

BRISBANE SHOWGROUNDS REGENERATION *HISTORY IN THE MAKING*

At a Glance

PROJECT

Regeneration of the Brisbane Showgrounds by the RNA and Lendlease.

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.
- Lendlease is the RNA's project partner for the Brisbane Showgrounds Regeneration Project. The project has already seen 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 which now features a 208 room Rydges Hotel and many retailers. Completed works in 2019 include the creation of Alexandria Park, featuring two acres of additional green and event space, along with a refurbished heritage-listed undercover events pavilion known as Building 8. Once the project is complete, more than 15,000 people will live, work and play each day at the Brisbane Showgrounds.

The project is being delivered via Lendlease'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 340,000m² 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 Lendlease 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.



Regeneration Timeline

2011

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

2012

- Removal of the RNA Administration Building (Dec)
- Construction on the new 7,000m² \$7.7 million Plaza commenced (Dec)
- Ground floor of Royal ICC opened for exhibition space at Ekka 2012 (Aug)

2013

- Royal ICC opens for its first events (Mar)

2014

- Construction commenced on King Street - a new 300m street linking St Pauls Terrace and Gregory Terrace (Nov)
- 'South Yard' residential apartments released for sale four months ahead of schedule (Nov)
- Demolition of Commerce Building (Sep)
- Brisbane record set when 160 out of the 208 'North Yard' residential apartments sold within four hours (Sep)
- Completion of the Plaza (Oct)
- Construction commenced on K1, the first commercial tower at Kingsgate commercial sector and on The Green residential apartments (Oct)

2015

- First residents move into The Green (Sep)
- Kingsgate commercial sector opens for business (Jun)
- Construction commenced on The Yards (Apr)
- Construction commenced on the four and a half star Rydges Hotel (Jan)

FEB 2016

- The 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

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

SEP 2016 – MAY 2017

- Restaurants open progressively in King Street - Sushi & Nori (Sep), Il Verde (Oct), Hello Chicken (Nov), Super Combo and The Lamb Shop (Mar), The Pine Kitchen (May)

JUNE 2017

- Construction begins on the world's largest engineered timber building, 25 King
- Vietnamese restaurant Banoi opens on King Street
- The first residents move into The Yards residential apartments

JULY 2017

- Emporium Barber opens on King Street

AUG 2017

- The five level, 375 bay King Street Car Park opens to the public
- Work on The Pavilion (a large animal pavilion and car park) commences
- Beauty salon, Salon Blend, opens on King Street

SEP 2017

- Hair salon, Tigerlamb, opens on King Street

NOV 2017

- Construction commences on a second marquee (Marquee No. 2) for the Brisbane Showgrounds

FEB 2018

- Construction of Marquee No. 2 complete
- Welcome to Bowen Hills (a permanent bar and food truck stop) opens on King Street
- Guardian Early Learning Centre opens on King Street

APR 2018

- Artisan opens on King Street

MAY 2018

- Bavarian Beerhaus opens on King Street

JUNE 2018

- Kuhl-Cher Coffee opens on King Street

AUG 2018

- Myhealth Medical Centre opens on King Street
- Construction commences on Alexandria Park and the refurbishment of the heritage-listed Building 8

OCT 2018

- Construction finishes on The Pavilion
- Fiera Boutique and Atelier Brasserie open on King Street

NOV 2018

- Construction of the world's largest engineered timber office building, 25 King, complete
- Mercado, King Street Bakery, 9Round and El Camino Cantina open on King Street

MAR 2019

- La Marcelleria Gelateria opens on King Street

APR 2019

- Completion of Alexandria Park

MAY 2019

- Cam's Cycles opens on King Street

AUG 2019

- Alexandria Park becomes the new home of the Ekka's Canine Competition presented by Black Hawk



Alexandria Park

Alexandria Park offers more than two acres of additional green and event space for the public to enjoy all year round and during Ekka. A focal point of the park is the heritage-listed Building 8, which has undergone extensive refurbishment to enhance its heritage elements. During the Ekka in August, the park is home to the popular canine competition. Alexandria Park was completed in April 2019.



Kings Co-op

Kings Co-op is a retail concept with a mix of uses including food and beverage and childcare. It's bordered by Gregory Terrace, King Street, Machinery Street and Alexandria Street and is supported by a five level, 375 bay car park. King Street Parking began operating in August 2017, while Kings Co-op's first retailers opened in February 2018.



Royal International Convention Centre

The state-of-the-art Royal ICC, located just 1.5km from Brisbane's CBD, offers world-class services for conferences, exhibitions and major events. The Plaza and portecochere provide a stunning entrance to the convention centre.



Marquee 2

Located in Sideshow Alley, Marquee No. 2 covers 2,250m² of space and houses the Woodchop and Sawing Competition at Ekka, along with numerous events outside of show.



The Yards

The Yards started welcoming residents in June 2017. The apartments have been designed to embrace and reflect the remarkable industrial, rural and urban heritage of this unique precinct.



25 King

25 King is the world's largest engineered timber building. Designed by architect Bates Smart and at a height of almost 45 metres, the building in King Street is used for office space. There are also ground level retail tenancies.



The Pavilion

The Pavilion accommodates cattle and other animals during the Royal Queensland Show (Ekka). Outside of Ekka, the four storey pavilion is used as a 630 bay carpark, as well as an event space.

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 Paddock Bar and Six Acres restaurant, a gym, swimming pool and onsite accommodation for Royal ICC guests.



The Green

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



Kingsgate

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



King Street

King Street is a retail high-street, linking St Pauls Terrace to Gregory Terrace. There are 25 stores including 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. The RNA and project partner Lendlease then unveiled stage two of the project in 2014, which has seen the construction and completion of The Green residential apartments and commercial tower Kingsgate; construction commencing on The Yards residential apartments; and the construction and opening of the four and a half star Rydges Hotel. Stage two also included the development of King Street and the progressive opening of food and retail outlets. Stage three of the project got underway in August 2016. Completed works include the development of Kings Co-op, supported by a five level, 375 bay car park; construction of 25 King - the world's largest engineered timber office building; construction of The Pavilion, to house large animals at Ekka and used as a car park and event space outside of show; construction of Marquee 2 - a second marquee for the Brisbane Showgrounds; and the construction of Alexandria Park in 2019, featuring two acres of additional green and event space, along with a refurbished heritage-listed undercover events pavilion known as Building 8.

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 tenth year of the 15 year project:

Stage one - complete

- 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 1,200m² 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 - complete

- Development and completion of Lendlease's residential apartments The Green and commercial precinct Kingsgate
- Development and completion of the four and a half star Rydges Hotel
- Development and completion of King Street and associated public realm
- Development and completion of The Yards residential apartments

Stage three - complete

- Development of Kings Co-op, supported by a five level, 375 bay car park
- Construction of 25 King - the world's largest engineered timber office building
- Construction of The Pavilion, to house large animals at Ekka and used as a car park and event space outside of show
- Construction of Marquee 2 - a second marquee for the Brisbane Showgrounds
- Creation of Alexandria Park and upgrade to Building 8

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.