

RNA SHOWGROUNDS REDEVELOPMENT PROJECT

QUESTIONS & ANSWERS 2009

UPDATED 4 June

If you have any questions about the RNA Showgrounds Redevelopment Project or how it will benefit the RNA Showgrounds, you may find your answer in the following FAQs. If you still have any questions you can **email us**, fill in our [feedback form](#) or contact the project hotline on free call 1800 066 053 during working hours.

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RNA Showgrounds Redevelopment Project

Q. What is happening at the RNA Showgrounds?

A. Immediately following the 2009 Royal Queensland Show (EkkA), the RNA will embark on a 15 year phase of enhancement, creation and recovery of RNA Showgrounds facilities.

To safeguard the RNA Showgrounds for future generations and to remain relevant to today's Queenslanders, we will rejuvenate the site to create an exciting cultural and social destination.

The RNA Showgrounds will become an extension of the CBD with leading educational and event facilities; and inspiring urban design. Walking paths and bicycle tracks will link commercial, retail and open spaces, allowing Queenslanders to use the RNA Showgrounds 365 days of the year.

Q. Why is the RNA Showgrounds being redeveloped?

A. The RNA's challenge has been generating sufficient cash flows from both the EkkA and non EkkA events to adequately fund its ongoing maintenance and capital upgrade programs.

To ensure the long-term viability of both the EkkA and the RNA, the RNA needs to upgrade its aging existing exhibition facilities to meet changing industry needs.

The Redevelopment of the RNA Showgrounds provides ongoing funding for the renewal of the RNA's core exhibition and heritage asset portfolio.

Q. What is the timeline and milestones for the RNA Showgrounds Redevelopment?

A. The Project Development Agreement with Lend Lease, finalisation of a Government Loan and adoption of the RNA Showgrounds Masterplan by the Urban Land Development Authority (ULDA)

are expected to be completed during 2009, to enable the Industrial Pavilion upgrade to commence after planning approvals have been granted.

The Project will be undertaken staged thereby minimising any impact on the Ekka or other regular events at the RNA Showgrounds.

Q. Has the Global Financial Crisis affected the feasibility and deliverability of the Project?

A. Final respondent bids for the project both acknowledged the strategic importance of the site for the continued growth of Brisbane, one of the fastest growing economies in Australia. They also acknowledged that the timing of Project delivery would capture full value when conditions are normalised. RNA's and Lend Lease's assessment of the Project is that it will be viable and fundable to ensure appropriate returns to the RNA as land owner. The RNA will benefit directly should the Project outcomes exceed expectations.

Q. How much land is being transferred for private development?

A. This has been very carefully considered by the RNA to ensure the sustainability of the precinct for the Ekka and other major events. Some five hectares will be redeveloped for private development (office, retail and residential uses).

Q. Will the revitalization of the RNA precinct involve a new business model for the organisation?

A. We intend to both retain our existing business as well as add new opportunities for events at the RNA Showgrounds, and provide a high level of service to event organisers and their customers.

Q. How much investment will the project involve?

A. The Project value including RNA facilities is estimated at three billion dollars. This is funded primarily through private development carried out by our development partner, Lend Lease.

Q. How much funding contribution is the RNA providing?

A. The RNA is sourcing a \$65million dollar loan from the State Government, which will be re-paid from development proceeds.

Q. Is the RNA protected financially?

A. The RNA funding contribution is limited to \$65million, with private development carried out by Lend Lease. The Project Development Agreement will protect the RNA through the appropriate allocation of risk between the RNA and Lend Lease.

Q. Does the State/ ULDA support the Project?

A. The RNA has consulted both extensively and regularly with the State Government and the ULDA, to ensure support for its plans. We are delighted with both the accessibility and responsiveness of the Government in engaging with the RNA to support this incredibly exciting project.

The Project will bring major benefits in facilities and economic benefits to the Queensland Community.

Q. Will the new RNA Showgrounds incorporate the use of sustainable building materials and construction techniques?

A. This is critical to the Project. The RNA and Lend Lease are committed to the protection and management of natural systems and biodiversity, and seek to use precious resources such as building materials, water and energy in an efficient and innovative manner.

Lend Lease propose all buildings developed will conform to the following ESD standards (injunction with their triple bottom line sustainability framework):

- maximise natural ventilation and day lighting
- provide high quality solar screening
- orientated to minimise heat loads
- provide generous outdoor terraces and/or balconies to all - residential and commercial buildings
- use recycled materials
- facilitate planting and urban gardens (ecological initiatives)
- incorporate recycling and reuse of waste and water
- incorporate energy efficient systems.

Q. Will public transport facilities and services be improved as part of the project?

A. The precinct is ideally located adjacent to the Royal Brisbane Hospital (RBH), which will be home to a new busway station as part of the State Government's Northern Busway. This first section of the Northern Busway will link the Inner Northern Busway at the RBH to Windsor.

Rail public transport at the site may also be enhanced, with Exhibition Station possibly upgraded for regular passenger services.

Q. What are your plans with the Exhibition Station?

A. There is a possibility Exhibition Station will be upgraded for regular passenger services, together with the widening of the rail line from two to four tracks. It may also be relocated either towards Bowen Bridge Road or O'Connell Terrace. We will be in a better position to confirm these plans later in 2009, when more detailed discussions are concluded with the State Government.

EkkA

Q. Will the EkkA be impacted by the re-development?

A. The EkkA will operate effectively throughout the re-development programme and will be a better event on completion of the Project.

Q. Will the EkkA land space be smaller?

A. What we're determined to achieve is better efficiency of that space. There will be significant and positive changes to the EkkA and the RNA Showgrounds site. The history of the EkkA will be safeguarded and it will remain the leading agricultural show in Australia, where the county meets the city.

Q. How will the RNA Showgrounds Redevelopment Project impact on the EkkA?

A. Disruptions to the Ekka will be minimised during construction. The RNA and Lend Lease have provisioned a redevelopment/construction programme which minimises the operational impact on each Ekka during the 15 year redevelopment period.

During construction there may be some changes to the location of attractions at the Ekka (for example. the showbag pavilion), however alternative locations will be clearly sign-posted and promoted prior to each Ekka.

Q. Will exhibitor accommodation be available during the Ekka?

A. Exhibitor accommodation is here to stay during the Ekka. The unparalleled RNA exhibitor experience will remain with upgraded accommodation facilities.

Q. Where will the showbags be located during the 2010 Ekka if the Industrial Pavilion is closed?

A. We are assessing alternative venue options and will make an announcement nearer to the 2009 Ekka. The show bags are here to stay.

Heritage

Q. Is the history of the site important to the RNA?

A. The RNA is the custodian of the RNA Showgrounds and the Ekka. We are determined to retain the essential qualities of the precinct and to redevelop the RNA Showgrounds for all Queenslanders.

Q. How many historical buildings within the RNA Showgrounds will be renovated?

A. We are working closely with the Queensland Heritage Council to ensure the heritage of the RNA Showgrounds will be protected. Any buildings or spaces of high heritage value will be retained.

Some buildings require structural renovations to ensure they will continue to meet Health and Safety standards.

How you can have your say

Q. Does the community have a say on the future of the site?

A. Yes – definitely. As custodians of the RNA Showgrounds, any changes to the site and the Ekka have to involve Queenslanders. We have established a free call hotline (1800 066 053) for people to provide feedback during working hours and our website www.rnashowgrounds.com.au will also allow people to lodge feedback. You can also email us at rnashowgrounds@rowland.com.au.

Q. When do you plan to start community consultation?

A. The public have had access to the original RNA Development Scheme Strategy on our website since 3 April 2008. The new 2009 RNA Showgrounds Masterplan and 3D animation and models will be revealed at Ekka 2009. Meanwhile, you can provide direct feedback to the RNA via the [feedback form](#) on our website, the free call hotline (1800 066 053) or email rnashowgrounds@rowland.com.au.

Q. What level of influence can the community have on the development?

A. A variety of ongoing consultation activities are planned to allow the community, operators and stakeholders to provide feedback to the RNA and Lend Lease regarding the redevelopment. All feedback is encouraged and will be carefully considered.

Q. What is the consultation timeframe?

A. The RNA and Lend Lease is committed to ongoing engagement with the local community during the redevelopment process.

Details of upcoming consultation activities will be available on our [website](#) and via regular newsletters and advertisements in the local paper.

If you would like to be added to our mailing list to be automatically notified of developments and upcoming consultation activities, please call the free call hotline on 1800 066 053 or email rnashowgorunds@rowland.com.au.