

# Herston Quarter Redevelopment overview

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.

Concept only

Artists impression of proposed heritage precinct

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 will  
create a landmark  
Brisbane destination.



## Legend

- 01 Lamington Place
- 02 Herston Square
- 03 Spanish Garden
- 04 Green Heart
- 05 SRACC
- 06 Aged Care
- 07 Privacy Hospital
- 08 Lady Lamington Towers
- 09 Lady Lamington Building
- 10 Retirement Living
- 11 Car Park
- 12 Edith Cavell Building
- 13 Lady Norman Building
- 14 Residential Towers



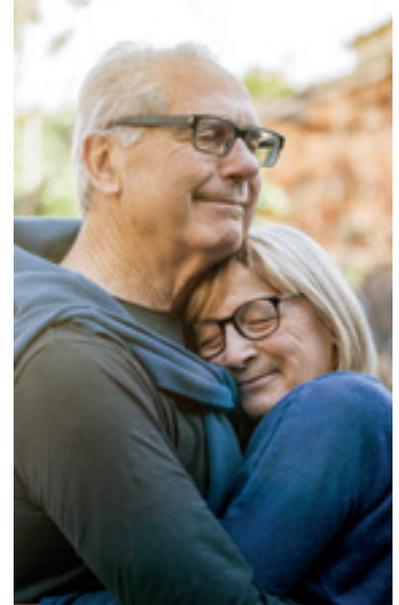
## The vision

**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 \$300 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 childcare facility to replace the existing Lady Ramsay Childcare Centre and a private facility that, together, will double the number of available childcare places
- 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.



Artists impression of new public spaces



Artists impression of the new SRACC courtyard



Lady Lamington Buildings



Artist impression of the Herston Rd Elevation

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



## 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:

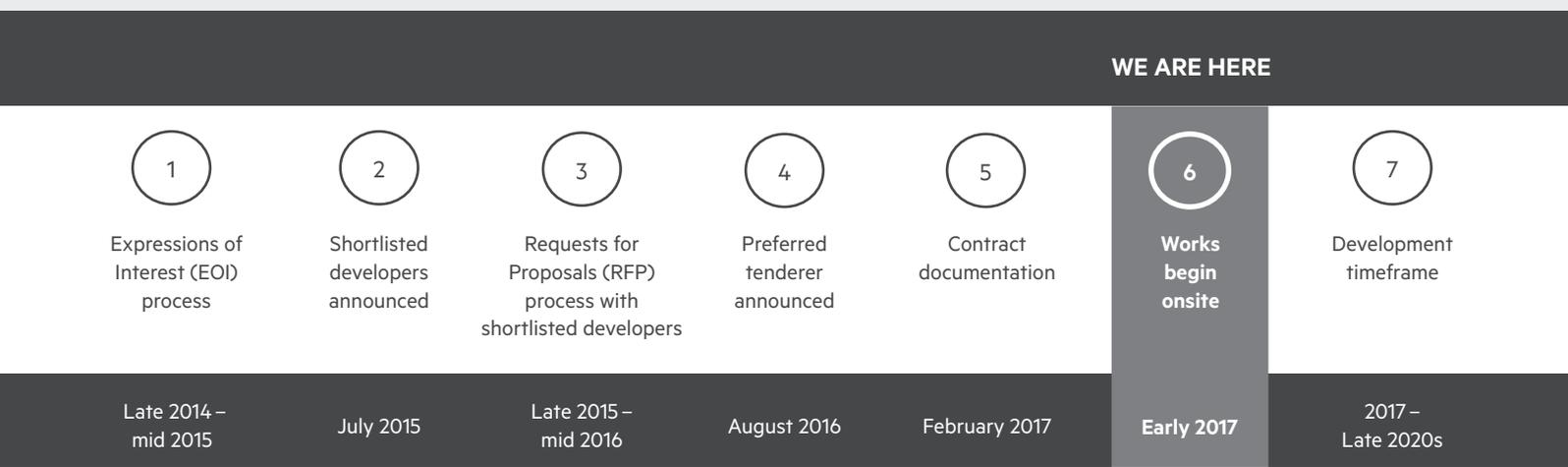
**Estimated to commence in 2017 and be complete within ten years**

- 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.



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 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 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 has now been appointed as successful developer for the 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 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.



Our partners:



Queensland  
Government

Metro North Hospital  
and Health Service

HASSELL



### Register for updates

Be kept up to date about the redevelopment of Herston Quarter via our website, e-newsletter, face to face information sessions and on-site signage and leaflets. You can also register for regular updates at:

 [herstonquarter.com.au](http://herstonquarter.com.au)

For more information about the project please visit:



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