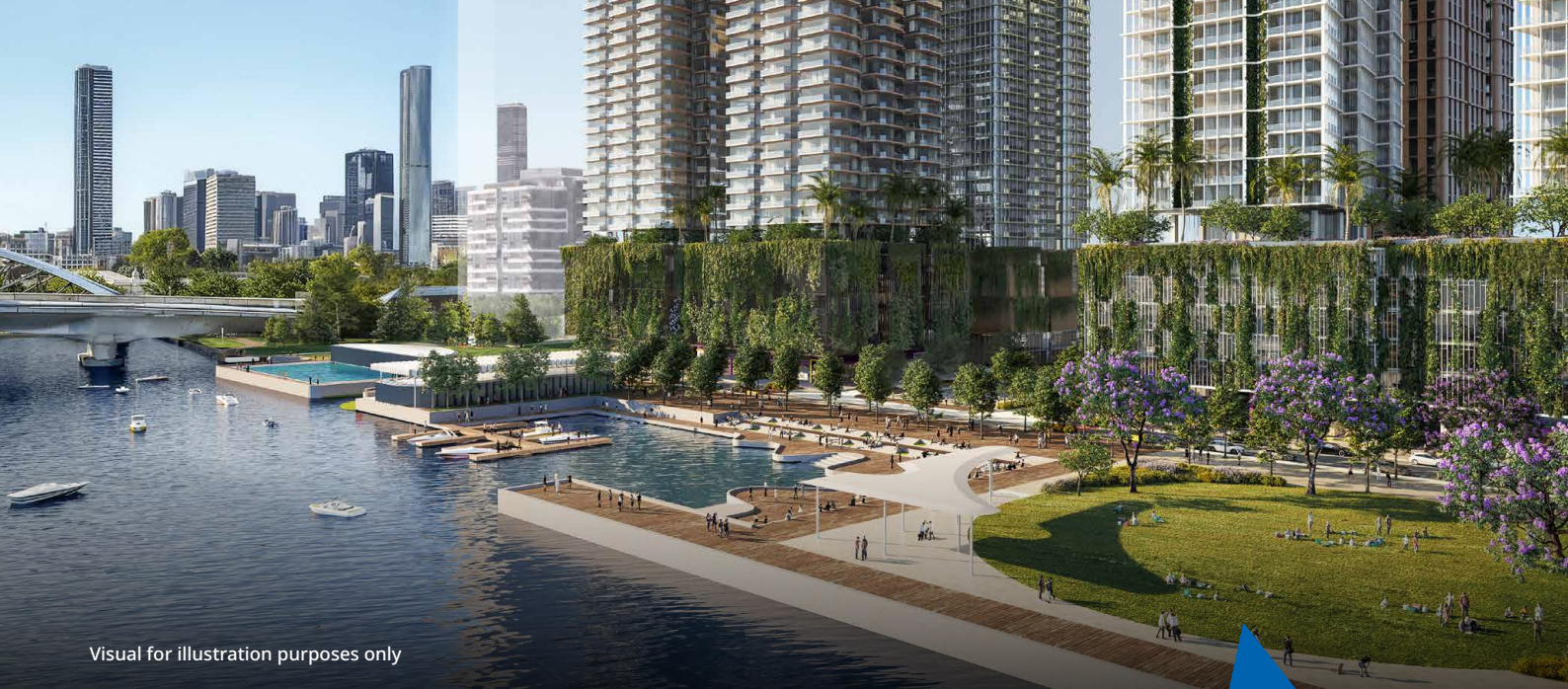




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Economic Development Queensland

Landmark Waterfront Development at the edge of Brisbane City

Former Visy Site offers 7.1Ha of Waterfront housing and placemaking opportunity in Australia's fastest growing city.



1.3 km
from Brisbane CBD



400m
of river frontage



Walkable to
South Bank
cultural precinct



99–187 Montague Rd, South Brisbane

About Economic Development Queensland

EDQ is the Queensland Government's specialist land activation and development agency. We partner with investors, industry, and local government to deliver housing, infrastructure, and economic growth at pace and scale. Through our Priority Development Areas, EDQ delivers investment-ready sites, streamlined approvals, and coordinated infrastructure—reducing risk and accelerating delivery for large-scale projects.

Contact: invest@edq.qld.gov.au | edq.qld.gov.au/invest



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The Opportunity

- 7.1 hectares of prime development land
- Potential for 4,000+ homes and vibrant mixed-use precinct
- Early concept stage – influence design and outcomes
- Uninterrupted waterfront with placemaking potential
- Potential for buildings with views to coastline and hinterland
- Hospitality, retail, and public realm activation opportunities
- Potential for direct river access

Creating a vibrant hub of housing, culture, and lifestyle at the city's edge.



Why this site?

The Former Visy Site will be Brisbane's defining inner-city destination - where housing, culture, and lifestyle will converge.



A lifestyle hub

Seamless connectivity to employment hubs, lifestyle destinations, and transport networks



Master-Planned

precinct with riverfront promenades, event lawns, and community spaces



Prime Position

riverside address



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Brisbane, soon to be on the world stage

Population

2.5M

forecast 3M by 2030

Economy

\$275B

by 2041

Rental vacancy

1.7%

(SQM Research, Aug 2025)

Major projects

\$19B Cross River Rail

\$3.6B Queen's Wharf Brisbane (CBD riverfront tourism, leisure + entertainment destination)

\$1.55B Brisbane Metro

2032 Olympic & Paralympic Games

Investment Opportunity



Market launch October 2025



Options: Outright sale or development agreement



Land available 2027

Economic Development Queensland



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