



Herston Quarter Priority Development Area (PDA)

February 2017

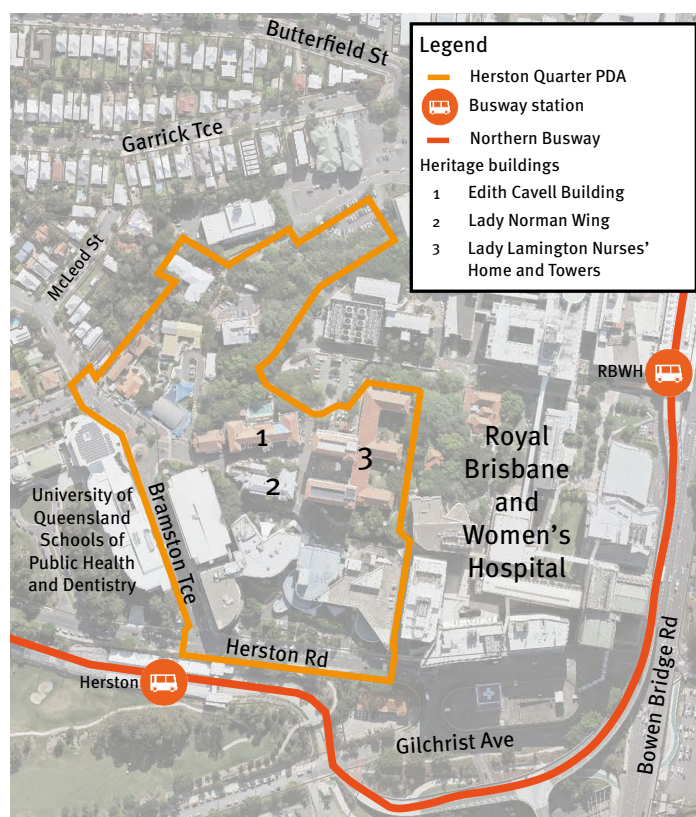
Herston Quarter is an approximately five-hectare site adjacent to the Royal Brisbane and Women's Hospital (RBWH) that became available for redevelopment following the relocation of children's health services to the Lady Cilento Children's Hospital in South Brisbane.

Following a competitive bid process, the Queensland Government selected Australian Unity as preferred tenderer for the estimated \$1.1 billion development of the Herston Quarter into a new mixed-use precinct for health, residential, commercial and recreational activities.

The revitalisation of the Herston Quarter will support employment growth in health and knowledge industries and contribute to a world-class destination for health-related uses.

The mixed-use redevelopment of the precinct will deliver:

- health facilities including a Specialist Rehabilitation and Ambulatory Care Centre (SRACC) and a private hospital
- supporting commercial, residential, retirement, child care, aged care, community and ancillary retail uses
- a range of diverse, interconnected and activated public spaces
- high-quality buildings and public spaces that respond to Brisbane's sub-tropical climate
- a new integrated car park to service the needs of staff and visitors to the RBWH and the precinct
- the conservation and adaptive re-use of heritage places
- better integration between the PDA, the RBWH, the University of Queensland and the surrounding area including physically and visually reconnecting the heritage buildings to Herston Road and Bramston Terrace.



The Herston Quarter was declared a PDA on 18 November 2016 under the *Economic Development Act 2012* by the Queensland Government to facilitate the planning and delivery of this important project. The Herston Quarter PDA has been identified as a key health and knowledge precinct under the government's Advancing our cities and regions strategy and will bring together critical elements of health, research and education.

Who is Economic Development Queensland (EDQ)?

EDQ is a specialist land use planning and property development unit of the Queensland Government. EDQ's objectives are to deliver economic development and development for community purposes. EDQ plans and facilitates property development and infrastructure projects to create prosperous, liveable and connected communities.

EDQ, under the Advancing our cities and regions strategy, is leading the development of the planning framework for the Herston Quarter PDA that will facilitate the expansion of the existing RBWH health and knowledge precinct, help to advance Queensland's knowledge economy including research, science and innovation capacity, and drive international competitiveness.



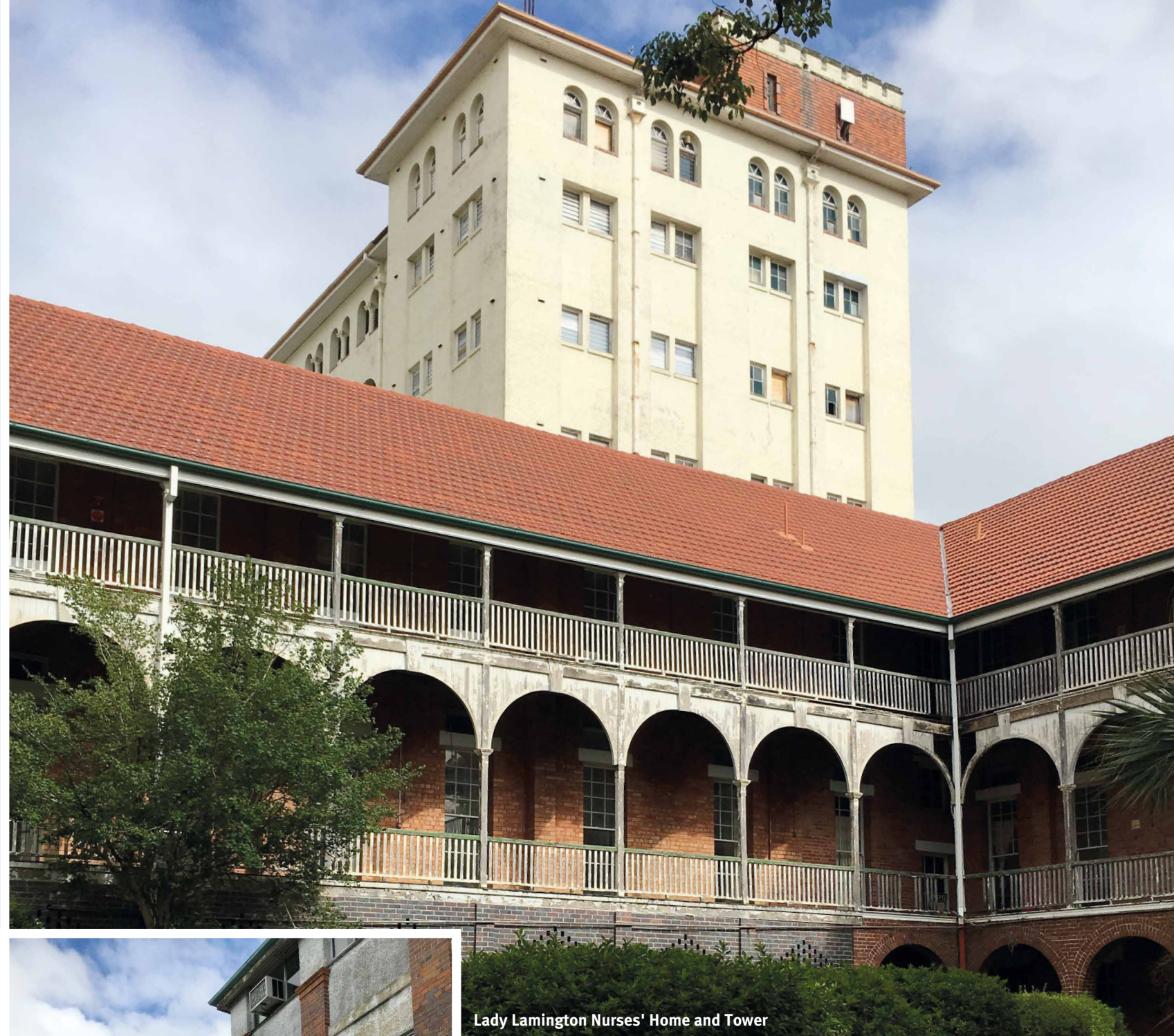
What is a PDA?

PDAs are precincts within Queensland that have been identified for specific accelerated development with a focus on economic development and development for community purposes.

To facilitate PDAs, EDQ works closely with key stakeholders, including the relevant local government, to plan and deliver outcomes within PDAs.

Following the declaration of the Herston Quarter, an Interim Land Use Plan (ILUP) came into immediate effect and will be in place for up to 12 months while the development scheme is being prepared. The Herston Quarter ILUP provides the planning framework to allow early works to begin including relocation of services and demolition of non-heritage buildings as well as the priority planning and construction of the SRACC. You can download the Herston Quarter ILUP at www.edq.qld.gov.au/herston-quarter-pda.

EDQ will consult with the community and stakeholders while preparing the development scheme which will ultimately guide the future land use, infrastructure and development within the PDA.



Lady Lamington Nurses' Home and Tower



Edith Cavell Building



Evergreen Lane

Will the heritage buildings be preserved?

Within the Herston Quarter PDA there are a number of heritage buildings that are listed on the Queensland Heritage Register. The significant heritage buildings include the Lady Lamington Nurses' Home, Lady Lamington North and South Towers, Edith Cavell Building and Lady Norman Wing. These buildings will be conserved and revitalised with a range of uses such as cafes, restaurants and student accommodation that will add vibrancy and a day and night presence to the precinct.

How will car parking and traffic be managed in the PDA?

Car parking and traffic are key considerations in any planning process, and are particularly important for the Herston Quarter PDA. The ILUP contains provisions to ensure adverse impacts on surrounding residents and local streets are minimised. For example, the ILUP uses the same car parking requirements for development as Brisbane City Council (BCC). Therefore, any residential or commercial developments in the PDA would have to provide the same amount of car parking as they would under the BCC planning scheme. The ILUP also allows for a new integrated car park in the north of the PDA to service the parking requirements of the Royal Brisbane and Women's Hospital and the PDA. In addition, the ILUP requires that the safety and operation of the road network outside of the PDA is consistent with BCC's road network operational requirements. Car parking and traffic will be considered in further detail in the development scheme drafting process.

Who is responsible for what?

Development of the Herston Quarter PDA involves a number of organisations performing various roles over the life of the proposed renewal of the site.

Queensland Treasury managed the competitive bid process which resulted in Australian Unity being selected as the preferred proponent. Metro North Hospital and Health Service, as landowner, is entering into the agreement with Australian Unity to oversee the site's renewal. By declaring a PDA, EDQ is the responsible planning agency (including plan making and development assessment) rather than BCC. However, BCC will remain involved in the planning process and be responsible for other matters including local infrastructure networks and management of local laws.

PDA TIMELINE

18 NOVEMBER 2016

Herston Quarter PDA
declared

DECEMBER
TO MID-2017

Prepare draft
development scheme

MID-2017

Public notification of draft
development scheme

NOVEMBER 2017

Finalisation of
development scheme

**indicative*



Lady Lamington Tower



Example of site activation

HAVE YOUR SAY AND GET INVOLVED



A draft development scheme will be publicly notified to provide the general community, residents and business owners the opportunity to comment on the planning for the site prior to consideration by the Minister for Economic Development Queensland. This is expected to occur in mid-2017. More detailed information about how and when this engagement will occur will be provided closer to the time.

Register your interest

If you have questions about PDAs, EDQ, revitalisation of the Herston Quarter PDA, or would like to register your interest to receive future newsletters, please visit haveyoursay.dilgp.qld.gov.au/herston

For further information on Australian Unity, construction timeframes, procurement or final design, visit: www.qld.gov.au/herstonquarter
email: info@herstonquarter.com.au

For further information about EDQ and the planning process and framework visit: www.dilgp.qld.gov.au/herston-quarter-pda
email: edq@dilgp.qld.gov.au