Economic Development Queensland

Queensland's Largest Riverfront Urban Renewal Project

Northshore Hamilton is a $12 billion government-backed transformation, delivering a world-class riverfront city precinct with residential, retail, recreation, cultural and innovation spaces.

304ha
city-shaping renewal precinct

2.5km
of Brisbane River frontage

6km
to CBD

8km
to Airport

14,000+ homes
24,500
at completion

Northshore Hamilton, Brisbane's premium inner-north riverfront address.

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

The Opportunity

5 Sites. 6.0ha. Ready for Development.

- 6.0ha across five lots (zoned mixed-use)
- Potential for **~3,000** homes and 4,000m² retail (on one site)
- Three prime riverfront lots along upgraded MacArthur Avenue
- Iconic CBD and river views
- Future riverfront parklands and community facilities, with active transport links to major arterial road
- Infrastructure-enabled sites with future connectivity to sewerage, water, stormwater, electricity, and telecommunications
- Priority Development Area - fast-tracked approvals, flexible zoning, coordinated infrastructure delivery

Scarce riverfront land in a high-growth corridor, backed by government and ready for delivery.

Why Northshore Hamilton?

Northshore Hamilton is a masterplanned $12 billion mixed-use urban renewal precinct, set to be home to almost 25,000 residents.

Location Advantage

6km to CBD, 6km to Brisbane Airport, access to Australian Trade Coast and major arterials.

Delivery Certainty

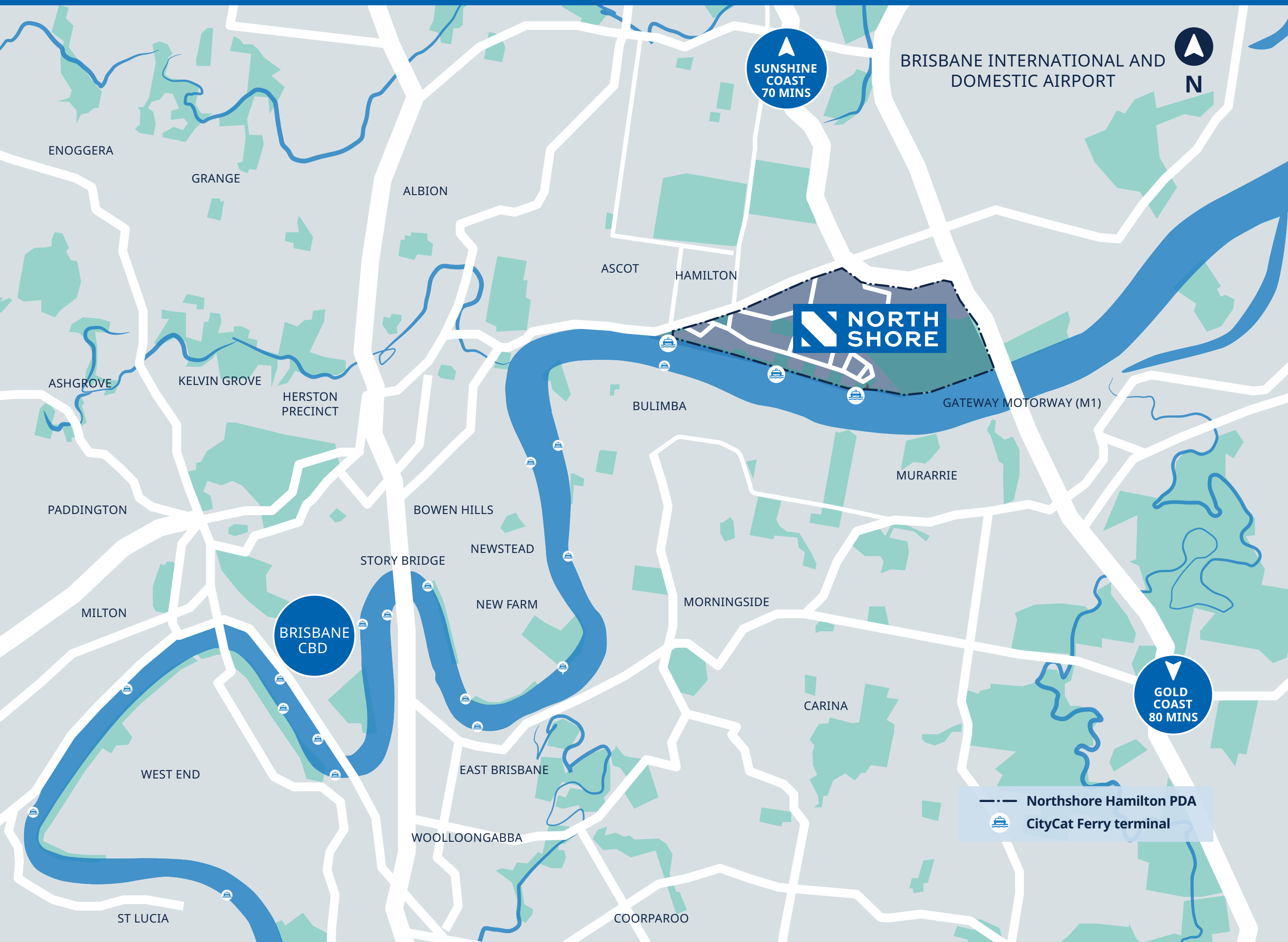
Government-backed PDA and whole-of-government coordination, designed to de-risk delivery.

Scale and Destination Value

304ha riverfront destination combining cultural assets, parklands and lifestyle amenity, attracting residents and visitors from all over the world.

World-class education, cultural, health and research facilities within 14 km

University of Queensland; Brisbane's South Bank cultural precinct; leading schools (state, independent, denominational); major hospitals and research institutes.



A City on the Rise

Brisbane is Australia's fastest-growing capital, outpacing Sydney and Melbourne in net migration since 2018. The city is scaling toward the 2032 Olympic and Paralympic Games, backed by record infrastructure investment and a booming $11.1B experience economy.

$201B
economy (2024), up $28B since 2020

22%
employment growth since 2020 (274,000 new jobs)

$100B+
infrastructure pipeline

$13.7B
visitor spend in 2024

$811M
major/business events secured for future years

1.7%
rental vacancy

Catalysts

2032 Olympic & Paralympic Games

$19B Cross River Rail

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

$1.55B Brisbane Metro

Investment Opportunity

Market launch
February 2026

Options: Outright sale or development agreement

Land available
2028

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