

HERSTON QUARTER REDEVELOPMENT OVERVIEW



HerstonQuarter
REDEVELOPMENT

AUGUST 2016

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

The redevelopment of the Herston Quarter will create a landmark Brisbane destination and a global benchmark for health precincts. It will integrate public rehabilitation services and elective surgery, intergenerational living

and green spaces in ways that encourage socialisation, innovation, collaboration and interaction. Iconic heritage buildings will be reinvigorated, preserving Brisbane's health heritage while building a new health future.



Herston Quarter proposed masterplan

HERSTON QUARTER REDEVELOPMENT OVERVIEW

The vision

Australian Unity's estimated \$1.1 billion redevelopment masterplan builds on the existing world-class health and research uses of the precinct.

Over the next 10 years, Australian Unity's vision for the Herston Quarter is proposed to establish:

- a diverse, vibrant and connected community providing health services, aged care and supporting and complementary uses
- a 'wellbeing community' that creates places for people to live, work and thrive

- an intergenerational community where people of all ages and abilities connect and interact.

Australian Unity will also deliver a new public health facility for Metro North Hospital and Health Service: the Specialist Rehabilitation and Ambulatory Care Centre (SRACC). Australian Unity also plans to deliver a private hospital; aged care, retirement living and residential accommodation; and public and green space. It will bring new life and purpose to heritage buildings on the site.

The plan

Australian Unity's masterplan for the Herston Quarter includes:

- the 132 bed public SRACC with an estimated cost of \$275 million, which will provide specialised care for long stay acute rehabilitation patients and will efficiently deliver elective surgery to further cut waiting times for Queenslanders
- a new private hospital incorporating medical suites, commercial space and potential for biomedical space
- a multi-million dollar investment in the adaptive re-use of the heritage buildings including returning the historic Lady Lamington buildings to student accommodation, consistent with their original use
- aged care and retirement living and an active seniors' and wellbeing precinct providing community services and facilities
- residential accommodation
- potential for further research and commercial space
- childcare facilities, including a publicly operated facility that will double the number of childcare places currently available on site for staff, and a private facility serving the broader user base of the Herston Health Precinct
- retail and restaurant facilities to support the new mixed-use community

- triple the number of carparks currently available on the site
- a multi-million dollar investment in the public realm to create a variety of attractive, accessible and comfortable new public spaces for visitors and residents to enjoy, and to improve the connectivity of the Herston Quarter with the Herston Health Precinct and surrounds.

Australian Unity's masterplan includes 12 buildings on the site, including a number of heritage buildings.



Aerial view of the Herston Quarter (artist's impression)



HERSTON QUARTER REDEVELOPMENT OVERVIEW

Cost

With the exception of the SRACC, which will be publicly funded, this project is being funded and financed by Australian Unity and delivered at no net cost or risk to the State. Australian Unity estimates that the project is worth \$1.1 billion, including the SRACC.

Delivery timeframe

The redevelopment will occur in stages over the next 10 years, with the order of staging expected to be:

Stage 1: Estimated to commence in 2017 and be complete in 2020

- Initial site preparation, demolition of former Royal Children's Hospital, excavation of bedrock
- Upgrades to Herston Road, and construction of the SRACC public health facility
- Upgrades to internal roads, construction of Spanish Steps and other public realm areas
- Refurbish Lady Lamington Nurses' Home, Edith Cavell Building, Lady Norman Building, Lady Lamington North and South Towers.

Stage 2: Estimated to commence in 2017 and be complete within ten years

- Construct new Lady Lamington adjoining building
- Construct new carpark in northern precinct
- Construct retirement and aged care buildings
- Construct new private hospital
- Construct residential development.

Project timeline

WE ARE HERE

1	2	3	4	5	6	7
Expressions of Interest (EOI) process	Shortlisted developers announced	Requests for Proposals (RFP) process with shortlisted developers	Preferred tenderer announced	Contract documentation	Works begin onsite	Development timeframe
Late 2014–mid 2015	July 2015	Late 2015–mid 2016	August 2016	Late 2016	Early 2017	2017–Late 2020s

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Jobs and economic contribution

Australian Unity estimates that the Herston Quarter redevelopment will support more than 700 full time equivalent jobs annually over the construction period, and hundreds of jobs annually in operation.

Once redeveloped, the Herston Quarter will elevate Brisbane's position as a truly international city, with a health and research precinct that will help Queensland to attract and retain the best clinicians, health workers, researchers, academics and students.

The preferred tenderer

Australian Unity was selected as preferred tenderer following a competitive bid process led by Queensland Treasury, working closely with Queensland Health and Metro North Hospital and Health Service.

As one of Australia's oldest mutual organisations, Australian Unity has no external shareholders and instead focuses on delivering community value through projects and products that solve individual and community needs. The company currently provides healthcare, financial services, retirement living and aged care services to almost one million customers throughout Australia.

Australian Unity has a deep understanding of the acute hospital sector through the highly regarded Australian Unity Healthcare Property Trust (HPT), which acquires, develops and manages healthcare assets on behalf of approximately 6,000 institutional and retail investors.

As the largest independent healthcare landlord in Australia, and with more than \$1 billion of assets, the management team of the HPT has developed a close to 20-year enviable and successful track-record of working with hospital operators to design, develop and manage key hospital infrastructure assets throughout Australia.

Community consultation and more information

The State has undertaken community consultation as part of the procurement process. Following the finalisation of the contract with

the Queensland Government Australian Unity will consult further with the community on its proposal.

In the meantime, you can have your say and find out more about the project by visiting www.qld.gov.au/herstonquarter, emailing info@herstonquarter.com.au or phoning +61 7 3210 7760.

For more information

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REDEVELOPMENT PROCESS



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AUGUST 2016

Following a competitive bid process, the Queensland Government has 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 activity.

Australian Unity's redevelopment plan builds on the existing world-class health and research uses of the Herston Health Precinct. Australian Unity will deliver a new public 132 bed Specialist Rehabilitation and Ambulatory Care Centre (SRACC) for Metro North

Hospital and Health Service. Over the next 10 years, Australian Unity also plans to deliver a private hospital; aged care, retirement living, residential and student accommodation; retail and commercial space; childcare and new public spaces. It will reinvigorate a number of significant heritage buildings on the site.

The new Herston Quarter will elevate Brisbane's position as a truly international city, with a health and research precinct that will help attract and retain the best clinicians, health workers, researchers, academics and students.

The redevelopment process

The Queensland Government undertook a comprehensive competitive process to ensure that the right developer was selected for this project. The developer's vision for the Herston Quarter, their credentials, capability and experience in delivering masterplanned health and community precincts were the focus of the process. This process has delivered the best outcome for the Herston Quarter.

Expressions of Interest (EOI) phase (late 2014–early 2015)

During the EOI phase, proponents were encouraged to demonstrate their experience, capability and capacity to successfully masterplan, manage and deliver developments of similar size, nature and complexity, including the adaptive reuse of existing heritage buildings.

Shortlisted proponents invited to continue in the process were announced in July 2015, following a rigorous evaluation process.

Request for Proposals (RFP) phase (late 2015–mid 2016)

In October 2015, shortlisted proponents were invited to submit their detailed proposals to redevelop the Herston Quarter. Shortlisted proponents Australian Unity and Lendlease submitted proposals in April 2016.

Following a comprehensive evaluation process, Australian Unity was announced as the preferred tenderer in August 2016.

Contract documentation phase (late 2016)

The Queensland Government will work with Australian Unity as preferred tenderer to finalise the contract and the redevelopment masterplan.

REDEVELOPMENT PROCESS

The State and Australian Unity will also finalise the planning framework for the Herston Quarter, in consultation with the community, with works expected to start on site in early 2017.

Redevelopment phase (2017–Late 2020s)

The redevelopment will occur in stages over the next 10 years and is expected to include:

- the 132 bed public SRACC with an estimated cost of \$275 million, which will provide specialised care for long stay acute rehabilitation patients and will efficiently deliver elective surgery to further cut waiting times for Queenslanders
- a new private hospital incorporating medical suites, commercial space and potential for biomedical space
- a multi-million dollar investment in the adaptive re-use of the heritage buildings including returning the historic Lady Lamington buildings to student accommodation, consistent with their original use

- aged care and retirement living, and an active seniors' and well-being precinct providing community services and facilities
- residential accommodation
- potential for further research and commercial space
- childcare facilities, including a publicly operated childcare facility that will double the number of childcare places currently available on the site for staff, and a private facility serving the broader user base of the Herston Health Precinct
- retail and restaurant facilities to support the new mixed-use community
- more than triple the number of carparks currently available on the site
- a multi-million dollar investment in the public realm to create a variety of attractive, accessible and comfortable new public spaces for visitors and residents to enjoy, and to improve connectivity of the Herston Quarter with the Herston Health Precinct and surrounds.



Project management

The redevelopment project will be led by Australian Unity in close consultation with the Queensland Government.

Project timeline

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SPECIALIST REHABILITATION AND AMBULATORY CARE CENTRE (SRACC)



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Project overview

Adjacent to the Royal Brisbane and Women's Hospital and part of the world-class Herston Health Precinct, the five hectare Herston Quarter redevelopment offers an opportunity to elevate Brisbane's health credentials and cement the broader Herston Health Precinct as home to globally recognised health care, research, education, clinical trials and treatments.

As part of the masterplan and in line with the government's vision for the site, preferred tenderer Australian Unity will deliver a new 132 bed public Specialist Rehabilitation and Ambulatory Care Centre (SRACC) for Metro North Hospital and Health Service.

Australian Unity plans to complement the public health facility with a range of health and wellbeing developments, including a private hospital; aged care, retirement living, residential and student accommodation; retail and commercial space; childcare and new public spaces.

The publicly funded SRACC, together with the Herston Quarter redevelopment, will cement Brisbane's place as a key employer of the best clinicians, health workers, researchers, academics and health students.



The SRACC (to the right) flanked by the Spanish Steps

SPECIALIST REHABILITATION AND AMBULATORY CARE CENTRE (SRACC)

The SRACC

The SRACC, to be operated by Metro North Hospital and Health Service (MNHHS), will comprise 100 rehabilitation beds, special purpose rehabilitation support areas and a surgical and endoscopic centre with a 32 bed surgical inpatient room, seven operating theatres, three endoscopy rooms and recovery spaces.

Construction of the SRACC, with an estimated cost of \$275 million, will be funded by MNHHS. Australian Unity will deliver the SRACC, which will be located in a new building proposed for Herston Road.

In a new model of care for Queensland, the SRACC will provide specialised care for long stay acute rehabilitation patients. It will improve health service efficiency and assist to reduce hospital waiting lists.

The SRACC provides a patient-centred model of care that will focus around family involvement within a health care building designed to maximise natural light, views and outlooks.

The SRACC will support the Queensland Government in its aim to attract and retain a high quality public health workforce.

The SRACC will be carefully designed to deliver:

- maximised patient safety in a high quality environment
- family and carer spaces
- spaces and external decks for family and friends to encourage patient rehabilitation and socialisation
- minimal travel distances for staff to patients
- connectivity to the external environment
- intuitive wayfinding within the facility
- direct access to car parking for visitors, clients and staff
- staff control over natural and artificial lighting to all areas
- adequate circulation spaces for people with disabilities and health issues.



Delivery timeframe

It is expected that construction on the SRACC will begin in 2017, with the facility to be operational in 2020.



Internal courtyard within SRACC

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HERITAGE BUILDINGS



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Heritage buildings

The Herston Quarter is home to a number of heritage-listed buildings, much loved by generations of nurses who lived and trained in the buildings, which are protected by the *Queensland Heritage Act 1992 (Qld)*.

In need of significant investment to preserve them for the future, the adaptive re-use of the heritage buildings on the site was a key component of the Queensland Government's vision and tender requirements for the Herston Quarter redevelopment.

The heritage buildings are the:

- Lady Lamington Nurses' Home
- Lady Lamington North and South Towers
- Lady Norman building
- Edith Cavell building

Australian Unity's plan for the Herston Quarter recognises the value of the heritage assets and uses them as the central organising element and a key attractor.



Herston Square and Lady Lamington Towers

A bright future for the heritage buildings at Herston Quarter

Lady Lamington Nurses' Home



Lady Lamington Nurses' Home (in the foreground)

The Lady Lamington Nurses' Home was the first significant work in Queensland by celebrated architect Robin Smith Dods and is arguably the most significant historic building within the Herston Quarter. It was constructed over three stages between 1896 and 1931 to provide improved nurses' accommodation for the hospital.

This building will be restored to its original use as accommodation: students will be housed in this building, which will be linked to the Lady Lamington Towers.

HERITAGE BUILDINGS

Lady Lamington North and South Towers

The Spanish Mission style Lady Lamington North and South Towers were constructed between 1936 and 1939 to provide additional housing for nursing staff working at the Royal Brisbane Hospital.

This building will provide student accommodation in the upper floors of the southern and northern towers, linked to further student accommodation in the adjoining Lady Lamington Nurses' Home.

Between the two towers a new and separate seven floor student accommodation building at the eastern end of the courtyard will be built and will provide a visual separation between old and new.

The courtyard between the towers and a new 'Herston Square' will be re-landscaped to provide a new setting for the buildings and the approach to the Lady Lamington Nurses' Home.



Lady Lamington North and South Towers

Lady Norman building



Lady Norman building

The Lady Norman building is a late Victorian L-shaped two-storey timber and brick hospital ward building, established in 1896 as an extension to the children's hospital. It is also one of the few remaining examples of pavilion wards within a hospital environment in Queensland.

This building will be repurposed as a flexible workspace for health-related commercial uses.

The garden space around the building will be maintained and enhanced with new planting.

The western annexe, which is a later addition, will be removed to reveal the original building and improve its visibility and overall setting.

Edith Cavell building

Constructed in 1922 to accommodate nurses supporting the expanding children's hospital, the Edith Cavell building presents impressive views across Brisbane's northern suburbs.

The Edith Cavell building will have its openings to the south on the first and second levels reinstated, and the fire shutters, which are later additions to upper levels of the north façade, removed. The setting of the garden and its stone walls to the north will be enhanced and used as part of a relocated and expanded, publicly operated childcare centre and Kidsafe facility, both to be located at ground level.

The upper floors will be adapted for use by health-related commercial businesses.



Edith Cavell building

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PUBLIC SPACES



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Public spaces

High quality public spaces are key to creating an appealing environment for people to live, work and visit. At the Herston Quarter, Australian Unity is planning a multi-million dollar investment in the public realm to create a variety of attractive, accessible and comfortable new public spaces for visitors and residents to enjoy.

The principles underlying Australian Unity's design of Herston's public spaces include:

- creating strong connections between and through the precinct

- providing access to greenery, shade and external amenity to encourage an outdoors lifestyle
- developing active ground floor areas which provide attractive, lively and people friendly environments
- accessing views to heritage buildings and distant views out over Brisbane
- delivering a pedestrianised environment where car movement is secondary.

Key public spaces planned for the Herston Quarter include the Spanish Steps, Lamington Place, Herston Square, the Entry Plaza, the SRACC Forecourt and the Green Heart.

The Spanish Steps

The Spanish Steps is a wide set of stairs linking the heritage buildings at the core of the Herston Quarter with Herston Road and public transport. The steps integrate greenery into the area through a series of terraces and unique public spaces.

The Spanish Steps, along with the terrain of the Herston Quarter, create a public amphitheatre space that may be able to be used for performances and as a gathering space.



View of Spanish Steps from Herston Road

PUBLIC SPACES

Lamington Place

Lamington Place links the heritage buildings at the core of the Herston Quarter, with the new public Specialist Rehabilitation Ambulatory Care Centre (SRACC) and the Green Heart. It will act as a bridging element to link these different precincts, and as a resting place.

Lamington Place contains a small flexible plaza space that will be able to be used for markets and similar placemaking activities.

Herston Square

Herston Square is a central public space flanked by the existing Lamington Towers. It will allow movement through it and provide areas for rest and relaxation. The square will include ground floor retail, restaurants and bars.

The Entry Plaza

The Entry Plaza will establish a strong visual connection between Herston Busway Station, Herston Road, the Spanish Steps and the heritage buildings at the core of the site. The Entry Plaza will be designed to invite pedestrians into the Herston Quarter.

SRACC Forecourt

The SRACC Forecourt acts as the primary public entrance into the public SRACC facility. It also provides a pedestrian gateway to the heritage buildings at the core of the Herston Quarter and the mid-levels of the Spanish Steps.

The Green Heart

Located in the centre of the Herston Health Precinct, the Green Heart will provide residents, workers and visitors with a significant secluded and peaceful green escape within an urban precinct.

Public art

Public art will feature throughout the Herston Quarter and will be designed to reflect the rich cultural and historical context and create a sense of place.



Perspective view of retirement living buildings with courtyard garden

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