

# Stanley Cove – Boardwalk Redevelopment Project



**south bank**  
corporation

## Fact Sheet 2

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### **The proposed redevelopment concept**

South Bank Corporation is preparing to lease the boardwalk site at the southern end of the South Bank Parklands for redevelopment.

The Corporation's redevelopment concept:

- improves community access and connectivity;
- increases and improves the public space in the boardwalk area;
- includes an extended and widened boardwalk as part of the Clem Jones Promenade;
- provides another step in completing the pedestrian and cycle link to the Kangaroo Point Cliffs;
- includes direct public access to the river with a public access jetty;
- will include a two storey building, the Corporation's redevelopment concept suggests a partial third storey which could provide a link to the Goodwill Bridge, but this is not a certainty; and
- will preserve and maintain the mangroves.

Other uses may be considered at the discretion of the Corporation.

The proposed uses in the Corporation's concept include:

- retail;
- lifestyle, ie day spa;
- commercial;
- tourism, ie river cruises etc;
- educational;
- serviced apartments; and
- function rooms.

The redevelopment will not include a nightclub.

### **Public space**

The Corporation's proposed redevelopment concept will increase the public space and extend the Clem Jones Promenade – it will not reduce the Parklands space.

The public space works will include a children's playground.

The overall project, which includes building and public space, has an estimated cost of \$30million. Works in the public space will cost in the vicinity of \$12million.

Since 1997, the Corporation has continued to improve the appeal of the Parklands and the South Bank precinct; increasing the number of picnic and recreational facilities and increasing the amount of shaded and open space. In addition, new facilities like Aquativity have been provided for the enjoyment of the community.

### **The current boardwalk buildings**

The current boardwalk buildings are not heritage listed and were built as temporary structures for the six months of Expo.

The boardwalk area repair and maintenance costs in the past five years have been in excess of \$0.5million.

### **The current boardwalk tenants**

Wherever possible, the Corporation will assist boardwalk tenants to find suitable premises within the precinct in preparation of the proposed Stanley Cove redevelopment. In particular, the Corporation is doing everything possible to ensure that the community not-for-profit arts organisation Hands on Art finds alternate suitable accommodation.

South Bank Corporation has supported Hands on Art with rent-free office and workshop accommodation and assistance for more than eight years.

### **Celebrating Expo 88**

South Bank is home to many Expo buildings, including the Nepalese Pagoda and the Pavilion of Promise, now used by the Queensland Maritime Museum. In addition, other buildings used during Expo and which provide many happy memories for many people, are the Plough Inn, the Ship Inn and Collins Place.

South Bank Corporation is preparing for the 20th anniversary celebrations of Expo 88, and this will provide visitors to experience the Expo memory through entertainment, dining and experiencing the Parklands and the river.

### **Community input**

The Corporation's promotion of the current concept has included:

- Registration of Interest media release and media launch resulting in local media coverage;
- Advertisements in The Courier-Mail and the local Quest newspaper;
- Website information; and
- Display posters in the Visitor Information Centre and South Bank House foyer.

Past rounds of the Corporation's community consultation have indicated community support for a low scale redevelopment, improved public space, accessibility and connectivity.

### **Current designation under the Approved Development Plan**

South Bank Corporation is the planning authority for the South Bank Corporation area. The proposed redevelopment falls within Precinct Three – Parkland Precinct under the South Bank Corporation Approved Development Plan (ADP). The following information is taken from the ADP.

*The land included in this Precinct (three) is primarily intended for the provision of public open space, by retaining all riverside land within this Precinct for informal and casual recreational pursuits...*

*Additional facilities servicing visitors and tourists to the site will be located within this precinct, including restaurants, specialist retailing outlets such as kiosks and souvenir shops and some commercial activities.*

The specific area is known as Development Area 3A, and the ADP states the following in relation to this site.

*Predominant Land Uses:*

- *Food and Beverage*
- *Public Purpose*
- *Retail*

### **The developer**

The preferred developer has not yet been selected. Once selected there will be another round of formal community consultation in conjunction with the process for amending the Approved Development Plan.