

# Stanley Cove – Boardwalk Redevelopment Project



south bank  
corporation

South Bank Corporation has now developed a new concept design for the Stanley Cove (Boardwalk Redevelopment) Project. The redevelopment project will extend the Clem Jones Promenade, create more public space and improve public access to the river at the southern entry to the Parklands.

## Project Details

Estimated Project Cost: in excess of \$30million  
 Redevelopment site area: 1.2 ha  
 Development rights to build: 3,000sqm approx NLA of retail/mixed use  
 Lease: Long-term lease ending in 2112

## Project Highlights

- The project will improve public access to the central city, the Goodwill Bridge, the South Bank Rail Station, the Queensland Maritime Museum and Brisbane River.
- In preparation for the redevelopment, South Bank Corporation conducted a limited design competition and selected Ian Moore Architects as the preferred designer.
- The successful developer will create a mixed use development to match the landmark location.
- Potential uses could include retail, lifestyle, tourism, education and function rooms.

## Consultation

The proposed concept design is a response to the needs and feedback of the community gained through two rounds of extensive community consultation in 2004 and 2005. Feedback on past proposals indicated that the community was looking for:

<b>Feedback</b>	<b>Response</b>
An attractive and suitable design for the location	✓ the concept emphasises excellence in design, adding to the vibrancy and visitor appeal of the Parklands.
A small scale design limited to the existing height	✓ the concept presents a building height of approximately the same height as the existing structures; and ✓predominately two storeys; however a partial third storey is proposed to provide a direct public link to the Goodwill Bridge.
Inclusive rather than exclusive uses	✓ the redevelopment will ensure much greater activity at the poorly used, southern end of the Parklands; and ✓the redevelopment will incorporate new uses attracting a broader range of visitors.
Preventing additional traffic and noise	✓ widened access roads will limit additional disruption.
Retaining open space for the public benefit	✓ the concept substantially improves the public space in the boardwalk, including the landscaping of a riverfront area currently used as a storage compound.
Enhanced connectivity between the parklands and the river	✓ connectivity is improved with access to the river improved through the proposed concept.
Preservation of mangroves	✓ these will be preserved and maintained
Protection of the river	✓ the concept increases river edge activation and river system awareness.
No over-water development	✓ potential for public berthing facilities only.