


# Herston Quarter Redevelopment Process



Following a competitive bid and negotiation process, the Queensland Government has selected Australian Unity as the successful developer 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 (early 2017)

The Queensland Government has worked with Australian Unity to finalise the contract and the redevelopment masterplan. These negotiations are now complete and Australian Unity has been appointed as the successful developer for the Herston Quarter.

In November 2016 the State declared the Herston Quarter a Priority Development Area (PDA).

Works are expected to start on site in early 2017.

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international city.

**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 \$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 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 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
- 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.

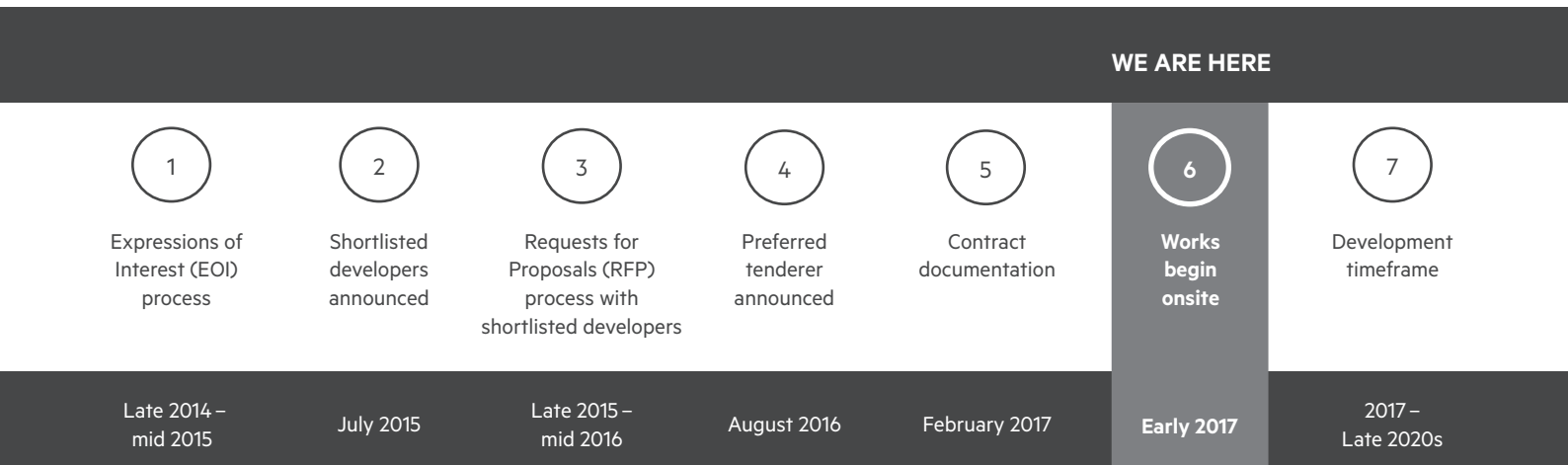


**Register for updates**


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)

**Project timeline**



For more information about the project please visit

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