

BUSINESS

The 15 major developments and road upgrades underwriting Gold Coast's \$13 billion boom

ANDREW POTTS, Gold Coast Bulletin
June 11, 2017 12:10pm



THE Gold Coast is facing an economic boom and billions of dollars of investment as developments galore are proposed or are already rising from the ground.

With more than \$13 billion on the books, here's what will underwrite the city's post-2018 Commonwealth Games prosperity.

\$108 MILLION TO BE SPENT ON GOLD COAST ROADS

1: SPIRIT



Spirit.

On track to become the southern hemisphere's tallest building, the \$1.2 billion Spirit tower is fast becoming a reality.

Set to stand at 89 storeys, this Surfers Paradise beachfront supertower is expected to have a high-end shopping centre in its podium and multiple infinity pools.

Developer Forise is expecting to open the project, on the former Iluka site, by 2020.

2: CULTURAL PRECINCT

The \$37 million first stage of the Evandale development is already taking shape and is expected to open early next year.

At its heart is a stage and amphitheatre performance venue and art gallery. Further stages will follow the 2018 Commonwealth Games, including the colourful arts tower.



Gold Coast Cultural Precinct plans

3: LIGHT RAIL STAGE 3

Gold Coast residents got their first look at the [Broadbeach to Burleigh Heads light rail link](#) this week after it was unveiled by Mayor Tom Tate.

The \$600 million link is currently the topic of a feasibility study and civic leaders expect funding to be committed in next week's stage budget.

It will feature seven stops as it travels along the Gold Coast Highway and is expected to open in 2021.



Light Rail stage 3 Station

4: EMPIRE ESTATE

A \$1 billion industrial estate in Yatala which is being positioned as a major hub of activity in the city's north.

Under construction on the former site of the Bullen's Lion Safari Park and Darlington Park International Raceway, new roads are being built to provide greater connectivity to it, and other hubs of development in the city's north.

The *Bulletin* understands major international companies are eyeing off locations for local headquarters at the estate.



Empire Industrial Estate.

5: CRUISE SHIP TERMINAL

THE Mayor's controversial plan to build a [cruise ship terminal off The Spit](#) has raised a few eyebrows.

But if he is successful in securing approval from the State Government, supporters say the project could provide a big economic boost for the city.



PROPOSED GOLD COAST CRUISE SHIP TERMINAL

6: ASF INTEGRATED RESORT

A \$3 billion project earmarked for a site on The Spit, it has proven as equally controversial as the cruise ship terminal.

Expected to feature up to five towers, [ASF's detailed proposal](#) will go before the State Government later this year.



ASF's integrated resort.

7: ORION TOWERS

Spirit's reign as the [Southern Hemisphere's tallest building](#) could be brief, with this Surfers Paradise project set to tower over it.

The 103 and 76-level two tower development was approved by the Gold Coast City Council this month despite opposition from locals and councillors.



Artist impression of the Orion Towers proposed for Surfers Paradise. Orion, its Melbourne-based developer, welcomed the green light and are expected to push ahead with the project over a 10-year period.

Click to unmute



Video of the Orion Towers development, earmarked for Surfers Paradise

8: IMPERIAL SQUARE

The **tallest tower ever proposed** for the Gold Coast, the race to the sky continues with the Imperial Square, a four-building Southport project put forward by developer Azzura.

Featuring everything from a retirement village to the world's tallest waterside, one of its towers has already been given the tick of approval by council.



Imperial Square at Southport

9: M1 UPGRADE

Locals pleaded for it and finally the state and federal governments brought home the bacon this year. The M1 will be widened between Mudgeeraba and Reedy Creek as part of a \$500 million roads package.

The work, set to begin next year, is just the beginning, with the push now on widen the M1 all the way to the border.



The M1 traffic jam everyone is familiar with. Photo: David Clark

10: THE STAR EXPANSION

The casino formerly known as Jupiters is taking on a new shape and expanding as part of a multi-billion masterplan. Its second tower, a \$500 million, 200m boutique offering is already rising and due for completion later this year while a third high-rise has already been ticked off.

At least one other high-rise is planned to rise by 2022.



An artist's impression of the new towers planned for The Star.

11: COOMERA TOWN CENTRE

A \$1 billion shopping precinct more than 20 years in the making, the Coomera Town Centre is finally becoming a reality as part of the northern Gold Coast's development boom.

Ground works have begun on the Foxwell Road site which will become home to the northern Gold Coast's biggest shopping complex and the heart of the new central business district.

The massive centre promises to create 1200 jobs during construction and 1600 permanent positions once it opens.

The 61,000sq m, \$500 million first stage will feature cinemas, offices and a nightclub.

The 21,000sq m second stage will include a multi-level department store, a dining precinct, outdoor beach and multiple commercial retail spaces.



An Aerial view shows groundwork underway at the \$1 billion Coomera Town Centre development on the northern Gold Coast, Wednesday May 17, 2017. (AAP Image/Dave Hunt)

12: ONE MARINE PARADE

A \$136 million, 36-level project from leading developer Sunland, this Labrador tower is one of several new products set to hit the market next year.

The developer behind the Q1 wants to replace the area's KFC with the residential tower overlooking the Broadwater.



Sunland's One Marine Parade development earmarked for the Labrador KFC site

13: COMMONWEALTH GAMES VILLAGE

The final missing piece of the Commonwealth Games here on the Gold Coast, this Southport development is taking shape and its buildings are being fitted out.

Expect to see the scaffolding disappear by year's end, unveiling its colourful exterior and large centrepiece.

It will become low-cost housing following the Games.



Watch the GC2018 Athlete's Village taking shape



The Athletes Village (AAP Image/Dave Hunt)

14: RUBY

A \$1 billion, four tower project, Sydney Developer Ralan's new Gold Coast centrepiece is rising quickly over northern Surfers Paradise.

The towers, being built on the Paradise Resort site will range from 30 to 69 floors high.

Ralan is also planning two further towers, the \$1 billion Sapphire, on a neighbouring site.



Ruby.

15: JEWEL

A \$1 billion, three tower development on the Surfers Paradise beachfront, this project, by Chinese developer Wanda-Ridong, is set to change the face of the Glitter Strip's southern tip.

Its ground level was completed earlier this year and its glass towers are beginning to rise.

It is expected to be completed in 2019.



Jewel under construction. Picture Glenn Hampson