

## Regeneration Timeline

# BRISBANE SHOWGROUNDS REGENERATION *HISTORY IN THE MAKING*

## At a Glance

### PROJECT

Regeneration of the Brisbane Showgrounds by the RNA and Lend Lease.

### LOCATION

Gregory Terrace, Bowen Hills, Brisbane, Australia - 1.5 kilometres from CBD.

### ORGANISATIONS INVOLVED

- The RNA owns and operates the Brisbane Showgrounds and is a not for dividend member based organisation governed by a 21 member council. Its charter is to celebrate and champion agriculture and the critical role it plays in our everyday lives, as well as promote and encourage the development of Queensland agriculture and business.
- Lend Lease is the RNA's project partner for the Brisbane Showgrounds Regeneration. The project includes the upgrade of the Brisbane Showgrounds including the completed state-of-the-art Royal International Convention Centre, Plaza and Porte-Cochere together with 5.5 hectares of new development comprising of The Green and The Yards residential apartments, Kingsgate commercial precinct and the creation of King Street. It's becoming a vibrant new destination where 15,000 people will live, work and play.

The project is being delivered via Lend Lease's integrated business model, with the Group providing funding partners, development management, project management, design management and construction.

### SIZE

22 hectares and represents the largest Brownfield development of its kind in Australia. The project includes 340,000m<sup>2</sup> of new residential, commercial and retail buildings, together with an additional 76,000m<sup>2</sup> 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.

#### NOV / 2016

Food van takeaway and eat-in concept, Hello Chicken, opens on King Street

#### OCT / 2016

Restaurant Il Verde opens on King Street

#### SEPT / 2016

Restaurant Sushi & Nori opens on King Street

#### AUG / 2016

Construction begins on Kings Co-op – a social, creative and community retail concept

Restaurants The George and Fat Dumpling open on King Street

#### FEB / 2016

Four and a half star Rydges hotel, including the Paddock Bar and Six Acres restaurant, opens for business

King Street opens to traffic and links St Pauls Terrace and Gregory Terrace

#### SEP / 2015

First residents move into The Green

#### JUN / 2015

Kingsgate commercial sector opens for business

#### APR / 2015

Construction commenced on The Yards

#### JAN / 2015

Construction commenced on four and a half star Rydges hotel

#### NOV / 2014

Construction commenced on King Street, the new 300m street that links St Paul's Terrace and Gregory Terrace

'South Yard' apartments released for sale (four months ahead of schedule)

#### SEP / 2014

Demolition of Commerce Building

The Yards apartments released for sale

Brisbane record set when 160 out of the 208 'North Yard' apartments sold within four hours

#### OCT / 2013

Completion of the Plaza.

Construction commenced on K1, the first commercial tower at Kingsgate commercial sector and on The Green residential apartments

#### MAR / 2013

Royal ICC opens for its first events.

#### DEC / 2012

Removal of the RNA Administration Building.

Construction on the new 7,000m<sup>2</sup> \$7.7 million Royal Plaza commenced.

#### AUG / 2012

Ground floor of Royal ICC opened for exhibition space at Ekka 2012

#### APR / 2011

Construction began on transforming the Industrial Pavilion into the world-class \$59 million Royal International Convention Centre (Royal ICC).



## At a Glance

### 2016/17 planned works\*

- Retail precinct on King Street progressively opens
- Residents to move into apartments at The Yards mid 2017
- Construction begins on Large Animal Pavilion late 2017
- Oval 2 and surrounding area refurbishment
- Alexandria Park to be created in late 2017 including refurbishment of Building 8
- Completion of Machinery Street and Alexandria Street
- Work on Kings Co-op and multi-level precinct car park to be complete late 2017

\* Future dates are indicative only.



**Royal International Convention Centre**  
The state-of-the-art Royal ICC offers world-class service for conferences, major events, exhibitions, banquets and weddings within a boutique convention centre, just 1.5km from Brisbane's CBD.



**The Marquee**  
The 12 metre high Marquee, with open sides, offers a stunning open-scale outdoor venue perfect for music concerts and festivals.



**The Yards**  
The Yards are the newest residential offering at the Brisbane Showgrounds. The apartments have been designed to embrace and reflect the remarkable industrial, rural and urban heritage of this unique precinct.



**The Plaza and Porte-Cochere**  
The Plaza and Porte-Cochere provide a stunning entrance for the Royal ICC and a seamless connection to the Main Arena.



**Large Animal Pavilion**  
The new multilevel Large Animal Pavilion will be designed and constructed to better accommodate stock during Ekka; and outside of showtime provide additional car parking facilities.

## At a Glance



**Rydges Hotel**  
The four and a half star Rydges hotel is located in the heart of the Brisbane Showgrounds precinct, opposite the Royal ICC. The contemporary hotel offers 208 rooms, the new Paddock Bar and Six Acres restaurant, a gym, swimming pool and onsite accommodation for Royal ICC guests.



**The Green**  
The Green is Lend Lease's first residential apartment building within the Brisbane Showgrounds Regeneration Project. Designed by architects Cox Rayner, The Green is the perfect mix of urban life with an emphasis on green space.



**Kingsgate**  
Kingsgate is the new commercial precinct that is the workplace of many Brisbane professionals.



**King Street**  
King Street is Brisbane Showgrounds new retail high-street, linking St Paul's Terrace to Gregory Terrace. It will feature up to 40 stores including fresh food providers, cafes, restaurants and bars.

# In Detail

## CONSTRUCTION

The 15 year Regeneration Project commenced in April 2011. 2013 marked historic project milestones with the completion of major stage one works including the Royal International Convention Centre in March 2013 followed by the adjoining Plaza and Porte-Cochere. Stage two works included the construction and completion of The Green residential apartments and K1, as well as construction on The Yards and construction and completion of the new four and a half star Rydges hotel – marking another major milestone for the project. Stage three works are currently underway. The continued revitalisation of the showgrounds generates year-round vitality throughout the precinct and ensures the annual Royal Queensland Show (Ekka) will always continue on the site where it all began in 1876.

## VISION

The regeneration of the Brisbane Showgrounds has already begun to revitalise the annual Ekka and will see the site become a year-round destination for the community with the inclusion of the state-of-the-art Royal ICC, new apartments, a Rydges hotel and King Street. The Brisbane Showgrounds is becoming the centrepiece of a new urban village precinct.

## SIGNIFICANCE

This world-class regeneration of a famous landmark synonymous with Queensland's social heritage and culture represents an historic milestone for Brisbane. It is not simply an urban renewal but rather a transformation of 22 hectares, 1.5 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 Brisbane Showgrounds the facelift it richly deserves. The regeneration project will ensure the Brisbane Showgrounds becomes the destination for fashion, design, lifestyle and culture, hosting world-class events and shows all year round.

## SUPPORT

The regeneration of the Brisbane 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 Ekka – the event Queenslanders voted their most iconic – would remain at the Brisbane Showgrounds where it was first held in 1876, and ensuring the long term financial viability of the RNA. Some seven years later, this vision was realised with the approval of Brisbane Showgrounds Master Plan in November 2010 by the Urban Land Development Authority. This approval paved the way for construction to begin in April 2011, and represents a historic milestone for Brisbane.

## TRANSPORT

The completion of the efficient Airport Link and Northern Busway, along with other planned transport infrastructure projects, ensures the Brisbane Showgrounds is more accessible to the community.

## PROJECT STAGES

The Brisbane Showgrounds Regeneration Project is now in its sixth year of the 15 year project:

### Stage one - completed

- Industrial Pavilion transformed into a \$59 million state-of-the-art convention and exhibition centre which contains three flexible halls featuring an Australian only custom built operable ceiling grid system, a 1,200m<sup>2</sup> commercial kitchen with world-class catering and exhibition space for indoor/outdoor events. The Royal ICC held its first event in March 2013.
- \$7.7 million 7,000sqm Plaza and Porte-Cochere.
- \$7 million in enabling infrastructure works to improve stormwater and sewer works.

### Stage two - underway or complete

- Development and completion of Lend Lease's residential apartments, The Green and The Yards and commercial precinct, Kingsgate.
- Design, development and completion of the four and a half star Rydges hotel (complete).
- Design and development of King Street and associated public realm.

### Stage three - underway

- Development and completion of Kings Co-op, which will be supported by a multi-level precinct car park.

## ENERGISING THE EKKA

The Brisbane Showgrounds regeneration and updated state-of-the-art facilities have secured the Ekka's location at the Brisbane 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. The Ekka has and will continue to operate throughout the life of the Brisbane Showgrounds regeneration project. Ekka guests are able to experience the Royal ICC first-hand as it houses some of the Ekka's largest and most popular events and competitions throughout the show.

The regeneration will also ensure that handlers can continue to stay in close proximity to their prize winning animals, with new proposed state-of-the-art large animal facilities.

## MORE INFORMATION

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