



ACCOMMODATION INVESTMENT PROSPECTUS

Australia's Coastal Wilderness needs an iconic piece of accommodation infrastructure located in a wilderness setting. The current accommodation offering throughout the region consists largely of 3-4 star motel and bed & breakfast-style accommodation, however there is a lack of iconic accommodation to meet the needs of the higher yielding international Experience Seeker.

While the Industry and Product Development Plan will identify opportunities for operators to assist existing operators to become international market-ready, this Accommodation Investment Prospectus is designed to identify new iconic accommodation opportunities. This will require the preparation of an official investment prospectus of potential sites for development to encourage the development of at least one in the short to medium term.

The Accommodation Investment Prospectus will build on the significant work that has been undertaken or underway in both New South Wales to investigate new investment opportunities in or near protected areas. This includes the Victorian Department of Sustainability and Environment's Tourism Land Bank Project and the NSW Department of Environment and Climate Change Tourism and Recreation Strategy (underway).

The following sites have been identified as possible sites for inclusion in the plan:

- Penders Site – Luxury Accommodation (Mimosa Rocks National Park)
- Mowary Point – Ecolodge and Walker's Lodge (Ben Boyd National Park)
- Green Cape Lighthouse – Luxury Accommodation (Ben Boyd National Park)
- Disaster Bay - Luxury Accommodation
- Gabo Island – Cabins
- 'Jingalong' site, Mallacoota – Ecolodge / Resort (Croajingalong National Park)
- Point Hicks Lighthouse - Luxury Accommodation (Croajingalong National Park)
- Tamboon Inlet – Fishing Lodge
- Cape Conran – Luxury Tents (Cape Conran Coastal Park)
- Lake Tyers – Ecolodge

- Tullock Ard Gorge - Ecolodge
- Davidson Whaling Station – Cabins (Ben Boyd National Park)

Discussion with investors about essential information for inclusion in an investment prospectus as well as discussions with key State agencies will be required to assess the need, timing and scope of the project.

Actions include:

- Development of a clear scope and intent of the prospectus and identification of the target audience and method for delivery;
- Identification of the identified sites for future accommodation development, and the type and style of 'appropriate' accommodation envisaged for each location;
- Pre-approvals, existing land tenure, agreed lease terms including length of lease; existing studies and reports and agreed approvals processes need to be clearly articulated; and
- Presented as a professional investment prospectus including contacts to progress to a site visit and further investigation of development feasibility.