

# Waterfront Precinct

dexus

## A new community riverside destination

**The Waterfront Precinct is a unique opportunity to transform Brisbane's Eagle Street and surrounds into a leading premium business and leisure destination in the heart of the CBD.**

The ambition of the proposal is to revitalise Brisbane's premier dining hub and give back the waterfront to the Brisbane community, with more green space, more dining options and 1.5 hectares of public open space that prioritises people and public access.

The precinct proposes to be a car-free haven for pedestrians, creating 60% more walkable area – with a new, wider and safer Riverwalk, and shaded public terraces stepping down to the river.

It has the potential to be a place that celebrates Brisbane's sub-tropical climate and delivers a global-standard business address and tourist destination.

The Waterfront Precinct proposal includes a mixed-use precinct, incorporating two new towers on the existing Eagle Street Pier site, with the potential for commercial use, residential apartments, a hotel, and retail spaces.

The heritage-listed Naldham House, currently under renovation, would be a landmark building demonstrating the history of the site from the time it was Brisbane's main wharves and produce market.

The pedestrian-friendly precinct would have many community benefits including:

- 1.5 hectares of riverside public open space
- a traffic-free precinct
- safer walking and cycling
- more restaurants and casual eateries
- better access to and views of the river
- seven-day a week activation
- a widened and upgraded Riverwalk
- expansive, shaded terraces
- lush sub-tropical landscaping
- a renovated heritage-listed Naldham House (Polo Club)
- enhanced worker and visitor experience





# The city's river gateway

From the earliest days of Brisbane, Eagle Street and its surrounds were a place where people connected to the river.

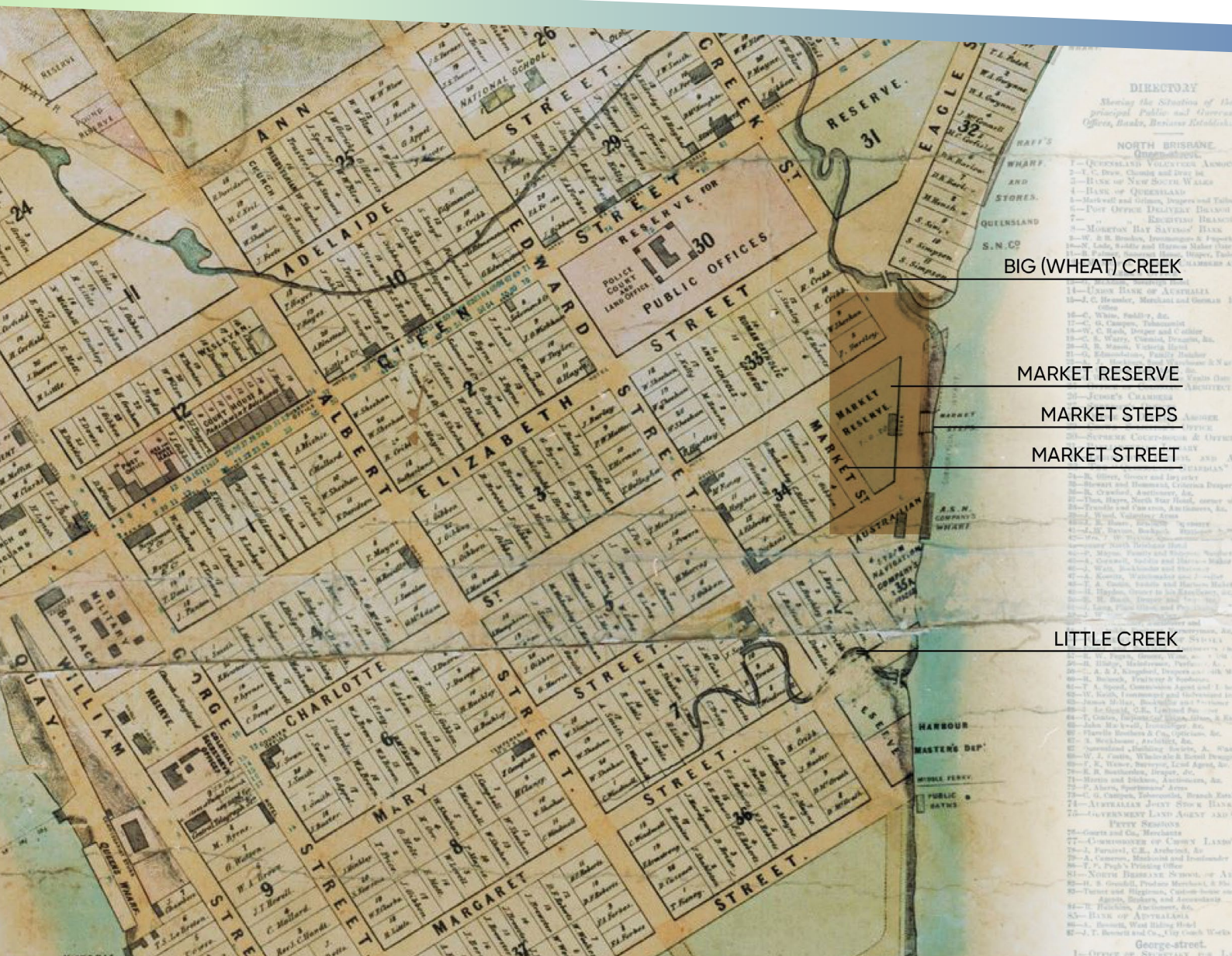
Its earliest incarnation was as shipping wharves where many coastal passengers arrived in the young town of Brisbane, and cargo ships berthed with produce. Nearby, Market Street was where the produce was sold to the young town's merchants and residents.

The sailing and steam ships came to the piers of Eagle Street until the 1960s, when the wharves moved downstream to the river mouth.

In their final years, the redundant Eagle Street piers were used for car parking jutting over the river until they were eventually demolished to make way for new development.

The construction of Eagle Street Pier in 1989 marked a renaissance for the precinct, transforming a neglected area into a premier dining destination.

The Waterfront Precinct proposal is to again rejuvenate the precinct, rebuilding strong connections between the river and the city, in keeping with the site's rich history.





# A new traffic-free precinct

**A guiding principle of the Waterfront Precinct proposal is to prioritise people and public access – creating a shaded, pedestrian and cyclist-friendly environment that is closed to traffic.**

The precinct would be an active and green transport hub with facilities for cyclists and pedestrians, including end of trip facilities, electric car charging and car share facilities.

The opportunity to create a vibrant new precinct and to reconfigure the way vehicles move through the precinct is made possible by Dexus's significant land holdings in Eagle Street.

A section of Eagle Street is proposed to be closed to traffic to create a shaded, pedestrian-friendly environment.

One option under consideration is to re-route traffic via Charlotte Street (part of the street reverting to two-way) and Market Street (reverting to two-way) with Dexus contributing land to widen Market Street.

Incorporating this part of Eagle Street into the Waterfront Precinct would contribute to the creation of a traffic-free community precinct including 1.5 hectares of open space in the heart of the city and on the banks of the Brisbane River – a 60% increase in accessible, walkable area than currently exists.

If the proposal is approved, any proposed changes to Eagle Street and the associated road network would be considered through detailed investigations and direct consultation with the Brisbane community.

Identifying a viable alternative that minimises disruption to traffic will be a key part of Dexus's detailed planning and a key consideration for the Brisbane City Council and Queensland Government when assessing the proposal.

There will be consultation about any proposed changes to public transport routes before a final decision is made about the proposed road closure.

If you would like to be kept informed about the project and the public transport consultation, please email [info@waterfrontprecinct.com.au](mailto:info@waterfrontprecinct.com.au), phone **1800 957 850** or visit [waterfrontprecinct.com.au](http://waterfrontprecinct.com.au).



# The Market-Led Proposal Process

**The Waterfront Precinct is being progressed by Dexus under the Queensland Government's Market-Led Proposal (MLP) program.**

An MLP is a private sector initiative seeking an exclusive commercial arrangement with government to provide a service or infrastructure to meet a community need.

MLPs always include a role for government such as access to government land, assets, information or networks. In return, MLPs are expected to provide benefits to government and/or the Queensland community.

There are four stages to the MLP process and an assessment is completed at each stage before a proposal can progress.

Dexus's Waterfront Precinct proposal is currently at Stage 2: Detailed proposal, which means that the government is working with Dexus to explore the feasibility of the proposal.

As part of these detailed investigations Dexus will:

- develop a detailed traffic and transport strategy that considers the precinct and the broader CBD
- consult with the community and precinct stakeholders about the traffic and transport strategy and the broader plan for the precinct
- develop a detailed masterplan for the precinct that takes into consideration the outcomes of the transport strategy and the views of the community

Once Dexus has completed these steps it will submit a detailed proposal to government for its consideration and assessment against the MLP criteria. Approval for the project is at the government's discretion.

Relevant Queensland Government agencies would be involved through the planning process and Brisbane City Council is the planning assessment and approval authority for the proposed new buildings.

## Community Consultation

The community and stakeholders will be consulted about the proposed plans for the Waterfront Precinct and the potential changes to the road network changes and alternative public transport arrangements.

Engagement will occur between March and September 2018, with Dexus creating and widely publicising a range of opportunities for community members to learn about the project and engage with the project team.

## TIMELINE (Indicative only)

