

GOLD COAST ARENA

—— Be a part of Gold Coast's next legacy destination

Artist's impression

INVEST
GOLDCOAST.

CITY OF
GOLDCOAST.

Mayor's foreword

The Gold Coast is Australia's fastest growing and most exciting city.

Music, sports and entertainment industries drive important social and economic outcomes and delivering an arena with minimum capacity of 12,000 is a bold new chapter in our city's evolution. It presents an opportunity to deliver one of our most significant legacy projects to serve generations of locals and visitors alike.

Already confirmed as a venue for the Brisbane 2032 Olympic and Paralympic Games, the Gold Coast Arena is set to become far more than an Olympic facility. It will be a world-class destination for global touring artists, sports, entertainment and large-scale cultural events.

We have an iconic location - Carey Park in the Gold Coast central business district (CBD) – overlooking the breathtaking Broadwater. It offers excellent public transport connectivity, a variety of dining, bars, recreation and accommodation options before and after events, and is a highly visible and prominent site ideal for a new city landmark.

“

A world class destination for global touring artists, sports, entertainment and large-scale cultural events.”

The arena is scheduled to open in 2030 and delivery will be facilitated under the Brisbane Olympic and Paralympic Games Arrangements Act. This ensures streamlined planning, certainty and momentum. Gold Coast Arena will become one of Australia's most iconic entertainment venues.

Join us in bringing this project to life – to create a premier entertainment venue and shape a precinct that will reflect the vibrancy, energy and ambition of the Gold Coast.

Tom Tate

TOM TATE
MAYOR
CITY OF GOLD COAST



Chair's message

Gold Coast Arena is a once in a lifetime opportunity to invest in a major initiative and develop a legacy bustling with vibrant city life, entertainment, culture and natural beauty.

The catalyst project in the heart of the Gold Coast CBD will create a destination with integrated food and beverage, retail and public realm improvements to enliven the space and provide broader community, social and economic benefit.

The CBD already has an established music scene within the Southport Entertainment and Lifestyle Precinct and the Broadwater Parklands plays host to numerous concerts and events.

The arena will reinvigorate Southport's role as the CBD and ensure it reaches its potential as a dynamic, modern, and well-connected precinct that appeals to visitors, businesses, and investors.

We are calling for private sector partners from across Australia and internationally to register their interest

to Design, Build, Finance, Operate and Maintain the Gold Coast Arena under a Public Private Partnership delivery model. The successful consortium will be awarded a long-term arrangement to operate and maintain the Arena.

“

For investors in the major entertainment space, the Gold Coast Arena is a truly unique opportunity to be part of something extraordinary – and, in Australia's fastest growing city. ”

Will Hodgman

HON. WILL HODGMAN
CHAIR
INVEST GOLD COAST



**Artist's impression*



The *Future* of Entertainment: Gold Coast Arena

The city is on the cusp of its next exponential growth. A vital infrastructure need identified by the City of Gold Coast to support this growth is a multipurpose indoor venue for premium live music and entertainment, including concerts, comedy, sports, family entertainment, esports, exhibitions and gala events.

With the focus of the Brisbane 2032 Olympic and Paralympic Games (Games) on South East Queensland, the Arena is confirmed as a Games venue, providing a once in a generation opportunity to invest in significant legacy infrastructure.

The City's investment and economic development entity, Invest Gold Coast

Pty Ltd, invites innovative commercial proposals from the private sector to deliver the Gold Coast Arena through a public private partnership model. Invest Gold Coast will lead the transaction to secure a private sector partner to deliver the Arena on behalf of the City.

An indoor entertainment arena with a minimum spectator capacity of 12,000 is one of our priority investment projects. The city's surging resident and visitor population can comfortably support an arena as the next major piece in the Gold Coast's and Australia's cultural offering.

38%↑

growth in youth under-20 population by 2041

ICONIC

legacy infrastructure

OLYMPIC

& Paralympic Games approved venue

4.5 Ha*

Carey Park area

* Approximate



The *opportunity* of the Gold Coast Arena

A landmark investment in one of Australia’s most iconic destinations

The Gold Coast – a world class tourism destination welcoming **13 million visitors** a year - is set to launch its most ambitious entertainment evolution yet.

The Gold Coast Arena is more than just a venue. It’s a **game-changing cultural and economic force, delivering world-class concerts, electrifying sports, awe-inspiring esports, immersive family experiences, and unforgettable moments.**

- Global touring artists
- Olympic-scale sporting events
- Exhilarating shows that light up a city and energise a region

Stretching from the lush hinterland of World Heritage-listed rainforests to 52 kilometres of uninterrupted golden coastline, the Gold Coast is Australia’s lifestyle capital – iconic, accessible, and unforgettable.



This is more than a city – it’s a magnet for global attention. A thriving hub where business, tourism and entertainment intersect with a backdrop of natural beauty and bold ambition.

Alongside the Southport Master Plan, the Arena will improve the connection between the CBD and the Broadwater Parklands, and advance development in the Southport Priority Development Area.

Carey Park has strong transport links to the wider Gold Coast and South East Queensland.

It is a highly strategic location that seamlessly integrates exceptional connectivity, vibrant urban amenity, and city shaping potential. It exemplifies best-practice arena siting, meeting three critical criteria from an operator and functional perspective:

Connectivity.

Three light rail stations, bus routes, major arterial roads, ferry terminals, and active transport networks.

Destination experience.

Dining, entertainment, retail, and accommodation, creating a compelling destination for visitors and enhancing the overall experience for Arena patrons.

City Shaping Potential.

Positioned to contribute significantly to the urban fabric and identity of Southport.

First Nations engagement

Carey Park presents meaningful opportunities to integrate First Nations perspectives into the Gold Coast Arena development. This includes designing with respect for the land (“Country”) to reflect cultural heritage and establishing spatial and visual connections that honour First Nations narratives.





Sporting events



International music concerts



eSports
Source: sportspro.com Populous



Family entertainment
Source: Disney on Ice presents Find Your Hero.

The need

The Gold Coast has outgrown its current entertainment infrastructure. As one of Australia's fastest-growing cities and a magnet for global talent, international events, and premium tourism, the City has identified a critical gap: the absence of a state-of-the-art indoor arena that reflects its rising stature and growing global profile. Now is the time to deliver an entertainment and sports venue that matches the ambition of the city – bold, modern, multifunctional, and built to world-class standards.

The venue must meet the City's commitment to the Games in 2032 to deliver a minimum spectator capacity of 12,000 to cater for a major indoor sport.

Strategic alignment

The Gold Coast Arena Public Private Partnership represents an opportunity to deliver a strategically aligned, high-impact civic asset that supports the City's long-term cultural, economic and social ambitions.

It aligns with and advances the themes from the [City's Council Plan 2022-2027](#), [Music Action Plan 2021](#), [Gold Coast 2032 Legacy Strategy](#)

The impact

This is infrastructure that leaves a legacy – and launches a new era of growth. Arena construction is expected to generate:

\$1.96_B

in economic output

6700

jobs

\$728_M

in value to our regional economy

* Arena construction impacts: Economic impact modelling using an input-output model derived from the local economy microsimulation model by National Economics (NIEIR) to model the flow-on effects across different industries. Indicative only.

*AUD\$

The vision

The arena is envisioned as a dynamic entertainment precinct that enhances the City's reputation as a destination of choice for major events, while delivering substantial economic benefits and creating lasting value for the local community.

The vision is to create a world-class transformative, city-shaping entertainment and sports destination that will position the Gold Coast as a premier cultural and sporting hub.

The state-of-the-art facility designed for maximum accessibility and connectivity to all transport networks, will seamlessly transform to host premium live entertainment including concerts, comedy, sports, esports, exhibitions and gala events.

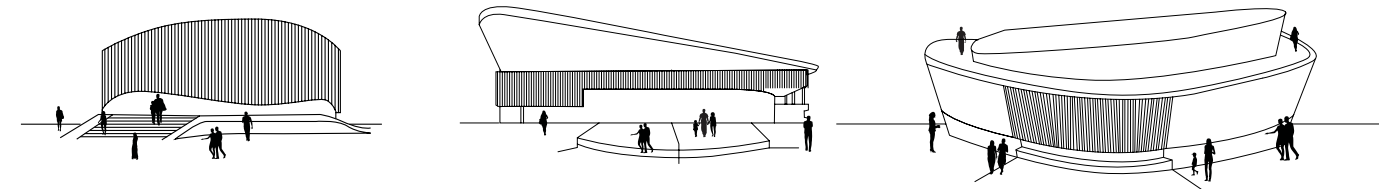
This facility represents the City's commitment to building infrastructure that both serves its residents and positions the City of Gold Coast as a leading entertainment destination on the national and international stage.

Primary objectives

A number of long-term objectives set the pillars for success.

They include:

- High functioning layout
- Programming and events
- Cement the Gold Coast's reputation as a major live entertainment city
- Economic activation
- Community access and inclusion
- Support local business and industry capability
- Placemaking and precinct integration
- Value for money outcomes
- The arena must also meet the City's commitments in relation to the Games



The final design of the venue will be up to the successful tender. The above are illustrative only.



Open market process

Interested parties are encouraged to register for Expressions of Interest documentation to be released from late August 2025, with submissions closing in November.

The selection process comprises two phases:

Stage 1 – Expressions of Interest (EOI) – September – November 2025

To participate in the EOI stage, proponents should promptly register on the Vendor Panel website at

info.vendorpanel.com/workwithcityofgoldcoast/

For this EOI process Invest Gold Coast will be using the

- Public Marketplace
- Category: Real Estate & Property Services
- Sub-category: Property Development Services

Expressions of interest close at 4pm AEST 27 November 2025.

The EOI response must be uploaded to Vendor Panel referencing VP471244

Stage 2 – Request for Proposal (RFP) – February 2026 – Q3 2026 (subject to Council endorsement)

Depending on the outcome of the EOI, up to two shortlisted proponents will be invited to participate in the RFP stage. Invest Gold Coast will then select a preferred proponent to enter into a Project Deed with the City.

INDICATIVE TIMELINE

- Release EOI to market
END OF AUGUST 2025
- Initial submissions due
END OF NOVEMBER 2025
- Shortlist approved
FEBRUARY 2026
- RFP released to market
FEBRUARY 2026
- RFP submissions due
JUNE 2026
- Preferred proponent appointed
Q3 2026
- Contract award
2027
- Construction start
2027
- Construction completion
2030

Why the Gold Coast?

The Gold Coast is Australia's fastest growing city

underpinned by robust economic and demographic fundamentals

\$49.4 B

thriving economy value ^[1]

1M

population by 2040 ^[7]

2.29%

annual population growth outperforming Queensland (2.26%) and the national average (2.03%) ^[2]

2.5M

people within an hour's drive ^[2]

Tourism

is a cornerstone of the City's economy and identity, driving prosperity and future growth:

4.9 M

overnight visitors in the year ending December 2024 ^[3]

\$6.9 B

expenditure ^[3]

\$1436

average visitor spend per person per night in Q1 2025, surpassing Qld at \$1115 and Australia at \$972 ^[3]

\$1.8B

total visitor expenditure in Q1 2025 ^[3]

Music and major events

The Gold Coast is a nationally significant stage for major events, with strong market positioning and growth potential. Queensland is ranked #3 in Australia for event attendance (18%) and ticket revenue (15%) market share for live music ^[4]

\$845 M

contribution to the City's music ecosystem in total output ^[5]

\$388 M

gross value added (GVA) music events ecosystem ^[5]

3706

local jobs ^[5]

16%

tourism, sport and major events sector forecasted growth to 2028 ^[6]

*AUD\$

[1] National Institute of Economic and Industry Research (NIEIR) ©2025. Compiled and presented in economy.id by .id [2] Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented in economy.id by .id (informed decisions) [3] Tourism Research Australia [4] Live Performance Australia (2024). Live Performance Industry in Australia, 2023 Ticket Attendance and Revenue Report [5] City of Gold Coast Music Economic Impact Assessment commissioned by Sound Diplomacy Holdings Ltd [6] Forecasting method 5-year moving average, Invest Gold Coast [7] Queensland Statistician Office



Site particulars and planning parameters

Street address	Lot 579, Gold Coast Highway, Southport, QLD 4215
Area	Carey Park area - 4.5 hectares (45,430 m2)
Frontages	<p>Carey Park features approximately 440 metres of frontage to the Gold Coast Highway along its eastern boundary, and 415 metres of frontage to Marine Parade along its western boundary.</p> <p><i>**Exact lengths to be determined from survey plans or property boundary measurements</i></p>
Existing improvements	<p>The site is presently open to the public as a Community Park. Within its boundaries, the park includes:</p> <ul style="list-style-type: none">• A public toilet block• An at-grade carpark• Street lighting• An off-leash dog park
Planning and development parameters	The site is zoned Special Purpose Zone (Special Development Area Precinct), within the Southport Priority Development Area (PDA). Further detailed analysis is required to determine the most appropriate planning pathway for the Arena.
Infrastructure analysis	Existing water, sewer, electricity, and telecommunications infrastructure. However, further detailed analysis and network planning will be required to assess the capacity of these services in light of the anticipated increased demand from the proposed Arena facility.
Tenure	Following the transfer of land from the Queensland Government, the City will retain ownership. The successful proponent will enter into negotiations with the City, as owner for the land, to develop and deliver the Arena under a long-term arrangement that includes operational and maintenance responsibilities for the venue.

Overwhelming community support

In November 2024, the City of Gold Coast consulted on the Gold Coast Arena and its location at Carey Park. A city-wide campaign included face-to-face events, an online survey, video, direct email, social media, digital communication channels and direct engagement with nearby residents and businesses via community information sessions.

A total of 5263 surveys were completed via GC Have Your Say.

What we heard:

75%

support an arena on the Gold Coast. 62% support the Gold Coast Arena at Carey Park, Southport.

57%

agree ‘Patrons don’t have to travel to Brisbane or other capital cities to attend events’ is a top benefit.

63%

think ‘Opportunity for the Gold Coast to host more national and international touring acts’ is a top benefit.

73%

likely to attend the arena.

52%

would like to see ‘Improved pedestrian connection to Broadwater Parklands’.

Disclaimer:

This document and any information that accompanies it or is otherwise provided in connection with the proposed Invitation for Expression of Interest process (together the EOI Information) has been prepared to give potential bidders background information in relation to the Gold Coast Arena Project (the Project). The EOI Information does not, and does not purport to, comprehensively describe the scope of the Project. Nothing contained or implied in the EOI Information, or any other communication by Council of the City of Gold Coast or Invest Gold Coast Pty Ltd (together, Council) to bidders is to be construed as legal, financial or other advice. Council will endeavour to provide accurate information to bidders. However, Council makes no warranty or representation, and does not assume any duty of care to bidders, that the EOI Information is accurate, adequate, suitable or complete, or that the information has been independently verified, and Council accepts no responsibility for interpretations placed on the information by bidders. Recipients of this document acknowledge that they will make their own independent investigations of the EOI Information and their own appraisal of the opportunity to participate in the Project. To the extent Council is not the author or source of any document referenced or provided to bidders, they merely pass that document on to bidders for their information and do not adopt or accept responsibility for the content of it. All statements and information in and in relation to the EOI Information reflect Council's current intention only. The information and intentions set out in the EOI Information may change at any time without notice. Council will not be liable in contract, tort, equity, or in any other way for any direct or indirect damage, loss or cost incurred by bidders or any other person in respect of the EOI Information or process, whether as a result of bidders relying on EOI Information or any other cause whatsoever. The Project and future procurement stages are subject to further approvals by Council.

EOI and further information

arena@investgoldcoast.com

Community and general enquiries

SIP@goldcoast.qld.gov.au

investgoldcoast.com/opportunities/gold-coast-arena

INVEST
GOLDCOAST.[™]

CITY OF
GOLDCOAST.[™]