

GABBA ENTERTAINMENT PRECINCT

DELIVERING
FOR QUEENSLAND

Information Memorandum

WOOLLOONGABBA, BRISBANE, AUSTRALIA



OCTOBER 2025

(Artist's impression - Indicative only)



**Queensland
Government**
Australia

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FOREWORD BY DEPUTY PREMIER



Brisbane is entering a new era.

As we prepare to host the 2032 Olympic and Paralympic Games, the Gabba Entertainment Precinct is a bold legacy project that will shape our city's cultural, economic and urban future for generations to come.

This is more than infrastructure. It's a once-in-a-generation opportunity to deliver a globally recognised destination for entertainment, sport and community life, in Woolloongabba, right in the heart of Brisbane.

Anchored by Queensland's premier indoor entertainment arena and supported by vibrant public spaces, housing, retail, and integrated transport infrastructure, the precinct will be a place where Queenslanders come together to celebrate, connect and create lasting memories.

This opportunity reflects our government's commitment to building a future-focused Brisbane which embraces innovation, honours Queensland's heritage, and delivers enduring value for our communities.

Following my trade mission to the United Kingdom, Switzerland and France, I've seen firsthand how strategic planning and global partnerships can deliver lasting legacies. From the transformation of Games venues in London and Paris to the revitalisation of urban precincts, the lessons are clear: bold vision and strong collaboration between government and the private sector are essential.

We are inviting partners who share our vision and have the expertise and capability to participate in a competitive market process for the opportunity to develop this iconic site.

I look forward to working together to deliver a precinct that defines Brisbane's future and enriches the lives of Queenslanders for generations to come.

The Honourable Jarrod Bleijie MP
Deputy Premier, Minister for State Development, Infrastructure and Planning and Minister for Industrial Relations.
Queensland, Australia.

THE OPPORTUNITY

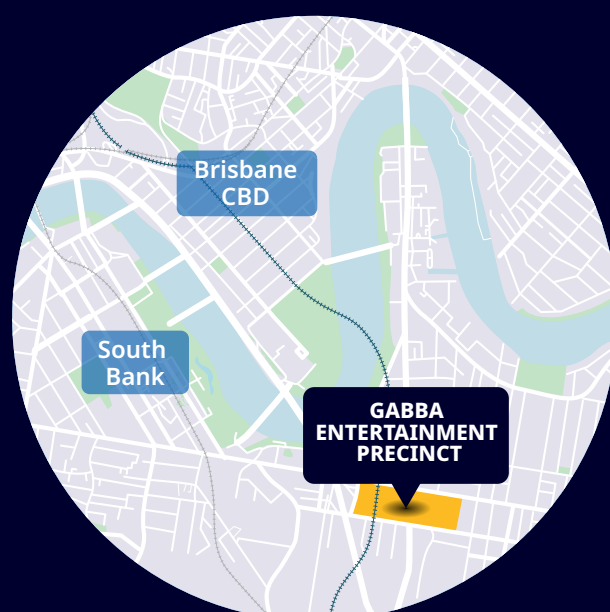
The Queensland Government invites visionary partners to help deliver a transformative precinct anchored by a new indoor entertainment arena in Woolloongabba, inner city Brisbane.

The Gabba Entertainment Precinct combines two large inner city parcels of land, known as the Gabba West site and the Gabba East site, to create a 9 hectare redevelopment opportunity.

The project is comprised of the delivery of an Arena on the Gabba West site (pre-2032) followed by redevelopment of the Gabba East site (post-2032) to provide additional housing and transform the Precinct into a housing and entertainment precinct.

Arena

The Arena is proposed to be Queensland's premier arena for entertainment and sports. The Arena will be a venue capable of maintaining flexibility to host different kinds of events such as concerts, family shows, sports events and corporate events, with a capacity of 17,000 seats.



Mixed use development

Gabba East is currently home to the Brisbane Cricket Ground (known as the Gabba Stadium). However, with the development of the Brisbane Stadium in Victoria Park, the Government intends to decommission the Gabba Stadium after 2032 to enable the private sector to redevelop the site (in exchange for delivery of an Arena on the Gabba West site).

Over the past decade, the residential community has changed significantly, with the reshaping of Woolloongabba from an inner-city tin and timber suburb to a high-density suburb. The transformation of the built form in the surrounding areas to the Precinct has seen an influx of young working age residents moving to the Woolloongabba area, increasing demand for housing in the suburb.

Over time, it is expected that the key development focus for the Gabba East site will include:

- > mixed-use development with housing and accommodation;
- > a focus on connectivity to employment through public transport;
- > retail, including a supermarket and convenience stores;
- > a hospitality and lifestyle precinct supported by public open space; and
- > commercial offerings connected with the public transport network.

Located just two kilometres from the Brisbane Central Business District (CBD) and integrated with a new underground Woolloongabba Train Station and the South East Busway, the Precinct's central location ensures it is accessible and integrated into Brisbane's cultural, hospitality, and tourism infrastructure.

This is an opportunity to be a part of the Brisbane 2032 legacy, reshaping Woolloongabba before and after the 2032 Olympic and Paralympic Games (2032 Games) into an iconic and vibrant precinct which is activated year round, attracting additional events, tourism and investment to Queensland.

To explore the vision, [head here](#).

STRATEGIC CONTEXT

The Gabba Entertainment Precinct is a key component of Brisbane’s Olympic and Paralympic legacy and urban renewal strategy. It also supports both the Queensland Government’s commitment to delivering 1 million new homes by 2044, and the Queensland Government’s *Destination 2045* plan to position Queensland as a global leader in tourism.

Feature	Output
ECONOMIC OVERVIEW	
Greater Brisbane Region population projections	Medium projection 3.86M by 2046 ¹ High projection 4.42M by 2046 ¹
Annual population growth rate	2.1% (fastest growing capital city, against comparable Asia-Pacific capital cities) ²
Value of Greater Brisbane economy (2024)	\$201B ²
Forecasted value of Greater Brisbane economy (2041)	\$275B ²
Real Gross Regional Product growth forecast (by 2031)	34% ²
“Experience economy” pipeline value	\$11.1B in infrastructure projects from new entertainment venues, sporting facilities and tourism attractions in Greater Brisbane ²
Real growth forecast in “experience economy” (2021-2031)	41% (Greater Brisbane) ²
VISITORSHIP 2024	
Total (domestic and international) overnight visitors to Brisbane (year ending June 2024)	8.8M visitors ³
Total (domestic and international) overnight visitor expenditure in Brisbane (year ending June 2024)	\$10.7B ³
Total (domestic and international) visitor nights in Brisbane (year ending June 2024)	50.8M nights stayed ³
LIVE ENTERTAINMENT INDUSTRY	
Value of events in Brisbane (2024-2025)	\$359M ²
Brisbane sporting and cultural sector growth	76% growth over past decade ²
City of Brisbane employment in Arts and Recreation Services	16,445 ⁴

1. Queensland Government population projections, 2023 edition update. 2. 2025 State of the City Report (Brisbane Economic Development Agency). 3. Tourism Research Australia, International and National Visitor Surveys. 4. National Institute of Economic and Industry Research (via economy.id)

REQUEST FOR EXPRESSION OF INTEREST

The Queensland Government is inviting respondents to participate in an Expression of Interest process to partner with Government to redevelop the Gabba Entertainment Precinct.

The Request for Expression of Interest is the first stage of the transaction process and will be available via **VendorPanel** from 9 October 2025. See *registration and access to information* at the end of this Information Memorandum for more information on how to access the procurement documentation.

Interested participants can also access additional information via a virtual data room following the return of signed deeds. The data room will include a site context report and other technical information. Some key elements are summarised in this Information Memorandum.

LOCATION OVERVIEW



The Need

The Gabba Entertainment Precinct will revitalise a key inner-city precinct, provide additional housing for Queenslanders, and deliver a legacy from the 2032 Olympic and Paralympic Games.

The Gabba Stadium, while iconic, requires renewal to meet future entertainment and sporting demands.

In its *100 Day Review of Brisbane 2032 Olympic and Paralympic Games Infrastructure (March 2025)*, the Games Independent Infrastructure and Coordination Authority (GIICA) identified that the Gabba West site was the ideal inner city location for an arena given its proximity to public transport and linkage to other entertainment precincts such as South Bank, Brisbane City (Queen's Wharf and Howard Smith Wharves), Kangaroo Point and Fortitude Valley.

With the release of its *2032 Delivery Plan* in March 2025, Queensland Government announced Brisbane's main stadium will move to Victoria Park to the north of the Brisbane CBD and, after the 2032 Games, will replace the Gabba Stadium as the home of cricket, football and other major sporting events. The new Brisbane Stadium will be delivered for the 2032 Games.

This has created an opportunity to masterplan and redevelop the Gabba Stadium site (Gabba East) post 2032 as part of a broader entertainment and housing precinct. Within the 2032 Delivery Plan, it was announced that the private sector will help transform the Gabba precinct with a new arena and more housing for Queenslanders, ensuring Queensland maximises the tourism legacy opportunities of the 2032 Games.

The new arena will be a venue capable of maintaining flexibility to host different kinds of events such as concerts, family shows, sports events and corporate events, with a capacity of 17,000 seats. The new arena will replace the Brisbane Entertainment Centre in Boondall, which is located in the outer north east of Brisbane, and become Queensland's premier indoor entertainment venue. With direct access to Cross River Rail, the South East Busway, and active transport links, the precinct offers unmatched urban integration and accessibility.

The ability for the arena to attract and accommodate more major events will position Brisbane as a leading tourism destination and help transform Queensland into Australia's event capital, a key priority of the Queensland Government's *Destination 2045 tourism strategy*.

The project supports Brisbane's booming 'experience economy', forecast to grow by 41% between 2021 and 2031, and aligns with the city's transformation ahead of the 2032 Games¹.

1. Brisbane Economic Development Agency, *State of the City 2025*



Figure 1

**Image identifies indicative boundaries only*

The Precinct is comprised of two significant land parcels:

- > Gabba East, currently home of the Brisbane Cricket Ground (known as the Gabba Stadium) and associated buildings, and
- > Gabba West, which includes the new Woolloongabba Train Station and is currently used to support construction of the new underground Cross River Rail project.

The Precinct is separated by Main Street which provides direct access into the CBD via Kangaroo Point and the Story Bridge.

The Precinct is bounded by:

- > Vulture Street to the north;
- > Stanley Street to the south;
- > Leopard Street to the west; and
- > East Brisbane State School to the east.

Both Vulture and Stanley Streets are major roads connecting the inner-southern suburbs of Brisbane to the CBD. The Pacific Motorway, one of Australia's busiest highways and a national freight route, runs to the west of the site and connects Brisbane with the Gold Coast and beyond. Figure 1 sets out the indicative boundary of the Precinct.

Gabba West: arena development opportunity

Indicative development opportunity:

- > Area approximately 3.35 hectares
- > Integrated with significant public transport infrastructure

Woolloongabba Train Station (under construction):

- > Expected to open for passengers in 2029
- > Conservative capacity of 15,000 passengers per hour per direction
- > Less than 2 minutes ride to Brisbane's CBD

South East Busway:

- > A dedicated, high capacity public transport corridor that connects Brisbane through fast, frequent and reliable bus services

Underground:

- > Woolloongabba Train Station and Cross River Rail line tunnel
- > Clem7 road tunnel

Gabba East: a post-2032 Games redevelopment opportunity

Indicative development opportunity:

- > Area approximately 5.75 hectares
- > Available post 2032 Games

Brisbane Cricket Ground (Gabba Stadium):

- > To be decommissioned after the 2032 Games

Brisbane City Council parkland:

- > Council park to be retained, with potential to relocate within Gabba East, in consultation with Brisbane City Council and in accordance with Council's design requirements

East Brisbane State School interface:

- > Requires sympathetic adjacent development

TOWN PLANNING

The Gabba Entertainment Precinct is located within the Woolloongabba Priority Development Area (PDA), declared under the *Economic Development Act 2012* to provide a streamlined planning and assessment process. Within the PDA, development is governed by the Woolloongabba PDA Development Scheme (Development Scheme).

The vision for the Woolloongabba PDA is to create a vibrant, well-designed, mixed-use urban centre that is highly connected and delivers quality housing, jobs and public spaces.

Draft Woolloongabba Priority Development Area Development Scheme Amendment

In August 2025, a proposed amendment to the Development Scheme was published for consultation. The proposed amendment embeds the ambitions of the Precinct into the Development Scheme and provides for the Gabba Stadium's redevelopment after the 2032 Games. The amendment also reframes the Precinct as a mixed-use residential hub and introduces revised precinct boundaries, building heights, and land use allocations compared with the original Development Scheme.

For the current status of the Development Scheme, go to [Woolloongabba | Economic Development Queensland](#)

If the arena is identified as a venue for the 2032 Games, an opportunity may also arise to utilise the exemptions provided by the *Brisbane Olympic and Paralympic Games Arrangements Act 2021*.



ARENA

Capacity

To meet the need for an inner city arena which will:

- > attract world class events,
- > position Queensland as the event capital of Australia, and
- > cater for future population growth in South-East Queensland,

the Queensland Government is seeking an arena with a 17,000 seat capacity.

Benchmarking was undertaken against the arenas below:

ARENA	COUNTRY	CITY	ASSUMED SERVICE REGION	BUILD YEAR (Redevelopment year)	SPORTS MODE CAPACITY (Seats)	CONCERT MODE CAPACITY (Seats and standing)	COMMONLY SUPPORTED SPORTS	EST. RESIDENT POPULATION (2024)
Brisbane Ent. Centre	Australia	Brisbane	Greater Capital City	1986	11,000	14,500	Basketball, Netball	2,780,063
Adelaide Ent. Centre	Australia	Adelaide	Greater Capital City	2010	10,000	11,300	Basketball, Netball	1,469,163
Rod Laver Arena	Australia	Melbourne	Greater Capital City	1988 (2019)	14,500	16,183	Tennis, Netball, Basketball	5,350,705
RAC Arena	Australia	Perth	Greater Capital City	2012	15,500	16,500	Tennis, Netball, Basketball	2,384,371
Qudos Bank Arena	Australia	Sydney	Greater Capital City	1999	18,000	21,000	Basketball, Netball, Tennis, Boxing, Martial Arts	5,557,233
Spark Arena	New Zealand	Auckland	Greater Auckland	2007 (2023)	12,000	13,000	Netball, Basketball, Ice Hockey, BMX, Boxing, Martial Arts	1,798,300
AO Arena	England	Manchester	Greater Manchester	1995 (2024)	16,800	23,000	Basketball, Netball, Tennis, Martial Arts, Boxing, Darts	2,956,515
Rogers Arena	Canada	Vancouver	Vancouver Census Metropolitan Area	1995 (2022-2025)	18,900	19,700	Ice Hockey, Martial Arts	3,108,941
Uber Arena	Germany	Berlin	Berlin Metro Area	2008	14,800	17,000	Basketball, Ice Hockey, Martial Arts	3,685,265

EVENTS

The Queensland Government has developed a potential schedule of events expected to be attracted by an entertainment arena in this inner city location. This indicative event schedule has been developed with input from key stakeholders and contemporary market data, and is based on the following assumptions:

- > An inner city entertainment arena would replace the existing Brisbane Entertainment Centre maintaining the existing event profile
- > In addition, bringing the arena to an inner city location would see a 30% uplift in average attendance across events, as the facility becomes more accessible, connected and integrated within an entertainment precinct

PRELIMINARY TEST FIT

A preliminary test fit of an arena has been completed to demonstrate that an arena with capacity for 17,000 seats is able to be located on the Gabba West site.

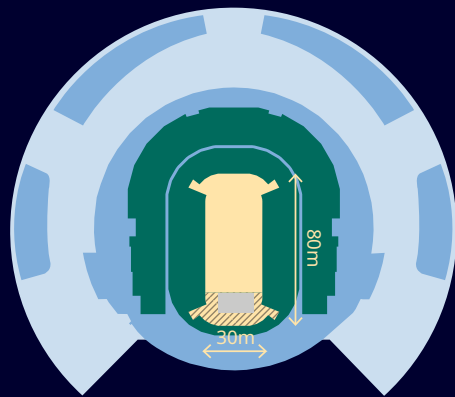
Key considerations for the arena on the Gabba West site include:

- > Interfacing with significant transport infrastructure: Woolloongabba Train Station & rail tunnel, South East Busway, Clem7 tunnels and road network.
- > Delivering a public plaza that integrates with the broader Precinct and accommodates all patrons accessing public transport, traversing the Precinct and enjoying events at the new arena.
- > Providing opportunities for precinct integration, activation and public enjoyment.

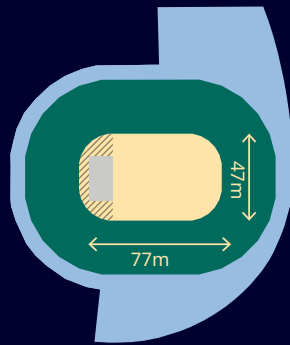
The preliminary test fit design will be available to respondents within the data room.

The preliminary test fit was benchmarked against various national and international arenas.

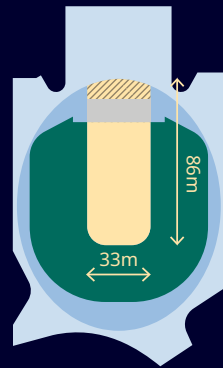
Preliminary Gabba Test Fit Arena benchmarking



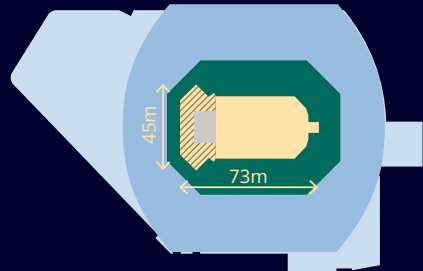
O2 Arena
(20K Sports and Concerts)



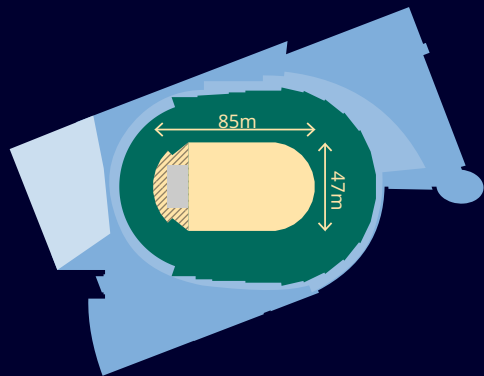
Qudos Arena
(18.2K Sports, 21K Concerts)



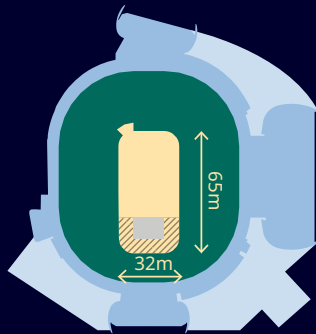
Royal Arena
(12.5K Sports, 16K Concerts)



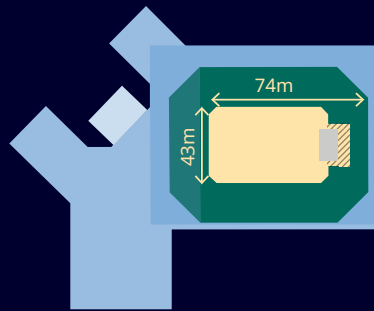
Barclays Arena
(17.7K Sports, 17K Concerts)



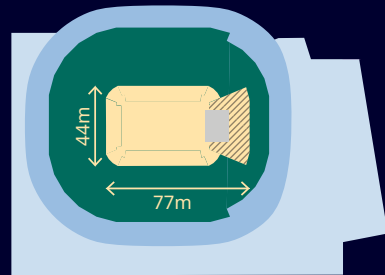
Bridgestone Arena
(17.1K Sports, 18.5K Concerts)



Rod Laver Arena
(14.5K Sports, 16.2K Concerts)



BNE Entertainment Centre
(11k Sports, 14.5k Concerts)



Gabba test fit arena
Preliminary and subject to further designs
(17k Sports and Concerts)

Arena Benchmarking Key

- External Concourse Level
- Arena Built Form
- Event Floor Area

- Stage Pocket
- Stage
- Seating Bowl

TRANSACTION PROCESS

The transaction process is designed to ensure that the arena is delivered and operational in advance of the 2032 Games.

The Queensland Government recognises the scale and complexity of the opportunity, and has built flexibility into the transaction process and structure to accommodate and capture innovation and value for money approaches to delivery from the private sector. However, transaction timelines cannot be materially varied given the State’s imperative to ensure an operational arena is delivered, commissioned and operable by 2032.

The transaction will be structured in three phases;

- Expression of Interest
- Request for Detailed Proposal
- Negotiation and Close

Expression of Interest phase

The primary objective of the Expression of Interest phase is to select a short list of respondents with the capability and capacity to deliver an arena and integrated precinct development.

The evaluation of Expressions of Interest will focus on the experience of respondents (including consortia members) in:

- > the successful delivery of large scale social/economic infrastructure projects;
- > the financing of large-scale social/economic infrastructure projects
- > the successful operation of major events and entertainment venues; and
- > the development and financing of large, complex and transformational master-planned precincts.

The State is open to innovative approaches to exploiting the various opportunities offered across the Precinct in an integrated way.

Request for Detailed Proposal (RFDP) phase

Following Government approval, the shortlisted respondents will be invited to participate in the RFDP phase.

Negotiation and Close

Financial close will follow once the terms of the contract arrangements are agreed and documented.

Probity

An independent probity adviser will oversee the process. All participants must comply with probity protocols, confidentiality undertakings and conflict of interest declarations.

INDICATIVE TIMELINE

MILESTONE	DATE
Request for Expression of Interest opens on VendorPanel	9 October 2025
Data room opens	15 October 2025
Request for Expression of Interest stage closes	12 January 2026
Shortlisted respondents notified	Q1 2026
Commencement of RFDP phase	Q2 2026
Successful proponent appointed	from Q3 2026
Early works commence	Q4 2026
Arena operational	2031
Gabba East redevelopment	Post-2032

The State will work with Respondents to explore opportunities to bring forward the procurement and delivery timeframes.

Registration and access to information

To participate, interested parties must register on [VendorPanel](#) to access procurement documentation, submit proposals, and receive addenda and notices.

The Request for Expression of Interest documents will specify:

- > The Gabba Entertainment Precinct development opportunity
 - > Project requirements and evaluation criteria
 - > Details for submitting questions and accessing the data room
- > Terms and conditions for proposal submission and participation in selection process
 - > The indicative program timetable for the selection process
 - > The advisors engaged by the State for the selection process and their roles.

International and new vendors unfamiliar with Queensland Government procurement processes are encouraged to visit www.supply.qld.gov.au to understand registration requirements, procurement policies, and how to engage with government. This site provides guidance on becoming a registered supplier and links directly to the [VendorPanel](#) registration page.

Legal disclaimer and privacy statement

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