

INVITATION FOR PREQUALIFICATION

Be part of South Bank's iconic transformation

OCTOBER 2026



A bold new era for South Bank

For more than three decades, South Bank has been at the heart of Brisbane's story.

Born from the legacy of Expo '88, it has grown into one of Queensland's most loved and visited destinations, welcoming more than 16 million visitors each year and serving as a cultural, social and economic anchor for our capital city.

From its world-famous parklands, city view and lagoon to its tourism, hospitality, arts, education and commercial offerings, South Bank reflects the very best of Queensland. It is a destination enjoyed by generations of Queenslanders and visitors alike.

With the 2032 Olympic and Paralympic Games on the horizon, now is the right time to consider South Bank's next chapter.

As Queensland continues to attract new residents, visitors and investment, exploring future opportunities now will help ensure this iconic destination remains vibrant, welcoming and relevant for generations to come.

This Invitation for Prequalification is an important step in understanding how private sector investment, innovation and expertise could help revitalise key areas of the precinct while delivering enduring public value.



The Honourable Jarrod Bleijie MP

Deputy Premier
Minister for State Development,
Infrastructure and Planning
Minister for Industrial Relations
Queensland, Australia

This process is about exploring opportunities for South Bank's transformation while protecting what makes it special, including the delivery of a new lagoon, preserving much-loved parkland and community spaces, and keeping South Bank a place for everyone.

I encourage proponents to bring forward bold ideas, global best practice and innovative thinking that can help shape the next chapter of this iconic riverfront destination.



A night scene of a waterfront precinct. In the foreground, a multi-level building with a glass facade and a balcony is visible. The balcony is filled with people sitting at tables, and the interior is lit up with warm lights. A large crowd of people is gathered on the ground level in front of the building. In the background, a large palm tree stands prominently. The sky is dark, and a large, vibrant purple and pink fireworks display is exploding in the upper left quadrant. The overall atmosphere is festive and lively.

**South Bank is one of
Brisbane's most recognisable
and defining landmarks.
The proposed revitalisation will
build on the precinct's appeal,
ensuring it remains a place
where Queenslanders gather,
visitors experience the
very best our state has to offer,
and future generations
inherit a precinct that is even
stronger than it is today.**

Keeping a Queensland icon

South Bank is Brisbane's favourite destination and one of Queensland's most visited precincts, welcoming more than 16 million visitors every year.

Spanning 42 hectares along the Brisbane River opposite the city centre, South Bank is one of Queensland's most significant public destinations, featuring extensive parklands, playgrounds, lagoon and water play areas, the Wheel of Brisbane and the iconic BRISBANE sign.

A diverse mix of retail, dining, commercial, residential, education, tourism and hospitality uses contribute to South Bank's unique character and position as one of Brisbane's premier cultural and events destinations.

A new opportunity exists for the private sector to partner with South Bank Corporation to support the revitalisation of the precinct ahead of the 2032 Olympic and Paralympic Games, helping to renew key assets and strengthen South Bank's role as one of Queensland's most significant destinations for generations to come.

The vision:

- Attract investment and tourism to Queensland while enhancing public spaces and visitor experiences
- Transform key areas of a much-loved precinct into a vibrant, world-class destination while preserving its distinctive character

Sources:

1 Visits to selected places of interest, Singapore Department of Statistics 2025 Annual visitation, Visits To Selected Places Of Interest, Annual | SINGSTAT | data.gov.sg

2 Friends of the High Line Update (August 22, 2025), accessed October 2026 <https://www.thehighline.org/blog/2025/07/06/10th-avenue-square-reconstruction-planning-your-visit/>

3 Placemaking NSW, Our Places, accessed October 2026 Our Places | Darling Harbour

4 South Bank Corporation Triple Bottom Line Assessment, by Lucid Economics, May 2025

5 Trip Advisor 'things to do' by traveller ranking, accessed October 2026)

South Bank at a glance

42 hectares South Bank Corporation area

14 hectares South Bank Parklands area

16.6 million visits annually (compared with 16m Gardens by the Bay, Singapore¹; 6m HighLine, New York²; 15m The Rocks, Sydney³)

\$2.4 billion in economic contribution ⁴

9,500 jobs directly supported ⁴

No.1 highest ranked destination in Brisbane ⁵

Brisbane context

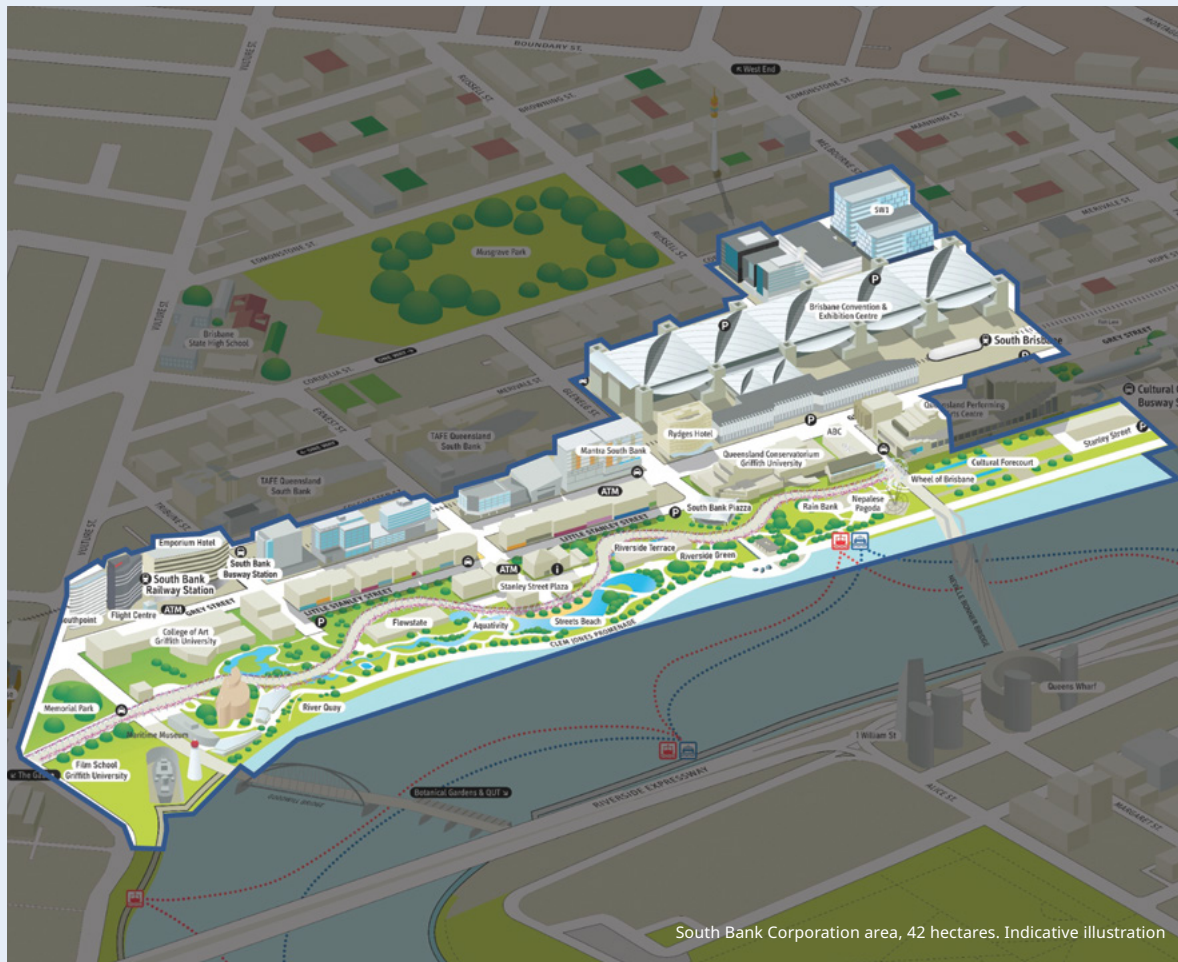
6 million **Projected population growth:** South East Queensland is expected to grow from 3.8m to 6m by 2046

\$275 billion **Economic outlook:** By 2041 a 68% growth forecast shows the city's economy expanding to \$275b

\$18 billion **Tourism:** Brisbane's visitor economy contributed approximately \$18b to the city's economy in 2025/26, including an increase of 41.4% in spending by international visitors

South Bank today

The 42-hectare precinct includes a vibrant mix of public, parkland and private uses, delivered in partnership with the private sector under the guidance of South Bank Corporation.



Over the last 30 years, a diverse range of developments have contributed to the precinct's ongoing vibrancy, success and evolution.

Parkland and open space

More than 14 hectares of parkland and green space including:

- Streets Beach and lagoon
- Wheel of Brisbane
- Integrated parkland retail offerings

Culture, arts and events

Approximately 140,000m² of culture and events floor space including:

- Nearly 40,000m² education (Queensland College of Art & Design, Queensland Conservatorium, Griffith Film School)
- Over 30,000m² performance and culture (QPAC, Cineplex theatres, South Bank Piazza, Queensland Maritime Museum)
- Over 70,000 m² convention and exhibition (Brisbane Convention & Exhibition Centre)

Tourism

Over 600 hotel rooms including:

- Mantra South Bank Brisbane
- Emporium Hotel South Bank and Rooftop
- Rydges South Bank Brisbane

Business and commercial

Over 120,000m² of commercial and office floor space including:

- Grey Street commercial buildings
- Flight Centre HQ
- Virgin Australia HQ

Residential living

Nearly 900 residential apartments including:

- The Apartments Southpoint
- Emporium Residences and Apartments
- Arbour on Grey Apartments (North & South)
- Saville Apartments
- Park Avenue Apartments
- Galleria Apartments

Food, beverage and retail

Over 100 retail tenancies across nearly 30,000m² retail floor space

The opportunity

South Bank was developed as a legacy of Expo '88 and is now more than 30 years old.

The precinct continues to grow in popularity, creating an opportunity to consider how future investment can support its long-term sustainability and continued evolution.

Future investment must enhance and maintain its parklands, lagoon, public spaces, cultural experiences, visitor facilities and complementary uses. South Bank is exploring future opportunities to support the precinct's long-term sustainability, including how private investment and partnerships may contribute to its ongoing renewal.

The focus is on ensuring South Bank continues to deliver strong public value as one of Queensland's most significant public destinations, while retaining its unique character.

With the 2032 Games on the horizon, now is an important time to explore opportunities that could support the ongoing renewal of this iconic Brisbane destination. This process will explore how investment, partnerships and innovative ideas could help realise elements of the Future South Bank Master Plan 2024.

Key objectives

The following objectives will guide the exploration and assessment of future opportunities within the precinct.



Optimisation of public realm

Optimise the site's open space and amenity to create a generous, welcoming public domain that supports a wide range of recreational uses for the whole community.



New water features

Design and create a modern lagoon-style facility and other water elements as a defining character feature of the site, respecting the site's character, amenity, and recreational value.



Community connectivity & activation

Ensure the redevelopment is accessible and welcoming to people of all ages, abilities, and backgrounds, while creating enduring public spaces that encourage daily use, connection, and community, and leave a lasting legacy for future generations.



Integrated commercial development

Build on the success of the established mixed-use precinct through renewal and thoughtful integration of commercial spaces, enhancing the overall visitor experience. Development should support increased visitation and improve the long-term sustainability of South Bank as a vibrant precinct.

Invitation for Prequalification

An Invitation for Prequalification (IFP) has been released inviting the private sector to explore partnership opportunities that support South Bank’s revitalisation objectives, including enhancing the public realm, renewing key water features, improving community connectivity and delivering integrated commercial development.

This process builds on South Bank’s long history of evolving through smart partnerships with the private sector. A 4.8 hectare opportunity area has been identified to explore how these opportunities may be achieved.

South Bank invites interested parties to apply global best practice for commercial opportunities that deliver water features and open space outcomes. Building on South Bank’s ongoing evolution, commercial arrangements could continue to play a key role in supporting integrated development and the ongoing revitalisation of the precinct.

Project timeline

The IFP process will be undertaken over the coming months with any subsequent stages subject to government and South Bank Corporation consideration in early to mid 2027. More information is provided on the project website.

Opportunity area map

Legend

 Opportunity area

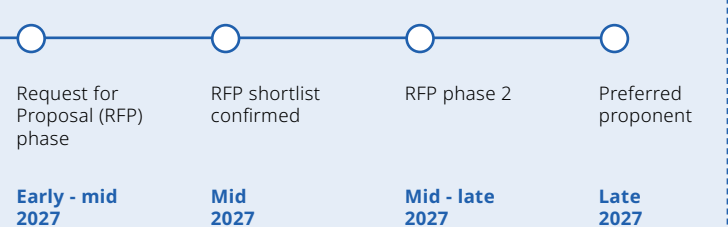
 Future South Bank Master Plan identified sites*

* Ideas and proposals should address the Opportunity Area shown on the map, but proposals which include other areas identified for future renewal in the Future South Bank Master Plan 2024 will also be considered.

Project timeline ^



Future stages subject to approval



^ Target dates are indicative only



For more information or to register your interest
in South Bank's revitalisation opportunity

visitsouthbank.com.au/future-south-bank