



RNA SHOWGROUNDS REGENERATION

History in the Making

AT A GLANCE

Project

Redevelopment of the RNA Showgrounds by the RNA and Lend Lease.

Organisations involved

- The RNA owns and operates the RNA Showgrounds and is a not for dividend member based organisation governed by a 21 member council. Its charter is to promote and encourage the development of Queensland agriculture and business.
- Lend Lease is the master developer for the RNA Showgrounds Redevelopment. The development includes the upgrade of RNA facilities together with 5.5 hectares of new development comprising contemporary urban work and community spaces, and leading edge residential accommodation offering the people of Brisbane a new and more authentic way to live in their city. The project will be delivered via Lend Lease's integrated business model, with the Group providing funding partners, development management, project management, design management and construction.

Location

Gregory Terrace, Bowen Hills, Brisbane, Australia – 1.6 kilometres from CBD

Size

22 hectares and represents the largest Brownfield development of its kind in Australia. The project includes 340,000m² of new residential, commercial and retail buildings, together with an additional 76,000m² of new development on RNA retained land.

Investment

The project value of new residential/commercial/retail development is estimated at \$2.9 billion. This is funded primarily by Lend Lease and through a \$65 million loan from the Queensland Treasury Corporation.

Economic benefits / job creation

The regeneration project is expected to deliver \$300 million per annum in economic benefits to Queensland, while supporting Brisbane's future economic and population growth by creating more than 2,000 jobs.

Transport

Transport infrastructure projects planned or currently underway in the local area, such as Airport Link, Northern Busway and the Cross River Rail will make the RNA Showgrounds more accessible to the community.

Construction

Construction will be staged over 15 years, scheduled to begin in April 2011 with stage one including major works to the Industrial Pavilion to transform it into a convention and exhibition centre. The annual Royal Queensland Show (Ekka) will continue to operate throughout the life of the project.

Vision

The regeneration of the RNA Showgrounds will reenergise the annual Ekka and see the site become the centrepiece of a new mixed use urban village precinct in Brisbane. It will undergo a full facelift to transform the grounds into a lifestyle and cultural hub for the community to access all year round.

Significance

This world-class regeneration of a famous landmark synonymous with Queensland's social heritage and culture represents an historic planning milestone for Brisbane. It is not simply an urban renewal but rather a transformation of 22 hectares, 1.6 kilometres from the CBD, into a vibrant year round destination. For the RNA and Lend Lease, this once in a lifetime collaboration signals an opportunity to build a legacy for future generations to enjoy by ensuring the Ekka remains at its rightful birthplace while giving the RNA Showgrounds the facelift it richly deserves. The redevelopment will ensure the RNA Showgrounds becomes a destination synonymous with events, fashion, design, lifestyle and culture, hosting world-class events and shows all year round.

Support

The regeneration of the RNA Showgrounds has the bipartisan support of the Queensland Government, State Opposition, Brisbane City Council, the Federal Government and Federal Opposition plus many within Brisbane's business, agriculture, industry and community sectors.

Background

In 2003 the RNA Council began a process to achieve two vital goals for the benefit of not just RNA members, but the people of Queensland. The goals involved guaranteeing the annual Royal Queensland Show – the event Queenslanders voted their most iconic – would remain at the RNA Showgrounds where it was first held in 1876, and ensuring the long term financial viability of the RNA. Some seven years later, this vision has started to be realised with the approval of RNA Showgrounds Master Plan in November 2010 by the Urban Land Development Authority. This approval has paved the way for construction to begin and represents a historic planning milestone for Brisbane.





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Project stages

The RNA Showgrounds Regeneration involves a series of staged developments over 15 years including:

Stage one:

- Industrial Pavilion to be transformed into a 22,000m² \$59 million convention and exhibition centre over two levels. (See separate fact sheet for full details)
- \$7 million in enabling infrastructure works to improve stormwater and sewer works. (See separate fact sheet for full details)
- Design and development of Fresh Food Markets
- Design and development of Grand Parade and Ekka Plaza
- Design and development of Lend Lease private development of residential and commercial precinct
- Design and development of a hotel

Other major stages will occur over the 15 years including design and construction of a cattle pavilion and horse pavilion and further residential, commercial and retail development.

The Master Plan

The RNA Showgrounds Master Plan will combine the site's rich history with its future potential. The regeneration will ensure the site becomes a destination synonymous with events, fashion, design, lifestyle and culture, hosting world-class events and shows all year round. The master plan includes:

- The transformation of the Industrial Pavilion into a world-class exhibition and convention centre
- A new Fresh Food Market
- 340,000m² of new residential, commercial and retail development located on 5.5 hectares around the extremities of the RNA site, together with 76,000m² within the RNA site
- New large animal pavilions
- Retention of important heritage elements
- Softening the boundaries of the RNA Showgrounds to open up the site to the community
- Creating open and green spaces within the site

- Upgrading the pavilions, ovals and stands
- Linking neighbouring precincts and suburbs with cycle and walking paths
- Providing a hotel to accommodate Brisbane's business and tourist visitors
- An urban community consisting of contemporary urban work, lifestyle and retail spaces

To view the RNA Showgrounds Master Plan in full go to www.rna.org.au/redevelopment

Images

Visit the RNA website at www.rna.org.au/redevelopment to view images of the Master Plan and other planned works.

Energising the Ekka

New facilities will ensure the Royal Queensland Show (Ekka) remains one of the biggest and best events in the nation. The regeneration will secure the Ekka's location at the RNA Showgrounds, making Brisbane one of the only Royal Shows in the country to maintain its country and city links by holding the show right here at its original inner city location. It will also ensure that handlers can continue to stay in close proximity to their prize winning animals, with new state-of-the-art large animal facilities and a new level of comfort.

*(See separate fact sheet on what Stage One construction works means for the 2011 Ekka)

More information

For more information on the RNA Showgrounds regeneration you can view or download a special Q&A at the RNA website at www.rna.org.au/redevelopment, or Lend Lease website at www.rnaredevelopment.lendlease.com.au.

Enquiries

For construction related enquires and residential, commercial and retail information please contact Lend Lease on 1800 148 019. For enquiries relating to the RNA or the Royal Queensland Show, please contact the RNA on (07) 3253 3900.

