42 floors Gross Floor Area 84,593sqm, plus 1,955sqm of retail / commercial space. 3-level parking space, able to accommodate 721 cars.
Means of sale	Private, off-market sale

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**Gold Coast Cultural Zone**



**GC 2018 Commonwealth Game Infrastructure**



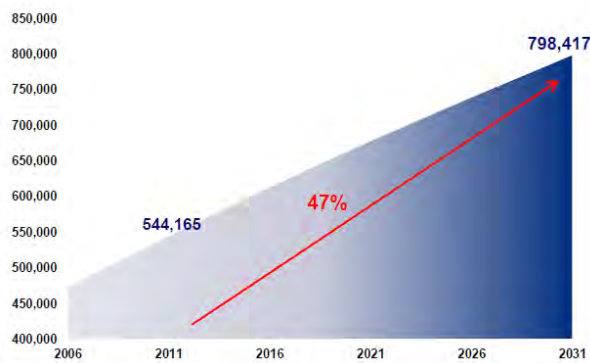
**Specially Constructed Diving Facilities**



**Landmark Surfing Museum**



**Population Growth in Gold Coast (2006-2031)**



**Broadwater Comprehensive Resort Development**



**Large-scale Recreational Infrastructure in a Landmark Location**



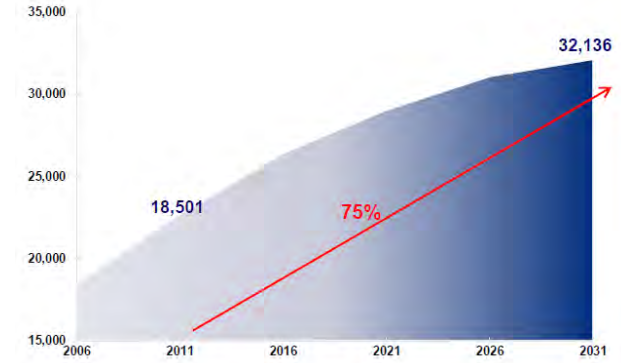
**Mountain Biking and Adventure Path**



**Light Rail Connection**



**Population Growth in Surfers Paradise (2006-2031)**



**Gold Coast City Council Plan for 2020**

	2012	2016	2020
Days of accommodation by international visitors in Gold Coast per year	8,750,000 days	11,900,000 days	14,000,000 days
Days of accommodation by domestic visitors in Gold Coast per year	14,500,000 days	17,200,000 days	19,000,000 days
Expenditure by international visitors in Gold Coast per year	AUD 770 million	AUD 1.2 billion	AUD 1.5 billion
Expenditure by domestic visitors in Gold Coast per year	AUD 3.8 billion	AUD 4.4 billion	AUD 5.5 billion

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