

JACKPOT!

JEREMY PIERCE

A NEW casino development worth as much as Brisbane's celebrated Queen's Wharf precinct is set to go ahead on the Gold Coast.

The Premier has signed off on a so-called process deed for the \$3 billion development next

EXCLUSIVE NEW PACKER CASINO THE CENTREPIECE OF \$3B DEVELOPMENT

to Sea World that means work could begin within months.

James Packer's Crown Resorts would operate the

casino on the waterfront site, while the Chinese-owned ASF Consortium would handle construction – including three

new towers and a Florida Keys-style bridge to Southport.

Sea World would double in size under the plan by adding a

water park – making it the nation's biggest theme park.

But ASF will not build a new cruise ship terminal on the site.

ASF director Louis Chien said the company continued to “believe in Queensland and in the Gold Coast”.

“It's been a long journey but it has allowed us to ensure that what we deliver is going to be something truly iconic. It will help raise the profile and the brand of southeast Queensland.”

HOW IT MIGHT LOOK P4-5

HOW TO KEEP THE MAGIC

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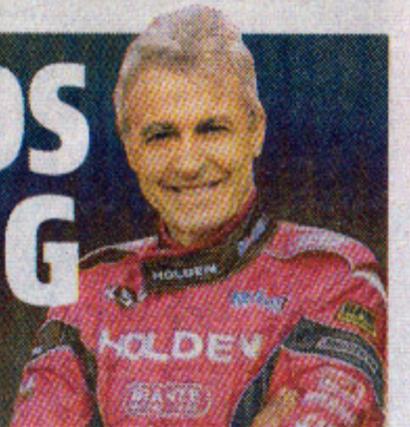
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PACKER'S GOLDEN GAMBLE

BILLIONAIRE GOES ALL-IN ON \$3B COAST CASINO

JEREMY PIERCE

WORK will begin as early as next March on a \$3 billion casino and residential project earmarked for The Spit on the Gold Coast.

James Packer's Crown Resorts will operate the casino and the Chinese-owned ASF Consortium will build the residential and office space in a game-changing development for the Glitter Strip.

The project will be situated between Palazzo Versace and Sea World resort and includes three towers, seven high-end restaurants and a spectacular Florida Keys-style bridge which would link The Spit to Southport to ease traffic congestion.

Sea World would also double in size, add a water park and become the biggest theme park in the country.

Premier Anastacia Palaszczuk (right), Deputy Premier Jackie Trad and State Development Minister Anthony Lynham signed off on a process deed with ASF bosses

this week and the master plan is expected to be given the green light by Cabinet before Christmas.

The development would be one of the biggest and most expensive in Queensland history, even as work starts on the \$3 billion Queen's Wharf integrated resort in the heart of Brisbane that is being developed by Star Entertainment.

The bold plan by Crown and ASF to make a major statement on the Gold Coast landscape could also see Star press the accelerator on the next phase of their expansion plans for Jupiters casino at Broadbeach.

ASF had previously lobbied to build a cruise ship terminal and casino/resort on the Southport Broadwater, but that proposal was shot down in flames by environmentalists and the State Government.

However, green groups are expected to give this latest project the all-clear because it does not include a cruise ship terminal or involve touching Wave Break Island.

ASF director Louis Chien

said the rejection of the cruise ship project had not weakened the company's resolve.

"We continue to believe in Queensland and in the Gold Coast," he said.

"It's been a long journey but it has allowed us to ensure that what we deliver is going to be something truly iconic.

"It will help raise the profile and the brand of southeast Queensland."

It is understood ASF and Crown have been in talks for months about Crown operating the casino and hotels.

No formal agreement has been signed but *The Sunday Mail* understands Crown is keen to proceed as long as the ASF master plan meets high quality standards.

ASF and Crown have also been in talks with Sea World and are close to an agreement on working together to expand the theme park's footprint.

A major issue is traffic. A bridge linking The Spit to Southport is the most likely option.

The ASF project could see Star fast-track plans for a "mini-Manhat-



\$3bn

casino and residential project to be built by Chinese-owned ASF Consortium and operated by James Packer's Crown Resorts

Sea World to

double

its footprint and add a water park to become the biggest theme park in the country.

IT WILL HELP RAISE THE PROFILE AND THE BRAND OF SOUTHEAST QUEENSLAND



tan" of up to seven high-rise towers on their Broadbeach island, but Mr Chien said he was not concerned by his rivals' plans. "We believe in the spirit of competition," he said. "It raises the level for everyone."

A spokesman for Ms Palaszczuk would only say that the Government "continued to liaise with ASF on its proposal".

Sky's the limit in plans

JEREMY PIERCE

CASCADING waterfalls, sparkling infinity pools and tranquil gardens are some of the features of a bold new push to transform the Gold Coast skyline into an urban oasis.

A new move under the city plan encourages developers to make the most of rooftops to create lavish showpieces, instead of the unsightly aircondition-

ing boxes and service structures of yesteryear.

Gold Coast City Council is expected this week to give the green light to the 89-storey Spirit tower, featuring a stunning rooftop infinity pool, on the site of the old Iluka resort.

The new city plan invites developers to "contribute an attractive roofscape that enhances the architectural distinction of the building".

Spirit is the latest in a

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towers made up of gaming, residential and office space, and seven high-end restaurants to attract high rollers from Asia

Florida Keys-style
bridge

which would link The Spit to Southport to ease traffic congestion.

GOOD BET: James Packer with his partner Mariah Carey who will light up the Gold Coast strip.

for rooftop gardens

growing number of developments earmarked for the Glitter Strip aiming to do just that.

Other projects planned for Chevron Island, Surfers Paradise, Main Beach and the next phase of the \$2 billion Jupiters expansion are all planning oasis retreats high above the footpaths.

Gold Coast Mayor Tom Tate said it would help create a visually stunning landscape among the high-rises.

"We are committed to encouraging developments to include creative public and open spaces in their designs, particularly at rooftop or terrace levels," Cr Tate said.

Planning committee chairman Cameron Caldwell said more and more towers would boast stunning rooftop statements.

"Looking from one rooftop to another, we want our skyline to be visually spectacular," he said.

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