

Brisbane Markets' makeover takes shape

Brisbane Markets' 77ha Rocklea site is undergoing an obvious makeover as work continues on its \$150 million redevelopment to revitalise the 45-year-old site.

A Brisbane Markets Master Planning document is guiding the staged process of ongoing upgrading and development of the overall site, with the demolition and redevelopment of old buildings and the construction of new state-of-the-art facilities over a 10-12 year time frame.

By 2020 the Brisbane Markets will have an additional road access, new commercial business hub, improved parking, additional state of the art warehousing and a major upgrade to the central trading floor.

It is anticipated that the Gross Floor Area of all building structures within the site will increase from some 136,000m² in 2002 when BML took over ownership of the Markets to over 210,000m², or some 55% increase when completed.

At the same time, some 14 older existing buildings will have been either refurbished or demolished.

Current work

Work has progressed steadily over the past 18 months and has included:

- Purchase of an adjacent 9.7 hectare site from the State Government, taking the site to 77ha.
- Opening of a \$33 million multi-tenant South Gate East warehouse and office space project totaling 16,089m² on a 45,000m² site.
- Earth works on the western side of Brisbane Markets, paving the way for a further access point into the Markets. The work includes additional car parking areas and the establishment of a new building platform in the north west corner of the site
- The internal gutting of F Block, a prominent three-storey building, which will be refurbished and turned into new commercial offices, with a total floor area of about 4,000m².

Planned development work

Over the next two years, the range of projects being considered includes:

- Warehouse construction (4200m² building)
- Warehouse construction – South Gate East – Stage 2 (2500m² building)
- South Gate West – civil works/site development
- F Block – refurbishment works
- Commercial centre streetscape upgrade

Other projects identified for consideration in the median term (three to five years) include further warehouse developments and a progression of Stage one of the redevelopment of the Central Trading Area.

The ultimate aim is for the Brisbane Markets facility to have the flexibility to respond to stakeholder requirements and provide the facilities necessary to meet the needs of the industry.

Caption: *The Brisbane Markets Master Plan map showing potential development over the next 10 years.*

