

READY, SET, GO!

# Further Olympic Games-related development amendments.

11 March 2026

## GAMES-RELATED DEVELOPMENT

This Insight examines recent amendments to the *Brisbane Olympic and Paralympic Games Arrangements Act 2021*, which took effect on 19 February 2026. It forms part of our ongoing ‘Ready, Set, Go’ series, exploring how Queensland is facilitating the fast-tracking and timely delivery of venues, villages, and games-related transport infrastructure for the Brisbane 2032 Olympic and Paralympic Games, as well as their long-term legacy uses.

You can read the other Insights in this series here:

<https://redemont.com/insights/fast-tracking-2032-olympic-and-paralympic-games-development-in-queensland/>

## MAJOR SPORTS FACILITIES AND OTHER LEGISLATION AMENDMENT ACT 2026

The *Major Sports Facilities and Other Legislation Amendment Act 2026* was assented to on 19 February 2026. When first introduced, the Bill focused on targeted amendments to the *Major Sports Facilities Act 2001 (MSF Act)* to create a more streamlined and contemporary regulatory framework for hosting special events. In our earlier [Insight](#), we explained how these changes would help the Gold Coast’s major venues – Carrara Stadium and Robina Stadium – compete on equal terms with Brisbane Stadium for international headline concerts, by removing commercial disadvantages arising from inconsistent amplified music finishing times. The MSF Act amendments will commence on a future date to be set by proclamation, and we’ll publish another Insight once that occurs to outline what the changes mean for the use of major sports facilities.

During the Bill’s passage through Parliament, additional amendments were made – to the *Brisbane Olympic and Paralympic Games Arrangements Act 2021 (Games Act)*. This Insight discusses those amendments, with particular attention to their implications for the Gold Coast.

### Venues, villages and Games-related transport infrastructure added

The Games Act schedules have been amended to add venues, villages and Games-related transport infrastructure.

#### Authority venues

Aside from renaming two venues (Moreton Bay Central Priority Development Area and Barlow Park Stadium), no other changes have been made to the 17 authority venues across Queensland, and their corresponding Games-related use and legacy use.

Schedule 1

#### Other venues

A third ‘other venue’, the Gabba Arena, has been added. It will operate as an indoor entertainment and sport venue with seating for approximately 17,000 people, and associated facilities.

Schedule 2

No changes have been made to the two **Gold Coast** venues, the Gold Coast Arena at Southport and the Gold Coast Hockey Centre at Labrador, or their designated Games-related or legacy uses.



## KEY PROPOSITIONS

- ▀ The Games Act avoids the need for development and use related to authority venues, other venues, villages and games-related transport infrastructure to comply with approval requirements under a range of other legislation.
- ▀ The February 2026 amendments to the Games Act prescribes further venues, villages and Games-related transport infrastructure to which these special arrangements apply.

### Villages

Schedule 3, which was previously blank, has been amended to identify the first village: the Brisbane Athletes Village located on the *BAV games land*. The Schedule sets out its Games-related use – accommodation for up to 12,000 athletes and officials, along with associated uses – and its legacy use, which will include residential accommodation supported by commercial and retail uses on the *BAV legacy land*.

Schedule 3

Further amendments to this schedule are expected as planning, design and commercial arrangements progress for the athletes villages earmarked for the **Gold Coast** (Royal Pines Resort) and Sunshine Coast (Maroochydore City Centre) in the *2032 Delivery Plan*.

### Games-related transport infrastructure

Schedule 4, previously blank, has been updated to list eight infrastructure items, located on the Gold Coast, Sunshine Coast, Cairns and Shute Harbour. For the **Gold Coast**, the identified infrastructure is the Coomera Connector (stage 2). It is described as an extension of the State-controlled road, known as the Coomera Connector (M9), from Shipper Drive, Coomera to Yawalpah Road, Pimpama, along with associated upgrades to State-controlled roads, local government roads and active transport infrastructure.

Schedule 4

## Lawfulness of development, use and activity

The Games Act makes the following lawful—

(a)	development (as defined in the <i>Planning Act 2016</i> ) for the construction of— <ul style="list-style-type: none"> <li>• an authority venue, other venue or village to the extent the development is for, or in relation to, a games-related use of the venue or village; or</li> <li>• games-related transport infrastructure;</li> </ul>
(b)	a games-related use or legacy use of an authority venue, other venue or village;
(c)	an activity carried out for the purpose of development in (a).

A further provision has been added by the amendments, so that if development in (a) has been carried out for, or in relation to, any authority venue or other venue, the Games Act’s provisions regarding lawful development, use and activity *also apply to a legacy use of the venue before the start of the venue’s games-related use*. This clarifies, for example, that the Southport Arena may be utilised prior to commencement of the Games-related use. This new provision does not apply to villages.



## KEY PROPOSITIONS

- ▮ The Games Act will avoid the need for development and use related to authority venues, other venues, villages and games-related transport infrastructure to comply with approval requirements under a range of other legislation.
- ▮ The February 2026 amendments to the Games Act prescribes further venues, villages and Games-related transport infrastructure to which these special arrangements apply.

The list of 15 Acts whose requirements are overridden by the deemed-lawfulness provisions has not changed. These specified Acts are significant because they normally impose a wide range of regulatory obligations on development and activities. They include legislation governing planning and development approval requirements (including for priority development areas), local laws, and various natural and built environment constraints (including heritage places). They also cover the regulatory framework for managing environmental harm (including noise impacts), the system for environmental offsets, and the charging regimes used by distributor-retailers.

<i>City of Brisbane Act 2010</i>	<i>Nature Conservation Act 1992</i>
<i>Coastal Protection and Management Act 1995</i>	<i>Planning Act 2016</i>
<i>Economic Development Act 2012</i>	<i>Queensland Heritage Act 1992</i>
<i>Environmental Offsets Act 2014</i>	<i>Regional Planning Interests Act 2014</i>
<i>Environmental Protection Act 1994</i>	<i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>
<i>Fisheries Act 1994</i>	<i>Vegetation Management Act 1999</i>
<i>Integrated Resort Development Act 1987 (relevant to Royal Pines Resort)</i>	<i>Water Supply (Safety and Reliability) Act 2009</i>
<i>Local Government Act 2009</i>	

We can expect to see further amendments to the Games Act Schedules as planning and transactions for earmarked Games sites continue to advance.



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