



Village Centre North

Main Beach, Gold Coast, Australia

Mixed-use tourism precinct opportunity

Information Memorandum
February 2026





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Image: The Spit, Main Beach, Gold Coast, Queensland

Executive Summary

The Queensland Government is leading delivery of The Spit Master Plan including the release of strategic development sites. Following the release of Village Centre South, Village East Resort, Southern Gateway and Carter's Basin, the State offers the Village Centre North tourism development opportunity to market.

Village Centre North presents an exceptional opportunity for an experienced developer to deliver a world-class mixed-use tourism precinct that reinforces The Spit's reputation as an iconic Gold Coast destination.

Delivering this mixed-use tourism opportunity supports the vision that, by 2045, Queensland will be a global leader in tourism, showcasing our environment, lifestyle, cultures and regions for visitors, industry and future generations.

Request for Expressions of Interest

The State is seeking Expressions of Interest (EOI) from suitably experienced parties (or consortia) interested in developing the site through a development agreement with the State, with a long-term leasehold interest on project completion.

The Request for EOI is the first stage of the selection process as described in public tender documents available on the VendorPanel website.

To participate in the EOI, interested parties must register on www.vendorpanel.com.au

Vendor Panel Reference number: VP499535

Proposals must be submitted prior to:

**2.00pm AEST,
Wednesday, 22 April 2026**

Foreword

Famous for sun, surf and sand, the Gold Coast is a vibrant South East Queensland destination offering a mix of accommodation, dining, shopping, entertainment and theme parks. With pristine beaches and serene waterways to the east, and lush hinterland ranges to the west, the Gold Coast remains one of Australia's most sought-after getaways.

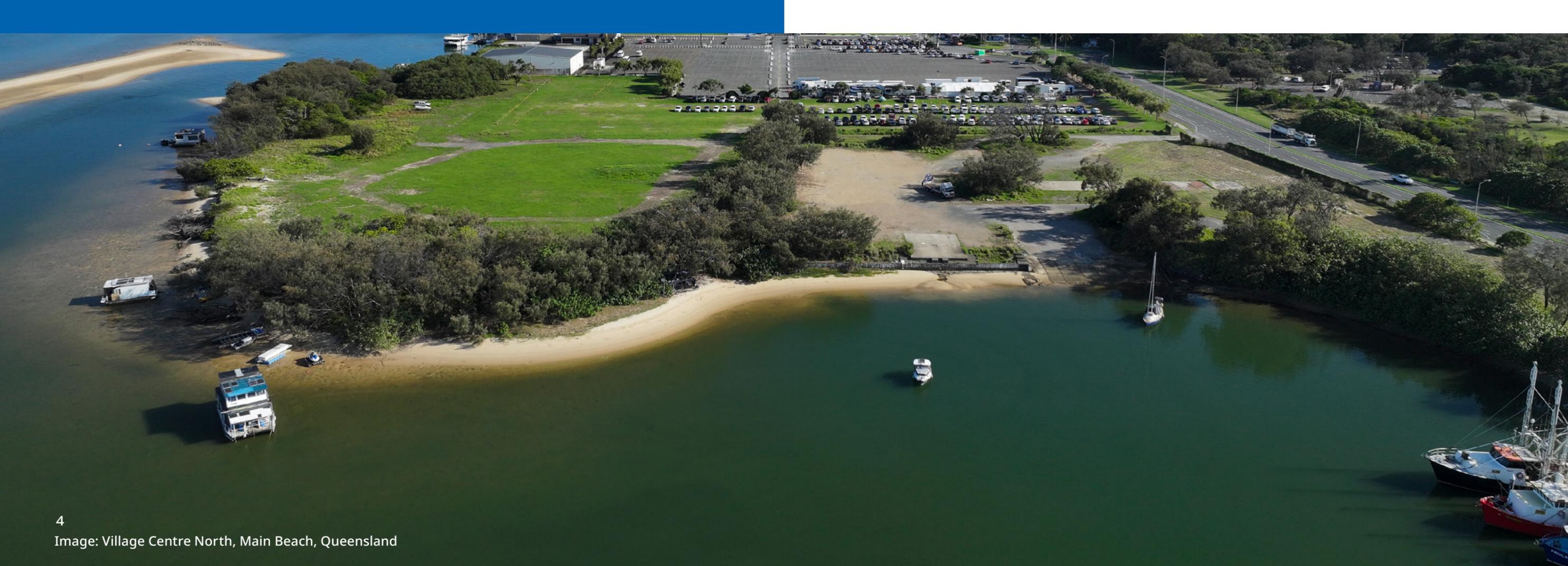
Welcoming over 12.4 million visitors in 2024, the city's tourism sector contributes \$7.8 billion annually to the local economy, supporting more than 20,000 jobs.

In the lead up to the Brisbane 2032 Olympic and Paralympic Games, the Gold Coast continues to grow as a premier destination for tourism, business and events. The upward trend of international superyacht visits is forecast to continue, with the Gold Coast a preferred stopover thanks to its 57 kilometres of coastline.

Stretching from Southport to Moreton Bay, the Broadwater is a thriving marine hub. Nestled between the Broadwater and the Pacific Ocean, The Spit remains an iconic waterfront destination, offering:

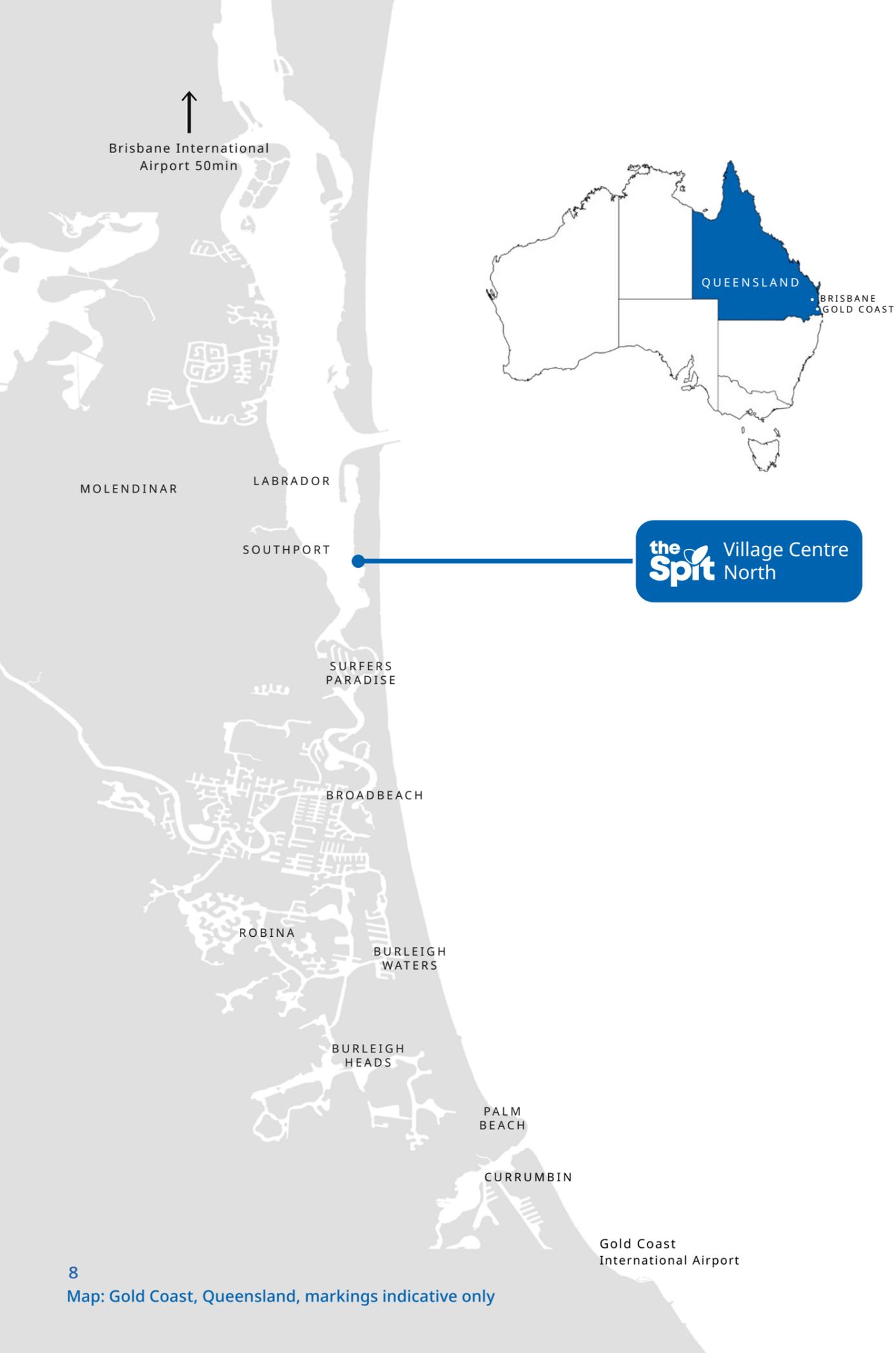
- > protected on-water access to Wave Break Island, South Stradbroke Island and Couran Cove
- > world-class berthing and maritime facilities
- > prestigious hospitality, retail and leisure experiences
- > more than 130 hectares of parkland and patrolled surf beaches.

To protect and enhance this community asset, the Queensland Government is delivering The Spit Master Plan, with recent milestones including the Muriel Henchman Park boat ramp upgrades and the revitalisation of Doug Jennings Park.



The Spit's last available vacant site presents a rare opportunity to create a mixed-use tourism precinct at this iconic world-class destination.

the Spit Village Centre North



Queensland's Gold Coast

The Gold Coast is Queensland's second most populated city and one of Australia's leading tourism, business and event destinations. Located 66 kilometres south-east of Brisbane with a coastline stretching 57 kilometres, the Gold Coast is home to nearly 700,000 people.

Boasting some of Australia's most pristine beaches, rainforests and waterways, the Gold Coast delivers breathtaking natural beauty alongside world-class attractions, sophisticated shopping, fine dining and fun in every form.

Gold Coast Broadwater

Starting just behind Surfers Paradise, the Gold Coast Broadwater stretches north past Labrador and Runaway Bay to Paradise Point. This huge, calm-water estuary has numerous creeks, canals and lakes spread across the city providing plenty of opportunity to make a splash.

The Broadwater offers an enormous range of water-based experiences from a scenic sunset cruise, pushing out on a paddleboard or relaxing on a romantic gondola ride to action-packed hydrofoiling, jet skiing or a jet boat tour.

Gold Coast Hinterland

A 30-minute drive west are the lush mountain rainforests of the Gold Coast Hinterland, encompassing 100,000 hectares of natural wonders and home to unique wildlife. Visitors can enjoy a pleasant day trip walking through the ancient trees and waterfalls of UNESCO World Heritage-listed Springbrook and Lamington National Parks.

Activities range from adventurous skirmish, horseback trail rides, and mountain biking, to browsing artisan galleries and boutiques, wineries, breweries and distilleries at Mount Tamborine. A variety of accommodation is available from O'Reilly's Rainforest Retreat, to sky lodges, campsites and Binna Burra safari tents, offering visitors the opportunity to explore and appreciate the unique natural wonders of the region.

Gold Coast International Airport

In 2022, the Gold Coast International Airport completed a \$260 million terminal expansion, doubling its footprint and enhancing international capacity. In 2023, the airport was named Best Regional Airport in Australia and the Pacific for the fifth time at the Skytrax World Airport Awards.

In August 2025, the Federal Government approved the Gold Coast Airport 2024 Master Plan, paving the way for a 20-year transformation. The plan includes a public transport plaza, hotel accommodation, Southern Cross University expansion and mixed-use precincts for retail, health and technology.

By 2044, the airport is expected to double current figures, welcoming 13 million annual passengers, and is forecast to contribute \$990 million annually to the regional economy supporting over 6,000 jobs.

Gold Coast theme parks

The Gold Coast is Australia's theme park capital and over-delivers on adrenaline-packed entertainment and thrills. You'll find Australia's tallest waterslides, fastest roller coasters, best animal encounters, and an endless array of action-packed entertainment.

The Gold Coast continues to attract millions of domestic and international visitors to its world-class theme parks, including Warner Bros. Movie World, Wet'n'Wild, and Dreamworld.

Just north of the site, Sea World Marine Park offers a unique blend of marine exhibits, conservation-focused experiences and thrilling rides.

HOTA, Home of the Arts

HOTA is a 17-hectare art, entertainment and cultural precinct offering an outdoor stage, sculpture walks and HOTA Gallery connected to Chevron Island's restaurants.

Surf beaches

The Gold Coast is renowned for its unique and beautiful beaches from Rainbow Bay to South Stradbroke Island including The Spit's own patrolled Main Beach. It's an incubator for surf talent, with no shortage of world-class surfers indulging in some of the country's best surf breaks.

Destination snapshot

Whether arriving by plane, car, boat or superyacht, the Gold Coast's tourism industry continues to thrive, surpassing pre-2019 benchmarks and showing strong signs of sustained growth. This momentum is driven by strategic infrastructure investment, including major upgrades to transport networks, airport facilities and marine precincts.

New airline routes, expanded terminals and improved connectivity have made the region more accessible than ever. Developers are responding with a pipeline of new hotels, attractions and event venues, while the marine industry is expanding

berthing capacity and refitting facilities to accommodate a growing superyacht fleet.

Already recognised as a world-class tourism destination, the Gold Coast is now home to a fully booked calendar of major events, hosted in state-of-the-art venues that attract international visitors and deliver significant economic returns. With continued investment and a clear vision for the future, the Gold Coast remains a cornerstone of Queensland's tourism economy.

Queensland tourism contributes \$37.6B to Gross State Product with \$7.8B in tourism exports making it the fifth largest Queensland export.

Gold Coast region tourism performance

Year ending 2024

Gold Coast International Airport's busiest year on record for domestic passengers.

\$6.9B
Total overnight spend
+3.5% Annual change, record level

4.9M
Total overnight visitors
+4.8% Annual change

6.3M
Total Gold Coast Airport travellers
+5% Annual change

Queensland marine industry

\$100M Gold Coast City Marina and Shipyard expansion underway, doubling current footprint to include a marine innovation hub.

275K
Queensland boat registrations
1 in 10 Australians have a boat licence

140
Superyachts in Australia (2024)
Highest in Asia-Pacific region





2032 Olympic and Paralympic Games

In 2032, Queensland will host the Olympic and Paralympic Games, putting our state on the world stage.

2032 Delivery Plan

In March 2025, the Queensland Government released the [2032 Delivery Plan](#) with a vision to deliver infrastructure and venues for the Games and beyond.

New Gold Coast venues and world-class upgrade investment is proposed to deliver legacy infrastructure with long-lasting benefits for Queensland. Hosting the games is expected to generate a \$4.6 billion boost to tourism and trade for regions across the state.

Gold Coast Arena

A 12,000-spectator indoor entertainment and sports arena at Carey Park, Southport, directly opposite the site to be delivered by the City of Gold Coast.

Gold Coast Athletes Village

Representing a central element of planning and athlete experience, three main villages will be located in Brisbane, the Gold Coast and the Sunshine Coast with high-performance training facilities.

Subject to a final sports program, events may be held at existing venues such as:

- > Broadwater Parklands (temporary venue)
- > Carrara Stadium (People First Stadium)
- > Coomera Indoor Sports Centre
- > Gold Coast Convention and Exhibition Centre
- > Gold Coast Hockey Centre (venue upgrade)
- > Gold Coast Sports and Leisure Centre
- > Gold Coast Stadium (Cbus Super Stadium).

The use of temporary venues will be critical and offers another opportunity to further showcase Queensland's stunning destinations, such as the Gold Coast Broadwater Parklands.

Tourism and event capital

The Gold Coast is a stand out tourism destination which has long attracted musicians and event organisers from around the globe with its vibrant atmosphere, event facilities, accommodation offerings and famous beaches.

A year-round calendar is brimming with national and international events including:

- > The Gold Coast Marathon
- > Australian Surf Life Saving Championships
- > The Star Gold Coast Magic Millions Carnival
- > Surfing Australia Grand Final
- > Shaw and Partners Iron Series
- > Pacific Airshow Gold Coast
- > Blues on Broadbeach
- > Gold Coast Film Festival
- > Sanctuary Cove International Boat Show.

Destination 2045

In June 2025, the Queensland Government released [Destination 2045: Delivering Queensland's Tourism Future](#) supported by a record \$1 billion investment to grow tourism in Queensland with richer visitor experiences, more jobs and better infrastructure.

Vision for 2045

- > Queensland positioned as a global leader in tourism and a must-visit destination
- > delivered 45 world-class ecotourism experiences
- > transform Queensland into Australia's event capital
- > improved regional connectivity
- > increased visitor length of stay through tourism attractions and experiences
- > increased domestic and international visitation through brand leadership of Queensland as most desirable holiday destination in Australia
- > tourism industry supported for modernisation through programs boosting industry capability, as well as promoting tourism careers and training for a growing future workforce.

Destination 2045 aims to double the value of visitor expenditure to \$84 billion, delivering community benefits and supporting jobs and businesses with an innovative tourism industry.





Site details

The Queensland Government is leading delivery of The Spit Master Plan including the release of strategic development sites.

The Village Centre North site presents an exceptional opportunity for an experienced developer to deliver a world-class mixed-use tourism precinct.

Street address	172 & 212 Seaworld Drive, Main Beach QLD 4217.
Tenure	On development completion, the successful proponent will be granted a long term lease of 120 years subject to negotiation.
Public domain and activation	<p>Key public domain requirements include:</p> <ul style="list-style-type: none"> > A landscaped harbour connecting the Broadwater to Seaworld Drive. > Continuation of the Broadwater pathway providing pedestrian and cycle connections along the water's edge. > Delivery of wayfinding and interpretive signage. <p>The developer will be responsible for ongoing asset maintenance and reestablishment.</p>
Land lease area	<ul style="list-style-type: none"> > 12/SP273760, 273/WD3813, 381/WD5096 and part of 530/WD6522* > 3.46 hectares* <p>The site is largely unimproved with temporary use arrangements and fencing.</p>
Seabed lease area	<ul style="list-style-type: none"> > Adjoining seabed Lot* > 5.18 hectares*

- *Final areas are subject to survey and approval with the following seabed lease area requirements:
- > must adjoin the land lease area and will be limited to an area reasonably required to accommodate and service the development
 - > must not infringe on any existing seabed lease areas, and
 - > subject to any rights of way required to preserve access to other marina berths.

Requirements

State Government objectives

The State's objectives as set out in the Expression of Interest invitation are:

Economic and tourism growth

- > **Economic Prosperity:** Explore economic growth opportunities through industry diversification and infrastructure.
- > **The Spit Master Plan:** Unlocking opportunities for economic development through delivering new land development to grow investment and jobs on The Spit. These opportunities cater for big and small businesses focused on tourism and recreation.
- > **Destination 2045: Delivering Queensland's Tourism Future:** Support the vision that by 2045, Queensland will be a global leader in tourism, showcasing our environment, lifestyle, cultures and regions.

The Spit Master Plan vision and intent

- > deliver a development that reflects the vision of The Spit Master Plan and the intent and outcomes for the Village Centre North precinct, integrating with and complementing adjoining developments.

Value to the State (including financial return)

- > maximise value to the State by way of an appropriate financial return, economic and community benefits and new community infrastructure at no cost to the State for both the delivery and operational phases of the Project.

State Government minimum requirements

In addition to maximising the achievement of the State's Objectives, the State is seeking from each Proponent an EOI that achieves the following requirements:

Investment and delivery milestones

- > a commitment to commence the Project within a reasonable timeframe with early activation and progressive implementation through to an agreed completion milestone.

Public realm

- > a Broadwater pathway which provides pedestrian and cycle connections along the water's edge.
- > a landscaped harbour which connects The Broadwater to Seaworld Drive.
- > wayfinding and interpretive signage.

The public realm aspects of the development should be informed by The Spit Public Realm Guidelines regarding material choices for the development as well as a consideration of the integration of the place identity collateral created through The Spit Identity Strategy and The Spit Wayfinding and Interpretive Signage Guidelines.

Development outcomes

- > a new marina with facilities for commercial uses and a potential ferry stop that has the capacity to provide alternative transport access to the Village Centre.
- > the development includes short term accommodation catering for a range of markets.
- > retail and food and beverage outlets activate the boardwalk, landscaped harbour and roads servicing the precinct.

Transaction structure

The successful proponent will enter into a development agreement with an appropriate government entity. Under this agreement the successful proponent will be responsible for project delivery including all associated costs and risks.

Long-term tenure will be granted to the successful proponent upon development completion. In this regard, transaction documents are likely to include:

- > development agreement
- > development lease
- > long-term land and seabed lease.

Planning Regulation 2017 (Qld)

The site is in The Spit building height control area. In this area, development is prohibited to the extent the development results in a building or structure that has a building height of more than 3 storeys or 15 metres.

The Spit Master Plan

Following extensive community consultation, [The Spit Master Plan](#) was released by the Queensland Government in May 2019 with the City of Gold Coast and Gold Coast Waterways Authority. The master plan establishes a shared long-term vision for The Spit and guides development to:

- > enhance the public realm of The Spit to create a community space for local residents
- > improve connections to the surrounding marine environment, including the Broadwater
- > generate opportunities for job creation through tourism, entertainment and recreation
- > balance protecting environmental and community values
- > facilitate appropriate development opportunities.

The site is within the Village Centre precinct and provides a vibrant urban character with buildings interfacing Sea World, The Broadwater, the new internal street and Seaworld Drive.

Gold Coast City Plan

The Gold Coast City Plan is located within the **Major tourism zone, The Spit northern tourism precinct** of the Gold Coast City Plan.

As outlined in the City Plan, the purpose of the Major tourism zone code is to provide for larger scale integrated tourist localities or facilities located in urban, rural, environmental or coastal areas. Development provides for a mix of uses including tourist facilities, tourist attractions, short-term accommodation, retail, business, education, industrial, community purpose, recreation and open space that support the needs of tourists and visitors. Permanent residential accommodation for management and employed personnel may be appropriate.

The City Plan lists additional overall outcomes which will achieve the purpose of **The Spit northern tourism precinct**. Refer to the City Plan for details.

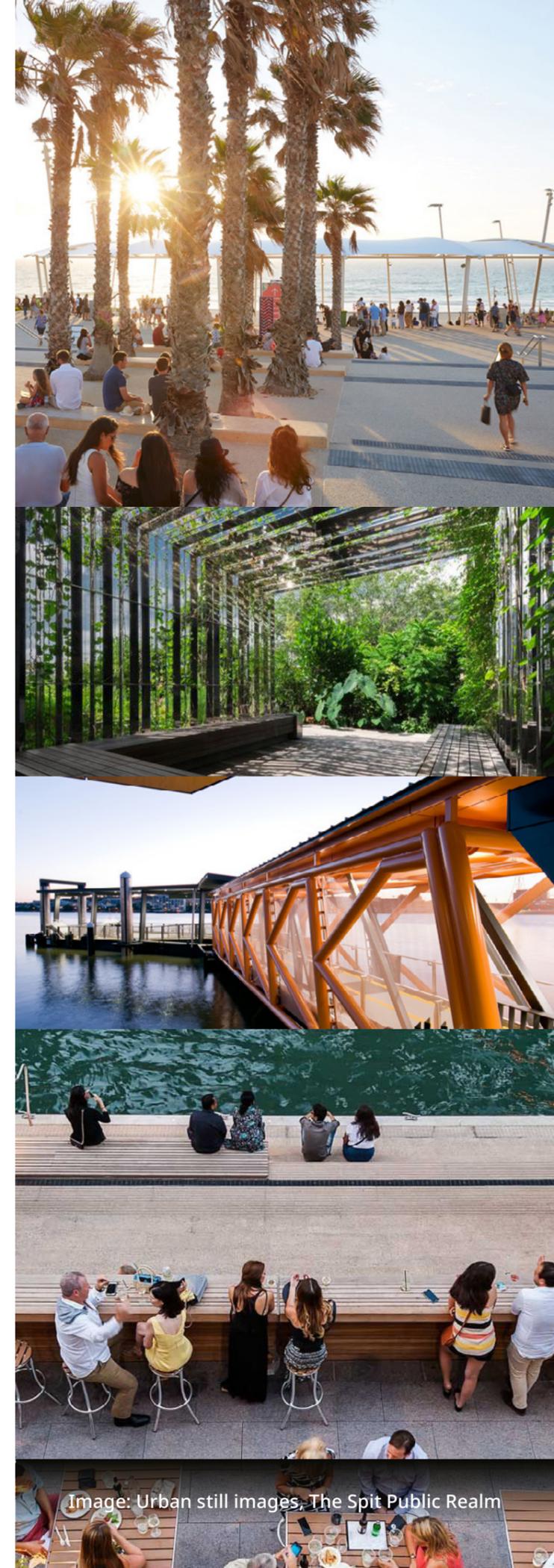


Image: Urban still images, The Spit Public Realm

Master Plan implementation

Almost 140 hectares of The Spit's 201 hectares is set aside for park and recreation activities. The Queensland Government is funding and implementing The Spit Master Plan to upgrade public spaces, improve connections and deliver an enhanced community asset for future generations. The release of undeveloped land as identified in The Spit Master Plan contributes to transforming this world-class precinct.

1 Seaway Promenade Accessible Pathway: the existing promenade was upgraded with a level, award-winning 4-metre-wide accessible pathway. Running 675 metres, a terraced destination feature at the Seaway Tower provides 360-degree views from South Stradbroke Island down the Gold Coast.

Surrounding works include new seaway emergency access stairs and enhanced foreshore recreational open space with shelters, seating and picnic tables.

2 Doug Jennings Park: this redevelopment project delivered new accessible connections, seating, landscaping and an improved events space with bus stop facilities.

3 Moondarewa Spit: community facilities have been upgraded with award-winning architecturally designed shelters, toilet and shower facilities for park and beach users.

A new shared pathway with shaded seating provides places to stop and view migratory shorebirds across the Broadwater. Works also delivered improvements to environmental values and protection for the area against erosion.

4 Marine Stadium: a multi-purpose jetty and pontoon provides an accessible boarding point improving on-water access. New opportunities are created for fishing, recreation and relaxation over the water. Improved foreshore shade, terracing and accessible connections have also been delivered.

5 Seaworld Drive Shared Pathway: provides a vital connection to Doug Jennings Park from Sea World Resort. Providing cyclists and pedestrians a safer journey to the top of The Spit, this new pathway includes retaining walls to reduce erosion and protect existing below ground infrastructure.

6 Muriel Henchman Park: this \$19 million redevelopment delivered six state-of-the-art boat ramp lanes with a floating walkway and 30 metre pontoon, increased car parking across the site and provided new public amenities and shade shelter, improved landscaping and pathway connections.

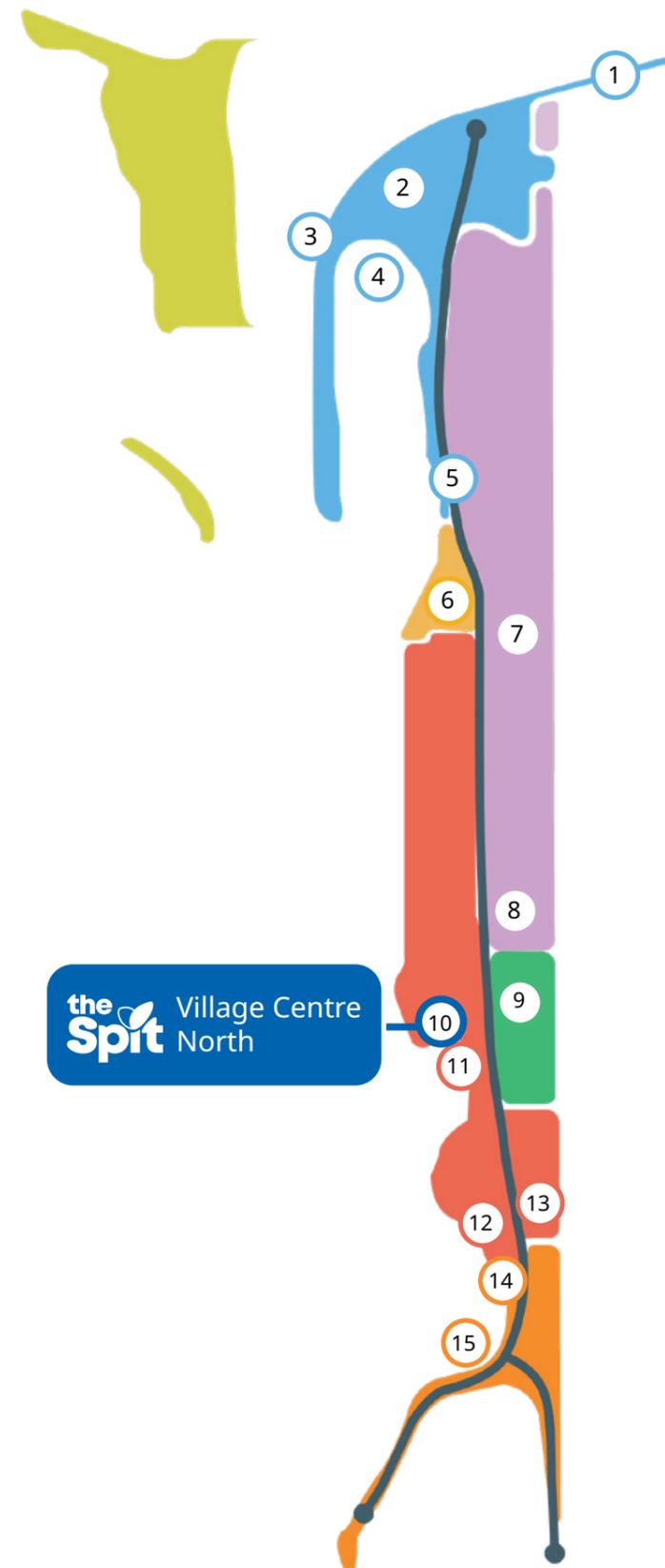
7 Federation Walk Coastal Reserve: 37 hectares of critically endangered littoral rainforest and coastal vegetation will be created and supported with a permanent irrigation system to assist restoration of native forest into a healthy and biodiverse system.

This green peninsula will provide a platform for learning and interaction for the benefit of future generations with day-use areas, raised boardwalks and an observation tower.

8 Accessible Oceanway Connection: all-ability accessible Oceanway underway to connect Philip Park, Muriel Henchman Park and the Seaworld Drive Shared Pathway revitalising the existing eastern pathway through the Federation Walk Coastal Reserve.

9 Philip Park: City of Gold Coast is replacing the northern amenities to support day-users.

10 Village Centre North: site is presented to the market for a mixed-use tourism precinct opportunity as the last remaining vacant land parcel to be released under the program.



11 Carter's Basin: site is presented to the market to deliver master plan outcomes for the local fishing fleet, including new unloading facilities and marina berths for marine tourism businesses. This exciting opportunity will host a unique fresh seafood and tourism experience for Carter's Basin.

12 Mantaray Marina and Residences: south of Carter's Basin, Mantaray Marina and Residences will deliver a 67-berth superyacht marina with moorings up to 60 metres in length, alongside ultra-luxury residences and resort facilities, an exclusive private club lounge, and an activated retail plaza to create a strong link between The Broadwater and the Pacific Ocean.

13 Village East Resort: plans are being refined to develop a low scale resort style complex that addresses and enlivens the beachfront with a public plaza, linking Seaworld Drive to the Oceanway.

In keeping with The Spit Master Plan, the proposal includes the replacement of public car parking and an upgraded amenities block in Hollindale Park.

14 Southern Gateway: located at the entrance to The Spit, development will deliver 27 residential apartments as part of a mixed-use development with retail, food and drink outlets and a commercial marina.

The community will benefit from upgrades to adjoining land to be transformed into public parkland, including enhanced pedestrian and cyclist connections, public car parking and playground, turning this gateway to The Spit into welcoming place for the public to enjoy the Broadwater.

15 Southport Yacht Club Superyacht Berth: catering for vessels up to 135 metres in length is the largest in Australia. This world-class facility opened the Gold Coast to some of the world's most luxurious yachts, providing ongoing benefits for businesses across the region.



Selection process

Two stages are proposed for the Village Centre North selection process:

- > Request for Expression of Interest (EOI) stage.
- > Request for Detailed Proposal (RFDP) stage.

The State will determine subsequent stage requirements at the conclusion of the Request for EOI stage. It is proposed that shortlisted EOI proponents will be invited to participate in the RFDP stage.

The RFDP stage may include the release of further technical, commercial and legal documentation to enable shortlisted proponent(s) to submit a detailed proposal.

VendorPanel documentation specifies:

- > the Village Centre North development opportunity and indicative selection schedule
- > project and proponent submission requirements and evaluation criteria
- > details for submitting questions and accessing further information
- > terms and conditions for proposal submission and participation in selection process
- > role of the probity advisor engaged by the State for the selection process.

To participate in the Village Centre North EOI, interested parties must register on [VendorPanel](#).

Vendor Panel Reference number: VP499535

Proposals must be submitted via the VendorPanel website prior to:

2.00pm AEST, Wednesday, 22 April 2026

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