



MIAMI ARTS DEPOT



**A UNIQUE OPPORTUNITY FOR PRIVATE  
SECTOR PARTNERSHIP TO DELIVER A  
HIGH-QUALITY MIXED-USE PRECINCT OF  
LASTING VALUE TO THE COMMUNITY.**

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MAY 2026

INVEST  
**GOLDCOAST.**

CITY OF  
**GOLDCOAST.**

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The City of Gold Coast (CoGC), through Invest Gold Coast, is seeking Expressions of Interest (EOI) from development partners to deliver the Miami Arts Depot – a vibrant mixed-use precinct on the 4-ha former Miami Council Depot site at 2 Ozone Parade, Miami.

The project will renew and repurpose the existing depot site into a purpose-built creative industries hub, supported by an activated public realm and a complementary mix of retail, dining, commercial and new residential living – positioned in a prime, accessible location.



The project is proposed to be delivered via a land-for-infrastructure exchange. Under this model, Council will make the site available and facilitate development readiness, in return for the delivery of agreed infrastructure and public realm works and achievement of key project outcomes.

The selected developer will partner with CoGC through a collaborative design process and fund delivery of the following built outcomes across the precinct:



**A new creative industries commercial building including associated office and specialist technical spaces**



**An engaging and welcoming precinct plaza and public realm**

**Residential development**



**Retail, food & beverage and other commercial tenancies**

**Car parking for residential and commercial uses**



The developer will be selected through a multi-stage open market process under a Development Agreement model. EOI documentation will be available from <https://info.vendorpanel.com/workwithcityofgoldcoast/> (reference: VP507384.) from Tuesday 26 May 2026 and will confirm the commercial structure, design development requirements, delivery expectations and submission instructions. Proposals are due by Friday 31 July 2026.

## OPPORTUNITY OVERVIEW

The Miami Arts Depot represents a rare and catalytic opportunity to shape the future of the Gold Coast's creative economy. Positioned at the intersection of screen production, digital arts, and emerging creative technologies, the project seeks to transform an underutilised site into a vibrant, industry-led hub that supports high-value creative production and collaboration, alongside residential and commercial opportunities.

Council is inviting Expressions of Interest from suitably qualified and experienced development partners to bring this vision to life. Through this process, Council is seeking innovative and commercially viable proposals that demonstrate design excellence, operational credibility, and a strong alignment with the strategic ambition of the precinct.

Respondents are encouraged to propose bold yet deliverable solutions that maximise the site's potential and deliver long-term economic and social value for the Gold Coast.



The City has entered a partnership with Bazmark, the production and creative design company of esteemed film director and producer Baz Luhrmann and Catherine Martin, as a key creative and visionary partner.

Bazmark have committed to anchoring the new precinct - continuing their commitment to the Gold Coast and the Miami community they have called home since 2020. With Bazmark's creative input, a compelling vision for MAD has been developed.

## IMPACT ESTIMATES

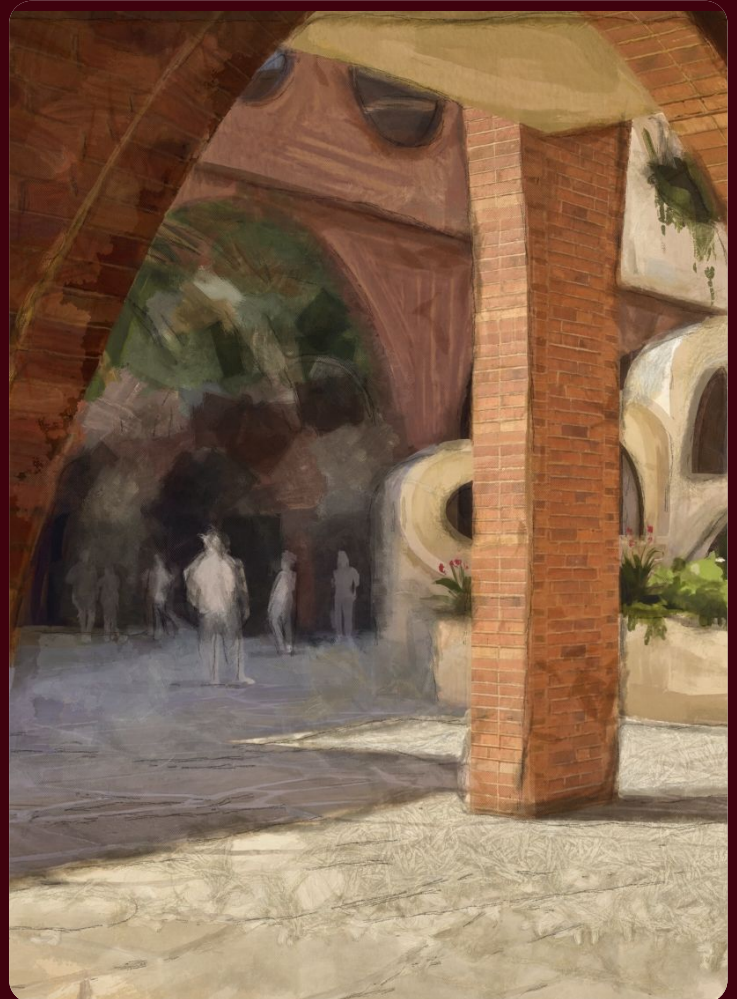
The Miami Arts Depot is projected to deliver significant, measurable returns to the Gold Coast community and economy. A quantitative assessment of the Project identified the following benefits:

# \$131M

Annual economic contribution (direct)

# 1,000

Total jobs supported direct and indirect full-time equivalent jobs per year



## OPPORTUNITY OVERVIEW

The City and Invest Gold Coast are calling for Respondents to submit an Expression of Interest (EOI) to deliver the project under Development Agreement model.

The transaction process will include the following stages:

### STAGES

**Stage 1 – Expression of Interest (EOI)** - May – July 2026

**Stage 2 - Request for Detailed Proposal (RFDP)**  
August 2026 – March 2027

**Stage 3 – Negotiation and Contract Award**  
April – June 2027

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

[LINK](https://info.vendorpanel.com/workwithcityofgoldcoast)

<https://info.vendorpanel.com/workwithcityofgoldcoast>  
(reference: VP507384)

For this EOI process Invest Gold Coast will be using the

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

### INDICATIVE TIMELINE

EOI Release	26 May 2026
EOI Submissions Close	31 July 2026
RFDP Shortlist Notified	August 2026
RFDP Commence	August 2026
RFDP Close	March 2027

<b>Preferred Proponent Contract Award</b>	<b>June 2027</b>
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Construction Start	Q1 2028
Staged Construction Completion	2030 – 2031

### KEY INFORMATION

Expressions of interest close at 4pm AEST 31 July 2026.

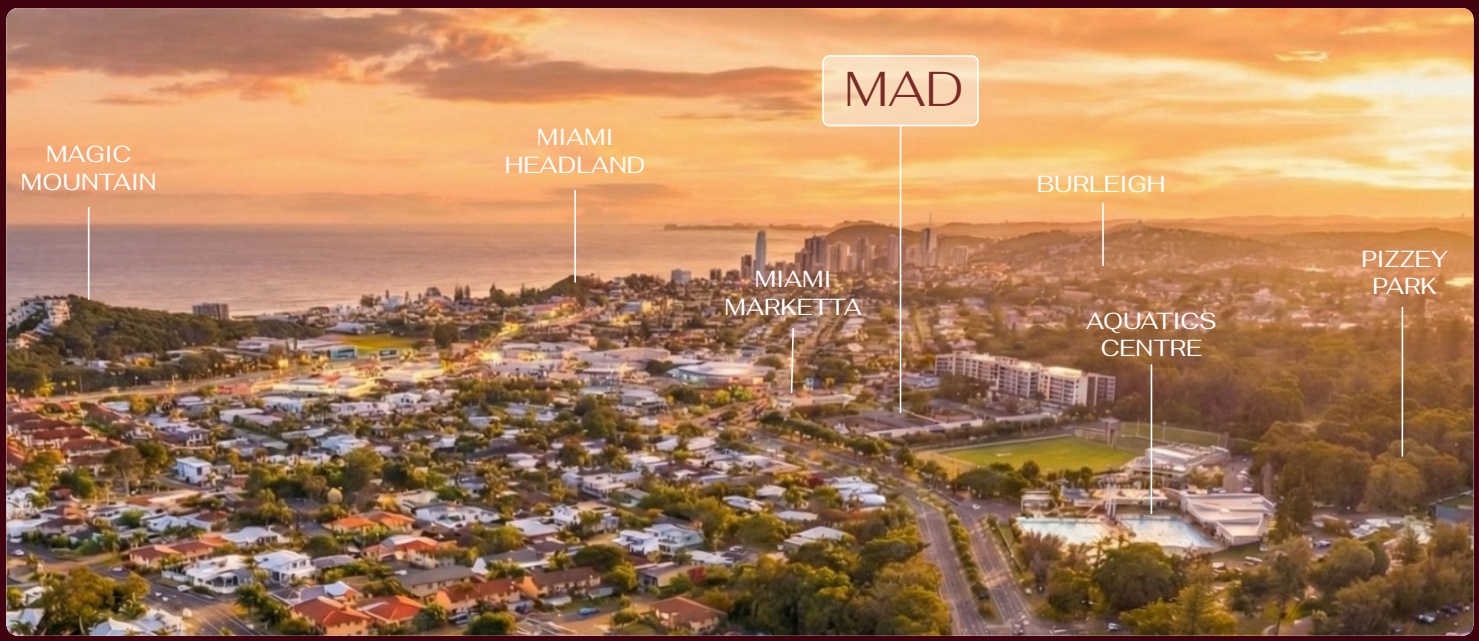
The EOI response must be uploaded to Vendor Panel referencing VP507384

An industry briefing will be held during the EOI stage 10 June 2026. Respondents are required to register their interest for the briefing by contacting [miami@investgoldcoast.com](mailto:miami@investgoldcoast.com).



## MAP / SITE PLAN

- Miami North Light Rail Station  
 (Opens June 2026)
- New East-West Miami to Robina high frequency bus priority link  
 (Anticipated 2030-32)





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**EOI and further information**

[miami@investgoldcoast.com](mailto:miami@investgoldcoast.com)

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**Community and general enquiries**

[SET@goldcoast.qld.gov.au](mailto:SET@goldcoast.qld.gov.au)

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**More Information**

[https://www.investgoldcoast.com/  
opportunities/miami-arts-depot](https://www.investgoldcoast.com/opportunities/miami-arts-depot)

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**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 Miami Arts Depot 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 Gold Coast City Council 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.