



# Redevelopment overview

The redevelopment of 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 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.

## Herston Quarter illustrated masterplan



### Legend

- 1 Specialist public health facility
- 2 Lady Lamington Building
- 3 Future Residential Tower
- 4 Future Private Hospital
- 5 Lady Norman Building
- 6 Edith Cavell Building
- 7 Future Aged Care Facility
- 8 Future Retirement Living
- 9 Future Northern Car Park



Australian Unity will deliver a specialist public health facility and new public space that will form part of the exciting transformation at Herston Quarter.

## 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 Herston Quarter is proposed to establish:

- a diverse, vibrant and connected community providing health services, aged care and supporting and complementary uses.
- an intergenerational community where people of all ages and abilities connect and interact.
- a 'wellbeing community' that creates places for people to live, work and thrive.
- a new public health facility for Metro North Hospital and Health Service.

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:

 A new specialist **public health facility** with 184 in-patient beds and rehabilitation, elective surgery, endoscopy and outpatient services, to help meet the increasing health demands in Queensland

 A new **private hospital** incorporating medical suites, commercial space and potential for biomedical space

 **aged care and retirement living**, and an active seniors' and wellbeing precinct providing community services and facilities

 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

 Residential **accommodation**

 Potential for further **research and commercial space**

 **Childcare** facilities

 **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.



Artists impression of new public spaces



Lady Lamington Buildings



Artists impression of the new specialist public health facility.

## Delivery timeframe

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

### Stage 1:

Commenced in 2017 and due for completion late 2020

- Initial site preparation, demolition of former Royal Children's Hospital, excavation of bedrock
- Construction of the specialist public health facility
- Construction of Spanish Steps and other public realm areas.

### Stage 2:

Expected to commence late 2018 and be complete within ten years

- Construct new carpark in northern precinct
- Refurbish Lady Lamington Nurses' Home, Edith Cavell Building, Lady Norman Building, Lady Lamington North and South Towers
- Construct retirement and aged care buildings
- Construct new private hospital
- Construct residential development.

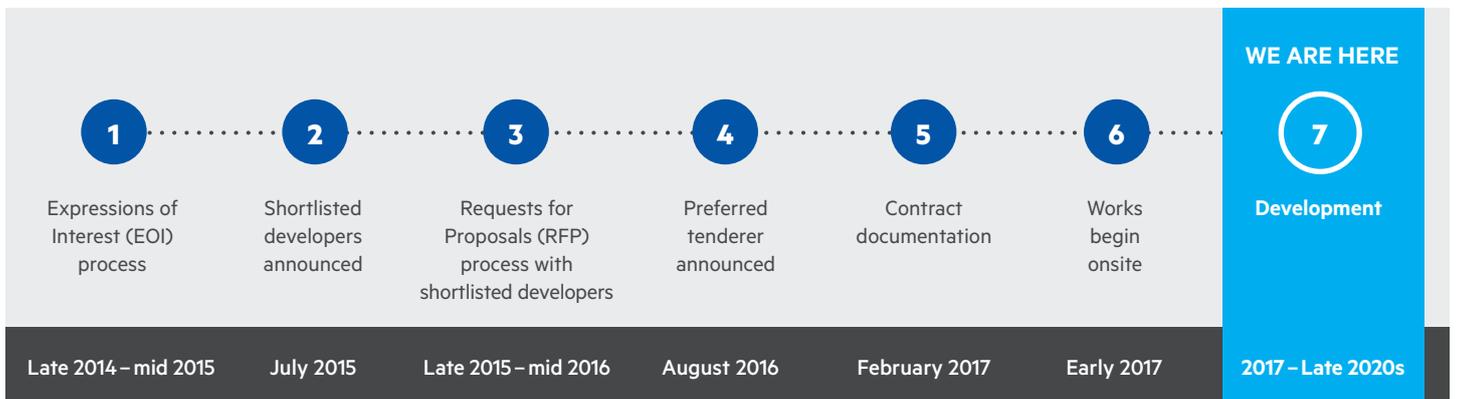
## Cost

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.



Concept only – aerial view of the site from Herston Road.

## Project timeline



## Jobs and economic contribution

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

Once redeveloped, 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 developer

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. Following negotiations, Australian Unity was appointed as successful developer for Herston Quarter.

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, 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 \$1.6 billion of assets, the management team of the Healthcare Property Trust 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.



### Register for updates

Keep up to date about the redevelopment of Herston Quarter via our website, enewsletter, face to face information sessions and on-site signage and leaflets. You can also register for regular updates at [herstonquarter.com.au](https://herstonquarter.com.au)

For more information about the project please visit



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