

South Brisbane – The new CBD



Riverside Drive Parkland

Kurilpa Urban Renewal Precinct

South Bank Retail Precinct

West End Retail Precinct



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Location

- 500m from Queen Street Mall
- South Brisbane and West End Retail including:
 - 275 restaurants, bars and cafés
 - 53 fashion boutiques
 - 157 other specialty stores
 - Coles supermarket
- City Glider
- City Cats & Ferry's
- Two train stations, South Brisbane and South Bank
- City Cycle



Infrastructure Spend of over \$4 Billion

South Brisbane Riverside precinct has been the focus and is set to experience a significant concentration of infrastructure spend totaling over \$4 billion, including:

- Goodwill Bridge (\$40 million)
- South East Busway including Cultural Centre and South Bank Stations and tunneling works (\$200 million)
- Merivale, Grey, Melbourne & Cordelia Street upgrades (\$50 million)
- Kurilpa Foot Bridge (\$63.3 million)
- Gallery of Modern Art (\$300 million)
- Go Between Bridge (\$338 million)
- South Brisbane Rail Station upgrades (\$10 million)
- Brisbane Convention & Exhibition Centre extension (\$203 million)
- ABC Studios

Demographics

- 80,000 students within 1.5km radius
- 120,000 students within a 3km radius attending tertiary education facilities such as QUT, UQ and Southbank Institute of Technology.
- 26,000 office workers within immediate precinct



South Brisbane Research

- South Brisbane resident population due to grow from 8,000 people to 33,000 residents by 2031*
- South Brisbane attracts the second highest medium rental for apartments within Queensland behind only Brisbane City#
- South Brisbane records stronger rental growth than the broader Brisbane region#



* Resolution Research

SQM Research