

**Exclusive \$2b plan to revamp city waterfront**

# EAGLE HAS LANDED

**STEVEN WARDILL**

A MASSIVE new waterfront leisure destination will be built at Brisbane's ageing Eagle Street Pier after gaining approval from the State Government.

The fine dining hub will be transformed as part of a \$2.1 billion development, which includes two commercial office towers and dozens of restaurant locations. REPORT P4

# City grows with the flow

\$2.1b riverside project to transform dining hub after State approval



RIVER OF DREAMS: An artist's impression of the newly approved Waterfront Brisbane development slated to start next year.

**EXCLUSIVE**  
**STEVEN WARDILL**  
STAFF AT LARGE EDITOR

A MASSIVE new waterfront leisure destination will be built in Brisbane's city heart after gaining approval from the Palaszczuk Government.

The ageing Eagle Street Pier, which served as the city's central port throughout its first century and a fine dining hub for the past three decades, will be transformed as part of a \$2.1 billion development.

Called Waterfront Brisbane, the precinct planned by owner Dexus includes two commercial office towers and dozens of restaurant locations that will overlook a "green corridor" of public space on the waterfront.

However, the project, slated to begin in 2021, will sound the death

knell of some of Brisbane's landmark drinking and dining destinations at their current locations, including Cha Cha Char and Il Centro.

The 10-year development will add to the plethora of projects planned, approved or recently completed in the Queensland capital, including Brisbane Live, Queen's Wharf, the second runway, the Port of Brisbane cruise ship terminal and Howard Smith Wharves.

"The Waterfront Brisbane proposal is a city-shaping development for Brisbane's CBD and one that the Queensland Government is proud to facilitate with Dexus for the benefit of the Brisbane and Queensland community," State Development Minister Cameron Dick told The Courier-Mail.

The agreement with the Government through the new investment

Facilitation and Partnerships framework gives Dexus the green light to begin detailed design and development applications for the site, which includes areas of state-owned land.

Dexus' controversial original proposal to open up more of the riverfront to public space by building on a stretch of Eagle St between Market and Charlotte streets has been erased from the latest plan after it was rejected by Brisbane City Council.

The decision will leave the development with 7900sqm of open space, including 3900sqm in the old Eagle Street Pier area, rather than the 15,000sqm first proposed.

However, the latest plans will significantly enhance the riverfront promenade, allowing seamless travel for pedestrians and cyclists, and include a market square and veranda

terraces. The company estimates Waterfront Brisbane will need 1120 workers annually during construction and the development will kick \$5.7 billion over four decades into the Queensland economy.

"This is a significant milestone that unlocks the considerable potential in this Brisbane CBD gateway site, which has sat underdeveloped for almost 30 years," Dexus Chief Investment Officer Ross De Vries said.

The pier area was the site of Brisbane's first major wharf in 1858 and was used to dock passenger and cargo ships until 1960. The derelict wharves became a carpark before the site underwent a renaissance in the late 1980s when it was turned into a distinctive dome-topped dining precinct with public boardwalk.

EDITORIAL PHO

## WATERFRONT BRISBANE BY THE NUMBERS

- \$2.2 billion will be the total cost of the development
- 10-year time-frame for completion
- 2 commercial office towers and dozens of restaurant locations will overlook a "green corridor" of public space
- 1120 workers will be needed annually during construction
- \$5.7 billion will be injected into the Queensland economy over four decades
- 2021 is when the project will begin

## MOVING FEAST

Eagle Street Pier venues that will have to be relocated:

- Cha Cha Char
- Frate's Famous
- George's Paragon Seafood Restaurant
- Il Centro
- Jade Buddha
- Mr & Mrs G Ilbert
- Pony Dining
- Saki Restaurant & Bar