



## Major Development Report, Tropical NQ - Summary for NDIA Members - June 2006



Highlighted Projects are those added to the list this Quarter.

Projects in **Bold** have been completed during the latest Quarter.

Name	Location	Type	Est. Value	Development Description	Status	Timing	Developer
Axis	Cairns: CBD	Accom: Residential	\$15 M	36 apartments (2 & 3 bedroom)	UC	Commenced Jan 05 Completion Sep 06	Hedley Constructions
C77	Cairns: CBD	Accom: Residential	\$11 M	20 apartments (2 & 3 bedroom)	P	Development application	R Caravella
Centrepoint	Cairns: CBD	Accom: Residential	\$19 M	34 apartments (3 bedroom)	P	Development approved	Hedley Constructions
Mantova	Cairns: CBD	Accom: Residential	\$21 M	46 apartments (2 bedroom & 2 & 3 bedroom penthouses)	concept		Emanuele
Marquis on Grafton	Cairns: CBD	Accom: Residential	\$34 M	77 apartments (2 & 3 bedroom), 2 shops	UC	Commenced Jul 05 Completion Jul 07	Hedley Constructions
Sheridan Street Apartments	Cairns: CBD	Accom: Residential	\$32 M	49 apartments (1, 2 & 3 bedroom)	P	Development approved	private developer
unnamed (49 The Esplanade)	Cairns: CBD	Accom: Residential	\$8 M	6 apartments (2 & 3 bedroom)	P	Development Approved	Luxon, Gerard
Unnamed, Esplanade	Cairns: CBD	Accom: Residential	\$40 M	88 apartments with ground floor retail space	concept	Commencing Aug 06	Hedley Constructions
Unnamed, Hartley St	Cairns: CBD	Accom: Residential	\$141 M	314 apartments, 4390m2 offices, 2270m2 retail	concept	preliminary approval	Koppens Investments
Harbour Lights	Cairns: CBD	Accom: Resort	\$160 M	92 room hotel, 193 residential apartments (1, 2 & 3 bedroom)	UC	Commenced Sep 04 Completion Late 06	Cairns Harbour Lights Pty Ltd
Trilogy on the Esplanade	Cairns: CBD	Accom: Resort	\$90 M	Stage 1: 90 apartments complete Stage 2 & 3: 98 apartments (2, 3 & 4 bedroom)	UC	Stg2 commence early 05 Completion mid 2007	Thakral Holdings Ltd
Central Park Cairns	Cairns: CBD	Commercial	\$250 M	Stg 1: "GHD" Offices - 3,300m2 - completed in 2005 Stg 2: apartments, hotel	concept		Central Park Cairns Pty Ltd
Corporate Tower #2	Cairns: CBD	Commercial	\$25 M	8,000 m2 office space, 132 m2 retail	P	Development approved	Christie Corporate
Citi Central	Cairns: CBD	Commercial	\$20 M	9 level office building, 5600m2 of office space	UC	Commenced May 06 Completion mid 07	Hedley Constructions
unnamed shopping & business facility	Cairns: CBD	Commercial		Redevelopment of existing office building - additional 1,635m2 lettable area	P	Development application	Vyncan Pty Ltd
Esplanade North	Cairns: CBD	Infrastructure	\$10 M	Recreation facilities, playground, restaurant, eco-centre	P	Design commenced Commencing 06/07	Cairns City Council
Cairns Maritime & Aquatic Club	Cairns: CBD	Public facility	\$6 M	Marine sports club & facilities	P	Commencing end 06	Cairns Port Authority
Regional Performing Arts Centre & Museum	Cairns: CBD	Public facility	\$60 M	1200 seat theatre, 400 seat studio theatre - option to combine with Regional Museum	concept	by 2009	Cairns City Council
Tropical Health Institute	Cairns: CBD	Public facility	\$16 M	3 level building	P	Application for Smart State Funding	State Government
Cityport South Redevelopment	Cairns: CBD	Public facility	\$10 M	Redevelopment of Cityport South precinct	P		Cairns Port Authority
201 Living	Cairns: Inner Suburbs	Accom: Residential	\$12 M	48 apartments (1 & 2 bedroom)	UC	Commenced Jun 05 Completion mid 06	Adelaide Cairns Pty Ltd

Key: P = Planned; UC = Under Construction  
C = Completed during Qtr

The 20/20 Group Development Report may be quoted with prior permission acknowledgement  
Ph: Jeremy Blockey on 07 4040 6555

Prepared by The 20/20 Group for NDIA  
27/07/2006

Name	Location	Type	Est. Value	Development Description	Status	Timing	Developer
Accent on McLeod	Cairns: Inner Suburbs	Accom: Residential	\$16 M	44 apartments (2 & 3 bedroom) + 400m2 commercial	UC	Commencing May 05 Completion Jan 07	Benchmark Properties
Amergreen Apartments	Cairns: Inner Suburbs	Accom: Residential	\$5 M	17 apartments (2 & 3 bedroom)	UC	Completion mid 06	R&H Constructions (Qld) Pty Ltd
@ Home Apartments	Cairns: Inner Suburbs	Accom: Residential	\$6 M	16 apartments (2 & 3 bedroom apartments)	P	Commencing 06	M Biancotti
Benchmark North	Cairns: Inner Suburbs	Accom: Residential	\$12 M	23 apartments (2 & 3 bedroom) + 1,700m2 commercial space	P	Launch early 06	Benchmark Properties
Breezes by Benchmark	Cairns: Inner Suburbs	Accom: Residential	\$5 M	18 apartments (2 bedroom)	UC	Completion Aug 06	Benchmark Properties
Cairns One - Stage 2+	Cairns: Inner Suburbs	Accom: Residential	\$110 M	Stg 2: 100 apartments Total of 440 apartments	P		H & S Visions Pty Ltd
Cairns Pavilions	Cairns: Inner Suburbs	Accom: Residential	\$49 M	140 apartments (2 & 3 bedroom) Stg 1: 28 apartments	UC	Stg 1: completion mid 06	Earlville Development Corporation
Cannon Park redevelopment	Cairns: Inner Suburbs	Accom: Residential		Mixed residential & commercial (+200 residential lots)	concept		Trafalgar Corporate
Carpentaria Retirement Village	Cairns: Inner Suburbs	Accom: Residential		Redevelopment and expansion of nursing home, hostel units and retirement village	P	Development application	Masonic Care Qld
Centenary Waters	Cairns: Inner Suburbs	Accom: Residential	\$9 M	37 apartments (2 bedroom + study)	P	Development approved To commence Jun 06	Centenary Waters Developments Pty Ltd
City View Villas	Cairns: Inner Suburbs	Accom: Residential	\$26 M	84 villas (3 stages) (2 & 3 bedroom)	P		private developer
City Waters	Cairns: Inner Suburbs	Accom: Residential	\$41 M	158 apartments (2 bedroom + study)	UC	Commenced Jun 06	Glencorp Pty Ltd
Edge Apartments	Cairns: Inner Suburbs	Accom: Residential	\$34 M	114 apartments	P	Development approved	Benchmark Developments
Garden Edge	Cairns: Inner Suburbs	Accom: Residential	\$5 M	10 apartments (3 bedroom) + 299m2 retail	P	Development approved	Knott Hill Pty Ltd
Glendon on Spence	Cairns: Inner Suburbs	Accom: Residential	\$7 M	24 apartments (2 & 3 bedroom)	UC	Commenced Mar 06 Completion Jun 07	Hedley Constructions
Haven on Severin	Cairns: Inner Suburbs	Accom: Residential	\$11 M	36 apartments (2 bedroom)	UC	Commenced mid 06	Benchmark Developments
Royal Pavillions	Cairns: Inner Suburbs	Accom: Residential	\$9 M	28 apartments (2 & 3 bedroom)	UC	Commenced May 05 Completion mid 06	Maynard Park Pty Ltd
<b>Terraces on Gatton</b>	<b>Cairns: Inner Suburbs</b>	<b>Accom: Residential</b>	<b>\$8 M</b>	<b>30 apartments (2 bedroom)</b>	<b>UC</b>	<b>Completion Apr 06</b>	<b>Benchmark Properties</b>
<b>Terraces on James</b>	<b>Cairns: Inner Suburbs</b>	<b>Accom: Residential</b>	<b>\$5 M</b>	<b>16 apartments (2 &amp; 3 bedroom)</b>	<b>UC</b>	<b>Commenced mid 05 Completion Apr 06</b>	<b>Terraces on James Pty Ltd</b>
Terraces on Martyn	Cairns: Inner Suburbs	Accom: Residential	\$11 M	41 apartments (2 & 3 bedroom)	P	Preliminary approval	Benchmark Developments
Terraces on Rose	Cairns: Inner Suburbs	Accom: Residential	\$6 M	21 apartments (2 & 3 bedroom)	P	Development approved	Kaizen Partners Australasia
Waterside Residential (old Drive-in site)	Cairns: Inner Suburbs	Accom: Residential	\$150 M	500 apartments	P	Awaiting approval	Glencorp Pty Ltd
unnamed, Bunda St	Cairns: Inner Suburbs	Accom: Residential	\$13 M	43 apartments (2 & 3 bedroom) + 500m2 commercial	P	Development application	Ahmed, Michael
unnamed, Grafton St	Cairns: Inner Suburbs	Accom: Residential		250 person backpacker hostel	P	Development approved	Asylum Backpackers Cairns
unnamed, Grafton St	Cairns: Inner Suburbs	Accom: Residential	\$7 M	24 apartments (3 bedroom)	UC	Commenced late 05	Bohemia Investments Pty Ltd

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Name	Location	Type	Est. Value	Development Description	Status	Timing	Developer
unnamed, Hoare St	Cairns: Inner Suburbs	Accom: Residential	\$11 M	112 unit retirement village / community health care centre	P	Completion 07	SunnyCove Management Ltd
unnamed, Stratford Parade	Cairns: Inner Suburbs	Accom: Residential	\$10 M	43 multiple dwelling units	P	Development approved	Sevmere Pty Ltd
unnamed, Mooroolooloolo	Cairns: Inner Suburbs	Accom: Residential		36 townhouses	concept		Richardson, Eberstaller, Guarrera & Guarrera
Cazalys	Cairns: Inner Suburbs	Commercial	\$5 M	Upgrade to sporting facilities & additional seating capacity	concept	Commencing 06	AFL Cairns
Food Irradiation Plant	Cairns: Inner Suburbs	Commercial	\$15 M	X-Ray Irradiation Plant	concept		Horticulture Access Solutions Pty Ltd
Freycinet on Collins	Cairns: Inner Suburbs	Commercial		Retail & commercial space	UC	Completion Jul 06	private developer
Westcourt Shopping Centre	Cairns: Inner Suburbs	Commercial		Redevelopment of existing shopping centre including addition of 9476m2 floor space	P	Development application	Trinity Consolidation
TNQ Institute of TAFE	Cairns: Inner Suburbs	Education	\$29 M	Upgrade of facilities and services	P		State Government
Airport Upgrade - international terminal	Cairns: Inner Suburbs	Infrastructure	\$113 M	Stage 2: arrivals hall expansion, central services building	UC	Commenced	Cairns Port Authority
Mulgrave River Aquifer Water Supply Scheme	Cairns: Inner Suburbs	Infrastructure		One of the water supply options, together with Barron River	concept		Cairns City Council
Health Precinct	Cairns: Inner Suburbs	Infrastructure	\$13 M	New all-in-one health precinct	P	Commencing 06/07	State Government
HMAS Cairns	Cairns: Inner Suburbs	Infrastructure	\$76 M	Berthing, buildings, accommodation and medical facilities	P	Commencing Aug 06 Completion May 09	Department of Defence
Marlin Coast Sewerage Plant	Cairns: Inner Suburbs	Infrastructure	\$28 M	Sewerage Plant Upgrade	P	Commencing 06/07	Cairns City Council
Waste Water Facilities	Cairns: Inner Suburbs	Infrastructure	\$100 M	Master plan for treatment plant upgrades - northern, southern, Edmonton (includes Marlin Coast Plant)	P	5 year project	Cairns City Council
Cairns North Substation	Cairns: Inner Suburbs	Infrastructure	\$42 M	New energy substation & high voltage underground cabling	P	3 year project	Ergon Energy
Arts + Gardens Project: 10 yr upgrade	Cairns: Inner Suburbs	Public facility	\$25 M	10 year transformation program: Botanic Gardens/Tanks Art Centre/Centenary Lakes	concept		Cairns City Council
Arts + Gardens Project: Stage 1	Cairns: Inner Suburbs	Public facility	\$5 M	Realignment of roads & paths, Tanks & Graft 'n' Arts admin building, removal of Tank 1	UC	Commencing Apr 06	Cairns City Council
Barlow Park upgrade	Cairns: Inner Suburbs	Public facility	\$12 M	Masterplan options include 1,700 - 5,000 covered seats (\$4M - \$11.5M). Council currently considering options	concept	3 years to completion	Cairns City Council
Chapel Avenue, White Rock	Cairns: South Suburbs	Accom: Residential	\$10 M	44 apartments (2 & 3 bedroom)	UC	Completion Jul 06	Mimehaven Pty Ltd
Unnamed, White rock	Cairns: South Suburbs	Accom: Residential		Retirement Village - 75 units	P	Development application	Great Northern Developments P/L
Unnamed, White rock	Cairns: South Suburbs	Accom: Residential	\$12 M	48 apartments (2 & 3 bedroom)	P	Development application	Great Northern Developments P/L
Reef Cove Resort	Cairns: South Suburbs	Accom: Resort	\$ M	Resort & townhouses (+102 lot residential subdivision)	P	Development approved	Starline Australia Holdings
Whisper Bay Bramston Beach	Cairns: South Suburbs	Accom: Resort	\$100 M	150+ apartments & subdivision; marina	concept		Whisper Bay Pty Ltd
unnamed, Mirriwinni	Cairns: South Suburbs	Accom: Resort	\$45 M	6 star eco resort. 102 cabins	P	Development approved	Serp Pty Ltd
Cannon Park Racecourse relocation	Cairns: South Suburbs	Commercial	\$20 M	Racetrack (1,865m), grandstands, stables Existing racecourse site to be redeveloped into residential	concept		Cairns Jockey Club
Edmonton Primary School	Cairns: South Suburbs	Education	\$15 M	Primary School	P	Stg 1 commencing Apr 06	State Government

Name	Location	Type	Est. Value	Development Description	Status	Timing	Developer
Yarrabah Primary Health Care Centre	Cairns: South Suburbs	Public facility	\$13 M	Health services centre	P	Commencing Mar 06 Completion Jan 07	State Government
Freshwater Rainforest Gardens	Cairns: West Suburbs	Accom: Residential	\$9 M	32 apartments (2 & 3 bedroom)	P	Development approved	Lippmil Pty Ltd
Redlynch Grove	Cairns: West Suburbs	Accom: Residential	\$27 M	98 apartments (2 & 3 bedroom)	UC	Commenced mid 06	Benchmark Properties
Cairns Rainforest Resort	Cairns: West Suburbs	Accom: Resort		102 apartments (1 & 2 bedroom)	P	Development Application	Heavey Lex 116 Pty Ltd
Barron Gorge Hydro-electricity Station	Cairns: West Suburbs	Infrastructure	\$28 M	Upgrade of hydro station	UC	Completion mid 06	Stanwell Corporation
Barron River Water Supply Scheme	Cairns: West Suburbs	Infrastructure	\$40 M	Hi-tech treatment plant & piping - water supply option, together with Mulgrave Aquifer	P		Cairns City Council
Bel Amani	Northern Beaches	Accom: Residential	\$5 M	8 apartments (3 bedroom)	P		
Blue Lagoon at Trinity	Northern Beaches	Accom: Residential	\$16 M	32 apartments (2 & 3 bedroom)	UC	Commenced Jul 04 Completion mid 06	Blue Water Properties Pty Ltd
Canopy's Edge	Northern Beaches	Accom: Residential	\$38 M	128 apartments (2 & 3 bedroom)	P	Development application	K&V Enterprises P/L
Clifton Beach 1 & 2	Northern Beaches	Accom: Residential	\$80 M	246 apartments (2 & 3 bedroom)	concept	Development approved	Emanuele
Clifton Breezes	Northern Beaches	Accom: Residential	\$14 M	45 apartments (3 bedroom)	UC	Commenced Dec 05 Completion Mar 07	Hedley Constructions
Clifton Cottages	Northern Beaches	Accom: Residential	\$6 M	17 townhouses (3 bedroom)	P	Commencing late 06	Investment Property Solutions
Clifton Waters	Northern Beaches	Accom: Residential	\$24 M	80 apartments & villas	P	Development approved To commence Aug 06	Glencorp Pty Ltd
Crystal Blue Palm Cove	Northern Beaches	Accom: Residential	\$11 M	6 apartments (3 bedroom)	P		private developer
Decco	Northern Beaches	Accom: Residential	\$5 M	18 apartments (3 bedroom)	P	Development approved	Cidiven Pty Ltd
Fountainhead Apartments	Northern Beaches	Accom: Residential	\$7 M	18 apartments (2 & 3 bedroom)	P		private developer
Lagoons @ Trinity	Northern Beaches	Accom: Residential	\$60 M	204 apartments (1, 2 & 3 bedroom)	P	Development approved To commence 2007	Hedley Constructions
Munbilla Pavilions	Northern Beaches	Accom: Residential		4 Multiple dwellings + 8 dwellings and a caretakers residence	P	Development application	Buchans Point Pty Ltd
Paperbark Lodge	Northern Beaches	Accom: Residential	\$5 M	10 apartments (2 bedroom)	P	Development approved	B&S Holding
Pointe	Northern Beaches	Accom: Residential	\$8 M	39 apartments (3 bedroom)	UC	Completion Jun 06	Moore Developments
Sails at Trinity	Northern Beaches	Accom: Residential	\$10 M	24 apartments (2 bedroom)	UC	Commencing Sep 05	Blue Water Properties Pty Ltd
<b>The Beaches Luxury Villas &amp; Apartments</b>	<b>Northern Beaches</b>	<b>Accom: Residential</b>	<b>\$28 M</b>	<b>111 apartments (2 &amp; 3 bedroom)</b>	<b>UC</b>	<b>Commenced mid 05 Completion May 06</b>	<b>Glencorp Pty Ltd</b>
The Keys, Paradise Palms Country Club	Northern Beaches	Accom: Residential	\$42 M	84 apartments (1, 2 & 3 bedroom)	P	Development approved Commence late 06	H&S Vision & Hedleys
unnamed (Clifton Road)	Northern Beaches	Accom: Residential	\$11 M	30 apartments	P		Emanuele
unnamed (Clifton Road)	Northern Beaches	Accom: Residential	\$13 M	36 apartments	P		Emanuele

Name	Location	Type	Est. Value	Development Description	Status	Timing	Developer
unnamed (in North Point)	Northern Beaches	Accom: Residential		200 apartments (+278 residential lots)	concept		LHL
unnamed (Olivia St, Palm Cove)	Northern Beaches	Accom: Residential	\$11 M	28 apartments (3 & 4 bedroom)	P	Development application	The Hartley Group
unnamed (Wattle St, Yorkeys Knob)	Northern Beaches	Accom: Residential	\$5 M	16 apartments (1, 2 & 3 bedroom)	P	Development approved	P Hutton
Unnamed (Sims Esp, Yorkeys Knob)	Northern Beaches	Accom: Residential	\$5 M	17 apartments (3 bedroom)	P	Development approved	Aqua Pura Pty Ltd
unnamed, Trinity Beach	Northern Beaches	Accom: Residential	\$5 M	12 apartments (2 bedroom)	P	Development approved	Hedley Constructions
Unnamed (Varley St Yorkeys Knob)	Northern Beaches	Accom: Residential	\$14 M	48 units (2 bedroom)	P	Development application	Madse, Kennedy, Mucsnik & others
Unnamed (Cook Hwy Smithfield)	Northern Beaches	Accom: Residential	\$38 M	128 apartments	P	Development application	Newmanor Pty Ltd
Drift Palm Cove	Northern Beaches	Accom: Resort	\$75 M	Redevelopment of Clarion Resort: 129 apartments (1, 2 & 3 bedroom)	UC	Commenced Jul 05 Completion Oct 06	Indigo
Elysium	Northern Beaches	Accom: Resort	\$10 M	21 apartments (2 & 3 bedroom)	UC	Commenced mid 05 Completion Sep 06	Hedley Constructions
Half Moon Bay	Northern Beaches	Accom: Resort	\$50 M	Resort & medium density residential development - approval for 300 room hotel with 150 apartments	concept	Development Approval	The Gasparin Group
unnamed Palm Cove (former Triton Palace)	Northern Beaches	Accom: Resort		150 apartments	P	Development approved	private developer
North	Northern Beaches	Accom: Resort	\$80 M	109 apartments (1, 2 & 3 bedroom)	P		Trinity Projects Pty Ltd
Oceans Edge Stg1	Northern Beaches	Accom: Resort	\$24 M	65 apartments (1, 2 & 3 bedroom)	P	Development approved	Indigo
Oceans Edge	Northern Beaches	Accom: Resort	\$250 M	Expansion of resort & residential accommodation + 101 residential lots	concept	Stg 1 commencing mid 06	Indigo
Resort Hotel (prev. Earl Hill)	Northern Beaches	Accom: Resort	\$ M	219 apartments & villas	P	Conditional Council approval	Mackay Resort Developments
Sea Temple Cairns	Northern Beaches	Accom: Resort	\$152 M	208 apartments (1, 2, 3 bedroom)	P		Juniper Development Group
Southbeach Resort & Spa	Northern Beaches	Accom: Resort	\$25 M	92 apartments (1, 2 & 3 bedroom)	P		Toma Group
The Village	Northern Beaches	Accom: Resort	\$100 M	200 apartments	concept	Commencing late 06 Completion early 08	
Vue	Northern Beaches	Accom: Resort	\$50 M	Stg 1: hotel - completion Jun 06 Stg 2: 54 apartments (3 bedroom)	UC	Commenced Sep 04 Completion mid 07	HA Mellick / Hedley Constructions
Delta Park	Northern Beaches	Commercial	\$100 M	Combined sports precinct: racecourse, greyhound track, sports fields, sports halls, showground & associated facilities	P	Seeking EOI's	CEC Group
Australian Tropical Forest Institute	Northern Beaches	Education	\$8 M	Expansion of JCU Cairns Campus - 3,500m <sup>2</sup> floor space: 100 seat conference & lecture facilities, office & laboratory space	P	Commencing 06 Completion mid 07	James Cook University
Argentea	Northern Beaches	Mixed: Retail/Accom.	\$300 M	Masterplan for 300 units, shopping precinct, tourist resort (+ 220 residential lots - commenced)	concept		Thakral Holdings Group
Bluewater (formerly Earl Hill)	Northern Beaches	Mixed: Retail/Accom.	\$300 M	150 apartments, retail, tourist accommodation, marina village + 85-berth marina (+ 800 residential lots - approx \$300m in private development - commenced)	concept	Complete - 6 yrs	Consolidated Properties Group
Smithfield Shopping Centre	Northern Beaches	Retail	\$20 M	Centre upgrade - add 1,263m <sup>2</sup> gross floor area	UC	Commencing late 05 Completion Dec 06	Clifton Coney Group Pty Ltd
Bunnings Smithfield	Northern Beaches	Retail	\$10 M	13,536sqm retail floor space & 300 carparks	UC		

Name	Location	Type	Est. Value	Development Description	Status	Timing	Developer
Botanica	Port Douglas / Daintree	Accom: Residential	\$40 M	100 apartments (1 & 2 bedroom)	P	Development approved	Ezescape Street Projects Pty Ltd
360 Port Douglas	Port Douglas / Daintree	Accom: Residential	\$5 M	8 villas (2 bedroom)	P	Construction begins 2006	private developer
Coconut Grove Resort	Port Douglas / Daintree	Accom: Residential	\$50 M	33 apartments (2 & 3 bedroom)	P	Development approved	Juniper Development Group
Mango House	Port Douglas / Daintree	Accom: Residential	\$50 M	106 apartments (1, 2 & 3 bedroom),	P	Development Approved	Belle Property
Mossman Aged Care	Port Douglas / Daintree	Accom: Residential	\$40 M	130-bed nursing home	UC	Completion late 06	Vitality Care Pty Ltd
Oasis Port Douglas	Port Douglas / Daintree	Accom: Residential	\$11 M	21 villas (3 bedroom)	P	Development approved	Oasis Port Douglas
Ozcare Port Douglas	Port Douglas / Daintree	Accom: Residential	\$5 M	Expansion of aged care facility (additional 29 rooms)	P	Development approved	Ozcare
Shangri La	Port Douglas / Daintree	Accom: Residential	\$19 M	27 apartments (2 bedroom)	P	Completion Dec 06	Leesam P/L
Six on the Beach	Port Douglas / Daintree	Accom: Residential	\$13 M	6 villas (4 bedroom)	P	Development application	Tranquille Group Pty Ltd
Temple Moon	Port Douglas / Daintree	Accom: Residential	\$6 M	8 villas (3 bedroom)	UC		private developer
Thornton West	Port Douglas / Daintree	Accom: Residential	\$8 M	10 villas (3 & 4 bedroom)	P		private developer
Volante	Port Douglas / Daintree	Accom: Residential	\$250 M	94 villas (2 bedroom)	P	Completion 08	Equity Trust Pacific
Zambesi	Port Douglas / Daintree	Accom: Residential	\$15 M	37 apartments (1 & 2 bedroom)	UC	Commencing Apr 05 Completion mid 06	South Sea Resort Pty Ltd
unnamed (Barrier St)	Port Douglas / Daintree	Accom: Residential	\$5 M	12 apartments (3 bedroom)	P	Development approved	private developer
unnamed, Craiglie	Port Douglas / Daintree	Accom: Residential	\$14 M	34 Multiple Dwellings	P	Development application	JL Developments Pty Ltd
unnamed (Davidson St)	Port Douglas / Daintree	Accom: Residential	\$10 M	26 apartments (2 bedroom)	P	Development approved	private developer
unnamed (Macrossan St)	Port Douglas / Daintree	Accom: Residential	\$24 M	69 apartments (1 & 2 bedroom)	P	Development approved	Kator Pty Ltd
unnamed (Murphy St)	Port Douglas / Daintree	Accom: Residential	\$7 M	18 apartments (2 & 3 bedroom)	P	Development application	Our Stuff Pty Ltd
unnamed (Pandanus Caravan Pk site)	Port Douglas / Daintree	Accom: Residential	\$85 M	110 apartments	P	Development approved	London Developments
unnamed (St Crispins Av)	Port Douglas / Daintree	Accom: Residential	\$25 M	72 apartments (1 & 2 bedroom)	P	Development approved	St Crispins Property Ltd
unnamed (Warner St)	Port Douglas / Daintree	Accom: Residential	\$8 M	26 apartments + retail	P	Development approved	Foss Investments Pty Ltd
Port Douglas Caravan & Camping Village	Port Douglas / Daintree	Accom: Resort	\$20 M	133 caravan sites, 50 cabins	P	Development approved	Q Property
Balé	Port Douglas / Daintree	Accom: Resort	\$130 M	81 villas (3 & 4 bedroom)	UC	Stg 1 completion Oct 06	Ray Group
Coral Gardens Resort	Port Douglas / Daintree	Accom: Resort	\$ M	288 hotel/motel units & 388 multiple dwelling units	P		Coral Gardens Ventures
Daintree Palms Resort	Port Douglas / Daintree	Accom: Resort	\$ M	Redevelopment of existing resort into 28 apartments & new commercial precinct	P	Development approved	Liveable Communities
Gecko Resort	Port Douglas / Daintree	Accom: Resort	\$100 M	35 villas (2, 3 & 4 bedroom)	P	Commencing 06	Meryla Pty Ltd

Name	Location	Type	Est. Value	Development Description	Status	Timing	Developer
Lagoons@Port	Port Douglas / Daintree	Accom: Resort	\$50 M	Stg 1: 44 apartments (2 & 3 bedroom) - completion July 06 Stg 2: 45 apartments (2 & 3 bedroom) - commencing May 06	UC	Stg 1 Commenced Mar 05 Completion Jul 06	Hedley Constructions
Mirage Resort	Port Douglas / Daintree	Accom: Resort	\$350 M	330 residences; hotel refurbishment; golf course redevelopment	concept		Ray Group
Pool	Port Douglas / Daintree	Accom: Resort	\$55 M	72 apartments (2 & 3 bedroom)	UC	Commenced Oct 05 Completion early 07	private developer
Sabaya (formerly Rydges Reef Resort)	Port Douglas / Daintree	Accom: Resort	\$57 M	Refurbishment & reconfiguration of 319 rooms to 127 suites (1 & 2 bedroom)	UC	Commenced Apr 06 Completion Mar 07	FKP Property Group
<b>Sea Temple Resort &amp; Spa</b>	<b>Port Douglas / Daintree</b>	<b>Accom: Resort</b>	<b>\$125 M</b>	<b>128 units &amp; villas (2 &amp; 3 bedroom)</b>	<b>UC</b>	<b>Commenced late 04 Completion May 06</b>	<b>Juniper Development Group</b>
Sundance Resort	Port Douglas / Daintree	Accom: Resort	\$200 M	450 room resort complex	concept		Langford Property Group
The Beach Club (former Tropic Breeze Van Pk)	Port Douglas / Daintree	Accom: Resort	\$50 M	50 apartments (2 & 3 bedroom)	UC	Commenced mid 05 Completion 06	The Beach Club
unnamed (adjacent to The Links)	Port Douglas / Daintree	Accom: Resort	\$ M	Not released yet, provisions to build up to 400 units or subdivided into residential lots	concept		Toma Group
Childcare centre and shops, Cooya Beach	Port Douglas / Daintree	Commercial		Shops and childcare centre	P	Development approved	
Mossman Gorge Interpretation Centre	Port Douglas / Daintree	Commercial	\$10 M	Transit & visitor centre	P		Mossman Gorge Aboriginal Community
Dickson Inlet Waterfront	Port Douglas / Daintree	Infrastructure	\$ M	Lagoon, boardwalks, gardens	concept	Preliminary studies in 05/06	Douglas Shire Council
Welcome Pocket Reirement Village	Region: Cairns Highlands	Accom: Residential		650-bed village (units, cottages, apartments)	concept	Purchase land Aug 05	Anglican Diocese of North Queensland
unnamed, Mareeba	Region: Cairns Highlands	Accom: Residential	\$5 M	22 apartments	P	Development approved	G & D Nucifora
Cascades on the Lake	Region: Cairns Highlands	Accom: Resort	\$9 M	24 apartments (1 & 2 bedroom), 9 villas (2 bedroom)	UC	Commenced late 05	Cascades Vista Pty Ltd
Gateway Development	Region: Cairns Highlands	Accom: Resort	\$20 M	150-bed backpacker hostel, 63 apartments	P	Development approved	Tony Fiorenza
Ariga Ethanol Plant	Region: Cairns Highlands	Commercial	\$20 M	Ethanol plant	P	Development approved	Bundaberg Sugar
Bio-Plant	Region: Cairns Highlands	Commercial	\$10 M	Proposed scientific commercial processing plant for tobacco	concept		Farmacule Bioindustries Pty Ltd
Justice Precinct, Mareeba	Region: Cairns Highlands	Infrastructure	\$16 M	New police station, courthouse and watch-house	UC	Commencing 06, Completion late 09	State Government
Kuranda Range Road	Region: Cairns Highlands	Infrastructure	\$400 M	12.5km range road upgrade to 4 lanes	concept	planning & approvals stages	State Government
Estuary Cove, Cooktown	Region: Cape York	Accom: Residential	\$12 M	16 apartments (3 bedroom)	UC	Completion 06	KORS Developments
Aurukun Bauxite Mine	Region: Cape York	Mining		Development of mine and washing plant (NB: total cost of \$2.92b includes development of refinery on Queensland east coast)	concept	Final proposal to State Govt by Jun 06	Chinese Aluminium Company
Heritage Learning Institute	Region: Cape York	Education	\$10 M		concept		Global Study Services
Weipa Ship Loader	Region: Cape York	Infrastructure	\$78 M	New ship loader for bauxite	P	Completion late 06	Comalco
Windfarm	Region: Cape York	Infrastructure		Windfarm proposal	concept		Windpower Queensland & State Government
Hopevale Primary Health Care Centre	Region: Cape York	Public facility	\$9 M	Health services centre upgrade	P	Commencing 06/07	State Government
Weipa Hospital	Region: Cape York	Public facility	\$28 M	Hospital redevelopment	P	Commencing 06 Completion Dec 07	State Government

Key: P = Planned; UC = Under Construction  
C = Completed during Qtr

The 20/20 Group Development Report may be quoted with prior permission acknowledgement  
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Prepared by The 20/20 Group for NDIA  
27/07/2006

Name	Location	Type	Est. Value	Development Description	Status	Timing	Developer
Inspiration on Pt Hinchinbrook	Region: Innisfail-Cardwell	Accom: Residential	\$12 M	26 apartments (1, 2 & 3 bedroom)	UC	Commenced Jul 05 Completion 06	Supanova Developments
River Grande Apartments	Region: Innisfail-Cardwell	Accom: Residential	\$12 M	25 apartments (2 & 3 bedroom)	P	Commencing mid 06 Completion 06	Subloo Group
Fairways Country Club	Region: Innisfail-Cardwell	Accom: Residential	\$56 M	40 apartments (2 & 3 bedroom) & country club (+55 residential lots)	P	Development Approved	Cousins Securities
Island Shores Resort	Region: Innisfail-Cardwell	Accom: Residential	\$28 M	44 apartments (2 & 3 bedroom) + retail	P	Commencing mid 06	Cousins Securities
unnamed retirement village	Region: Innisfail-Cardwell	Accom: Residential		350 retirement units and sporting facilities	P	Development approved	Moore Park Sea Change
Ella Bay Resort Stage 1	Region: Innisfail-Cardwell	Accom: Resort	\$80 M	30 apartments + 70 villas	P	Development Approved	Ella Bay Properties P/L General Hotels Mngmt
Ella Bay Resort - Future	Region: Innisfail-Cardwell	Accom: Resort	\$1,400 M	4 resorts + villas: total 800+ apartments, 2 golf courses, 800 residential lots	P	In approvals process	Prestige Property Partnerships
Mission Beach Club & Spa	Region: Innisfail-Cardwell	Accom: Resort	\$75 M	120 apartments (2 bedroom)	P	Commencing 07	Cousins Securities
Oasis Resort, Mission Beach	Region: Innisfail-Cardwell	Accom: Resort	\$90 M	135 room resort	P	Development Approved	Oasis Developments
unnamed resort, South Mission	Region: Innisfail-Cardwell	Accom: Resort	\$ M	125 room resort, 18 hole golf course	concept		private developer
unnamed resort, Wongaling Beach	Region: Innisfail-Cardwell	Accom: Resort	\$ M	100 apartments	concept		private developer
Innisfail RSL	Region: Innisfail-Cardwell	Commercial	\$8 M	Clubhouse, 300-seat function room, 24 apartments	concept		Innisfail RSL
Ma:Mu Canopy Walk	Region: Innisfail-Cardwell	Commercial	\$10 M	1,400m walkway. Interpretative centre, 100-seat conference centre & associated facilities	P	Private developer being sought	Queensland Parks & Wildlife Services
Port Hinchinbrook Golf Course	Region: Innisfail-Cardwell	Commercial	\$ M	18-hole golf course and recreational facilities	P		Williams Corporation
Tully Sports Centre	Region: Innisfail-Cardwell	Infrastructure	\$5 M	2 basketball courts, a stage, dressing rooms, ticket office, kitchen, seating for 800 people	P		State Government
Mission Beach Harbour	Region: Innisfail-Cardwell	Infrastructure		172 Beth Marina with motel style accom, commercial precinct, swimming pool and tour boat facilities	P	Development application	Mission Beach Harbour
Innisfail Hospital	Region: Innisfail-Cardwell	Public facility	\$41 M	Hospital redevelopment: new inpatient wards bldg; birthing unit; emergency dept; medical imaging; Block 3 & 5 upgrade	UC	Completion Apr 2007	State Government
Big W, Innisfail	Region: Innisfail-Cardwell	Retail	\$ M	Department store - 4,000m <sup>2</sup>	P		Woolworths
Centrepoint Arcade, Innisfail	Region: Innisfail-Cardwell	Retail	\$12 M	Refurbishment, Woolworths expansion	UC	Commencing Jul 06	Consolidated Properties Group
Wongaling Central Plaza	Region: Innisfail-Cardwell	Retail	\$4 M	2,500m <sup>2</sup> centre	UC	Commencing Mar 06	private developer
North Beach, Fitzroy Is	Region: Island	Accom: Resort	\$42 M	Stg 1: 48 apartments (2 bedroom) Additional 32 hostel beds	UC	Development approved Completion early 07	Raging Thunder Pty Ltd
Willis Island Weather Station	Region: Island	Infrastructure	\$9 M	Upgrade of 85 year old weather station	UC		Bureau of Meteorology

Every effort has been made to ensure the information shown is accurate and up to date. The 20/20 Group gives no warranty for errors or omissions