



BRISBANE ENTERTAINMENT AND EDUCATION PRECINCT

**Supercharging Market-Led Proposals to
Create Jobs and Attract Investment**

A Tim Nicholls-led Liberal National Government will make Brisbane a more attractive investment and tourist location by facilitating a new entertainment and education precinct.

The Problem

Brisbane needs a world-class, city-based arena for shows, indoor sporting matches and visiting spectaculars along with another city-based university campus. Currently, arena spectaculars and live shows use non-purpose built stadiums or venues a significant distance from the city centre.

Brisbane should be a thriving, modern city at all times. Labor's on-again, off-again lockout laws damaged our reputation as a world-class city and Brisbane needs a project that will help it become Australia's cultural and events capital.

A purpose-built entertainment and education hub located in the CBD would complement the Queens Wharf Development, together with the cultural and arts precinct at South Bank and Suncorp Stadium. The Brisbane Entertainment and Education Precinct (B.E.E.P) would deliver integrated links between these important spaces to create a truly modern and strategically linked city.

Queensland is crying out for innovative, private sector-led proposals like B.E.E.P. **Under Labor these projects have stalled. Labor's Market-Led Proposals framework has delivered just one project in two years and boasts a success rate of less than one per cent.**

Our Record

In government, the LNP worked with the private sector to deliver important, transformative projects like the:

- Queens Wharf Development
- \$1.8 billion Sunshine Coast University Hospital
- \$10 billion Bruce Highway Action Plan
- Toowoomba Second Range Crossing in partnership with Nexus Infrastructure, and
- 10 new schools built and delivered in high-growth areas in partnership with the Plenary Schools Consortium.

Working with the private sector, government can unlock value and deliver a new experience and asset base for Queenslanders which generates more economic investment, activity and most importantly up to 7,750 jobs.

Our Real Plan

A Tim Nicholls-led LNP Government will grant AEG Ogden and their partners an exclusive mandate to develop what they refer to as the *'Brisbane Live'* project.

The LNP's vision for this project includes a new university campus, a 17,000 seat arena, film and production studios, a world-class public square, a new commercial and residential precinct, 12 hectares of new public space, a health hub and new pedestrian access to other entertainment spaces in Brisbane City.

The LNP will work with AEG Ogden and their partners to facilitate the delivery of this transformative project through our supercharged Market-Led Proposals (MLP) policy. While private sector proposals have stalled under Labor's failing MLP framework, the LNP will work to make them a reality.

The LNP will make B.E.E.P a Priority Development Area.

It's estimated this \$2.5 billion project could deliver up to 7,750 jobs during construction.

The ongoing benefits of B.E.E.P for students, entertainers, catering businesses, film and production industries, construction firms, visitors to Brisbane and the thousands of other businesses that will service the new precinct will last for decades to come.

The LNP will work to deliver the Brisbane Entertainment and Education Precinct through our supercharged Market-Led Proposals policy so we can create jobs and build a better Queensland.

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Frequently Asked Questions

What are the benefits of an exclusive mandate?

The proponents will be given the first chance to make this project a reality. An exclusive mandate gives the proponents the certainty, flexibility and security to invest in the development of a full business case for this project because they have the first-mover advantage.

Has a development like this ever been built over railyards before?

Around the world developments occur over railyards on a regular basis as the space above is underutilised and usually an eyesore. An example is Federation Square in Melbourne and Hudson Yards in New York.

How would a university be selected for B.E.E.P?

A request for proposals document will form part of the business case and will be sent to Australian and international universities who seek to expand their service offerings and provide more opportunities for our children for years to come into the future. The LNP has already had early expressions of interest from Australian Universities who seek a city-based campus close to public transport.

Why are world-class production facilities a part of the proposal?

Queensland has continually lost domestic TV film production to NSW and Victoria. The Queensland climate is ideally suited to early morning filming and Queenslanders love to participate and support game shows, movies and other production mediums. The existing TV stations at Mount Coot-tha will be offered the opportunity to use and call the new facilities home, with easy access to the city and main transport routes. If feasible, there may be an opportunity to relocate the television stations from Mount Coot-tha to the B.E.E.P.

Does the proposed development affect Cross River Rail?

No. A box will be reserved for Cross River Rail and this is already included in AEG Ogden's proposal.

Are any heritage buildings affected?

No. The heritage buildings at Roma Street will be preserved and enhanced to ensure their ongoing use and longevity.

Is there any disruption to the Roma Street Parklands?

No. In fact, the existing Roma Street Parklands will receive 12 more hectares of public space.

What happens to the existing transit centre buildings?

The existing centre will be demolished and a new one built as part of the precinct. This will vastly improve the facilities and amenities available for travellers when they arrive in Brisbane.

What happens to the existing builders and building owners?

As part of the business case and exclusive mandate, the existing building owners can work with the proponents to include their necessary considerations and conditions in the business case. We understand the existing owners are willing to talk and discuss options for them to also take part in the redevelopment of the site.

Will existing transit centre bus services be impacted?

The impact will largely depend on the business case. But we'll work with Brisbane City Council and the proponents to ensure the precinct is not over developed and that all services are considered, including transport impacts, and ensure enhanced public transport usage is taken into consideration.

How have the construction jobs been estimated?

The jobs estimate for the potential \$2.5 billion project has been calculated using Queensland Treasury's jobs multiplier methodology.

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**Together, Let's
Build a Better
Queensland**

FILM & PRODUCTION STUDIOS & TV STATIONS



UNIVERSITY CAMPUS



12 HECTARES OF NEW PUBLIC SPACE



CITY CHANGING DEVELOPMENT



HEALTH AND MEDICAL HUB



TIMES SQUARE STYLE PLAZA



17,000 SEAT BRISBANE LIVE ARENA



7,750 JOBS TO BE CREATED



ENHANCED PUBLIC TRANSPORT CONNECTIONS





FIREBIRDS
QUEENSLAND

FIREBIRDS
QUEENSLAND

GO FIREBIRDS

GO FIREBIRDS