

AUGUST 2017

# Herston Quarter

Priority Development Area

## PROPOSED DEVELOPMENT SCHEME



HerstonQuarter



Queensland  
Government

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# INTRODUCTION



**Herston**Quarter



### 1.1. *Economic Development Act 2012*

The *Economic Development Act 2012* (the Act)<sup>1</sup> establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the functions and delegations of the Act.

The main purpose of the Act<sup>2</sup> is to facilitate economic development, and development for community purposes, in the state. The Act<sup>3</sup> seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the state declared as priority development areas (PDAs).

### 1.2. Application of the development scheme

The Herston Quarter PDA Development Scheme (the development scheme) is applicable to all development on land within the boundaries of the PDA (refer map 1).

From the date of approval under a regulation, the development scheme takes effect.

### 1.3. Components of the development scheme

The development scheme consists of:

- the land use plan that regulates development in the PDA (section 2)
- the infrastructure plan that describes infrastructure required to support achievement of the land use plan and states applicable infrastructure charges (section 3)
- the implementation strategy that describes actions that complement the land use plan and infrastructure plan to achieve the main purpose of the Act (section 4).

### 1.4. State interests

Relevant matters of state interest have been considered in the preparation of the development scheme and will be considered further as part of the assessment of a PDA development application<sup>4</sup>.

<sup>1</sup> See section 8 of the Act.

<sup>2</sup> See section 3 of the Act.

<sup>3</sup> See section 4 of the Act.

<sup>4</sup> Section 87 of the Act states that any relevant state interest must be considered in deciding a PDA development application. 'State interest' is defined in section 87 of the Act. The State Planning Policy (SPP) and State Development Assessment Provisions (SDAP) provide guidance in identifying if a state interest is relevant to the assessment of a PDA development application.

### 1.5. Acknowledgements

The development scheme was prepared by the Department of Infrastructure, Local Government and Planning in consultation with Brisbane City Council (BCC) and other state agencies.

### 1.6. PDA description

The Herston Quarter PDA (refer map 1) was declared by regulation<sup>5</sup> on 18 November 2016.

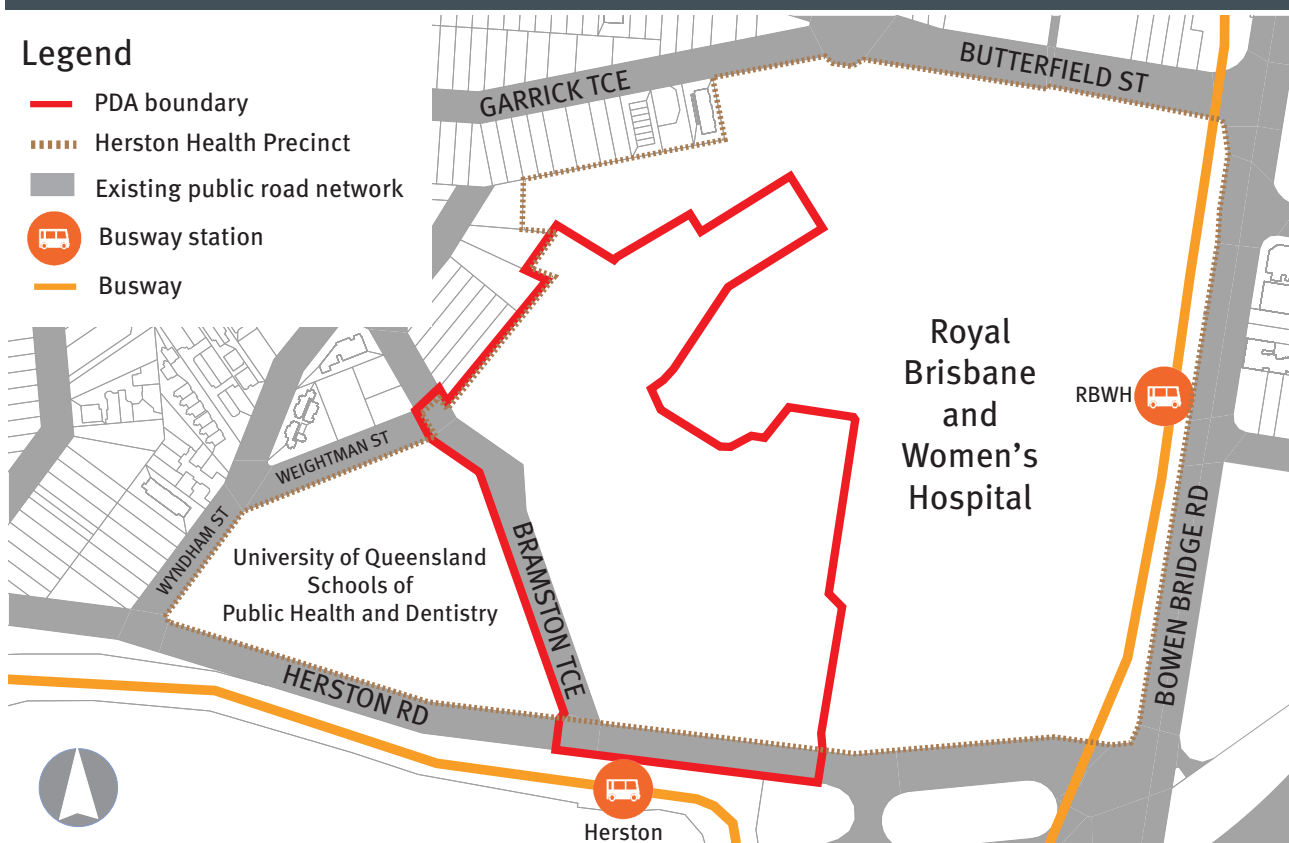
The Herston Quarter PDA is approximately six hectares in size and located just over two kilometres north of the

<sup>5</sup> See section 37 of the Act.

Brisbane central business district (CBD) in the suburb of Herston. The PDA is located on part of the broader Herston Health Precinct (refer map 1) and is bordered by Herston Road to the south, Bramston Terrace to the west, and the Royal Brisbane and Womens' Hospital (RBWH) and ancillary facilities to the east and north. The PDA is in close proximity to both the Herston and RBWH busway stations and adjacent to the University of Queensland's School of Public Health and School of Dentistry buildings.

The PDA contains part of a heritage place (Brisbane General Hospital complex as identified in the Queensland Heritage Register) including the Nurses' Homes (Lady Lamington Building and towers), Edith Cavell Block and Lady Norman Wing.

Map 1 — Herston Quarter PDA





# LAND USE PLAN

**Herston**Quarter



## 2.1. Elements of the land use plan

Elements of the land use plan are outlined in figure 1.

### 2.1.1. Vision

The vision (section 2.3) states the overall outcomes to be achieved in the PDA, that:

- seek to achieve the purpose of the Act for the PDA
- provide the basis for the PDA development requirements.

### 2.1.2. PDA development requirements

The PDA development requirements consist of:

- PDA-wide criteria (section 2.4)
- precinct provisions (section 2.5).

### 2.1.3. Schedules

Schedule 1 is mentioned in the levels of assessment table (table 1) and identifies PDA exempt development.

Schedule 2 defines terms used in the development scheme.

Schedule 3 identifies the heritage place in the PDA as identified in the Queensland Heritage Register.

### 2.1.4. Guidance material

Guidance material includes EDQ guidelines and any other document or guideline referenced in the scheme.

## 2.2. Development assessment

### 2.2.1. Interpretation

The interpretation of terms and definitions will rely on:

- section 33 of the Act which defines 'development'
- schedule 2 of this development scheme which provides the definitions required to interpret and apply the development scheme with reference to the Act and the Brisbane City Council Planning Scheme 2014 (Brisbane City Plan).

### 2.2.2. Types of development

Section 33 of the Act establishes the following types of development:

- PDA exempt development
- PDA self-assessable development

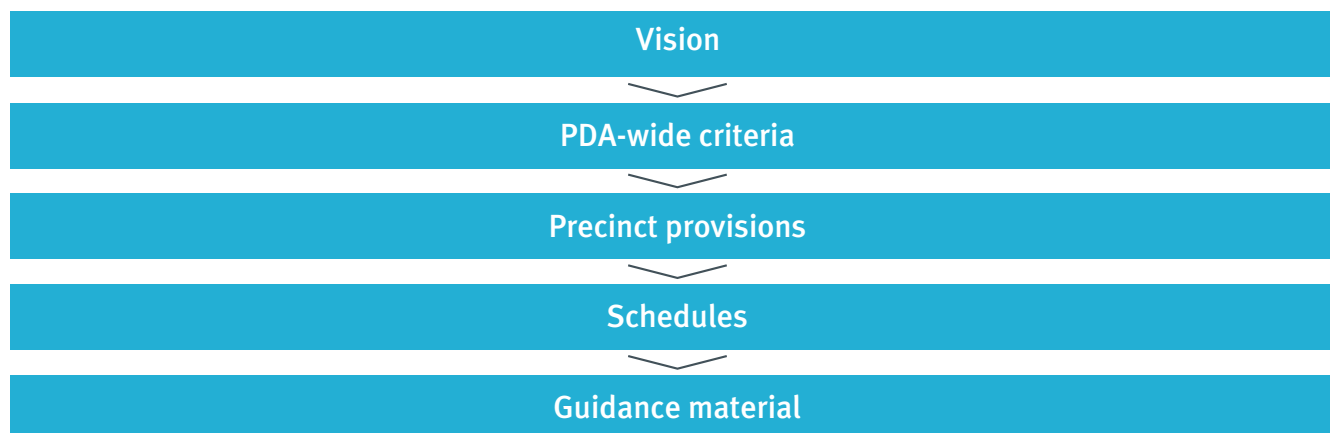
- PDA assessable development.

For PDA assessable development, the development scheme identifies:

- permissible development
- prohibited development.

Table 1 in section 2.6 of the development scheme prescribes the types of development, also referred to as levels of assessment, for the PDA.

Figure 1 — Components of the Land use plan





### 2.2.3. PDA exempt development

Column 1 in table 1 identifies development that is PDA exempt development, and includes development identified in Schedule 1 of the scheme.

### 2.2.4. PDA self-assessable development

Under section 74 of the Act, PDA self-assessable development must comply with the requirements in this scheme for carrying out PDA self-assessable development.

No development is identified as self-assessable in the development scheme.

### 2.2.5. PDA assessable development

Under section 73 of the Act, PDA assessable development cannot be carried out without a PDA development permit.

Column 3A in table 1 identifies PDA assessable development that is permissible development under the development scheme.

Column 3B in table 1 identifies PDA assessable development that is prohibited development under the development scheme. No development is identified as prohibited in the development scheme.

### 2.2.6. Development consistent with the land use plan

PDA assessable development that is permissible development under the development scheme is consistent with the land use plan if the development complies with all relevant provisions in the following sections of the land use plan (the development requirements):

- PDA-wide criteria (section 2.4)
- precinct provisions (section 2.5).

However, development that does not comply with the development requirements is consistent with the land use plan if:

- the development is an interim use that due to its scale or intensity does not conflict with the vision (section 2.3); or



- both of the following apply:
  - the development does not conflict with the vision (section 2.3); and
  - there are sufficient grounds to justify approval of the development despite the non-compliance with the development requirements.

In this section, 'grounds' means matters of public interest, which include the matters specified as the main purposes of the Act as well as:

- superior design outcomes<sup>6</sup>
- overwhelming community need.

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

### 2.2.7. Development inconsistent with the land use plan

Under section 86 of the Act, development that is inconsistent with the development scheme cannot be granted a PDA development approval.

PDA assessable development identified in column 3B of table 1 as prohibited development is inconsistent with the development scheme.

### 2.2.8. Plan of Development

A Plan of Development (PoD) may:

- accompany a PDA development application for a material change of use or reconfiguring a lot;
- consider any proposed use, and any associated building work or operational work;
- form part of a development approval.

Under column 1 in table 1, schedule 1 identifies development consistent with an approved PoD as PDA exempt development<sup>7</sup>.

### 2.2.9. Notice of applications

A PDA development application will require public notification if:

- the application is for development which in the opinion of the MEDQ, may have adverse impacts on the amenity or development potential of adjoining land under separate ownership; or
- the application is for a material change of use that is not a preferred land use for each precinct identified in section 2.5 of this scheme.

The MEDQ may require public notification in other circumstances if the development application is for a use or of a size or nature which, in the opinion of the MEDQ, warrants public notification.

### 2.2.10. Relationship with the Brisbane City Plan and other legislation

Under section 71 of the Act, if there is a conflict between the development scheme and a planning instrument or assessment benchmarks prescribed by regulation under the *Planning Act 2016* or another Act for the Planning Act, the development scheme prevails to the extent of any inconsistency. However, where the development scheme applies provisions of the Brisbane City Plan this is not a conflict and is not inconsistent with the development scheme.

The Brisbane City Plan, where identified in the development scheme, may be used as guidance material when assessing PDA development applications and applying the development scheme requirements.

In addition to assessment against the development scheme, development may require assessment against other legislation including, but not limited to, the *Nature Conservation Act 1992*, *Environmental Protection Act 1994*, *Plumbing and Drainage Act 2002*, *Building Act 1975* and the *Planning Act 2016* including subordinate legislation.

### 2.2.11. Interim uses

An interim use is a land use that — because of its nature, scale, form or intensity — may not be an appropriate long term use of the land, but may be appropriate for a short or medium term period as the PDA develops.

An interim use will only be considered if it can be demonstrated that it will not preclude or delay an appropriate long term use, intensity of development or infrastructure delivery. The MEDQ may impose a condition of approval that limits the duration of an interim use.

Information to support an application for an interim use may include:

- a suitability assessment
- plans showing how the development could transition from the proposed interim use to an appropriate longer term use.

<sup>6</sup> An urban design review panel will provide guidance on the assessment and acceptance of superior design outcomes. Refer to Implementation strategy (section 4.1).

<sup>7</sup> For further advice on preparing a PoD refer to the applicable EDQ practice note available at [www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html](http://www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html).

### 2.3. Vision

Development in the Herston Quarter PDA will maximise the strategic location adjacent to Queensland's major health, education and research facilities, and public transport infrastructure to support employment growth in health and knowledge industries and deliver a unique and world-class destination for Brisbane. While development will have an emphasis on health-related uses, the PDA will also provide a mix of other land uses that support this outcome.

Development in the Herston Quarter PDA will achieve this vision by:

- delivering a range of new and exemplary clinical, biomedical and complementary health-related uses including a Specialist Rehabilitation and Ambulatory Care Centre (SRACC)
- creating a vibrant and highly active mixed-use precinct that supports the surrounding health, research and education uses through provision of health, commercial, residential, student accommodation, short-term accommodation, retirement, child care, aged care, community and small scale retail uses
- providing improved amenity for users of facilities in the PDA and the broader Herston Health Precinct including delivery of a range of diverse, interconnected and activated key public spaces that encourage formal and informal interactions and promote wellbeing
- promoting high-quality urban design in the built form and public realm and a high-quality living environment for building occupants including application of best practice climatically responsive and sub-tropical design principles
- providing an integrated vehicular parking solution to service the needs of residents, staff and visitors to the PDA and the remainder of the Herston Health Precinct including a new multi-storey parking station
- providing for the revitalisation, conservation and adaptive re-use of heritage places to ensure their ongoing use and preservation, and recognition of their cultural heritage values including respect for the heritage buildings and their setting

- maximising the infrastructure investment in the Northern Busway by focussing land uses that generate high pedestrian traffic near public transport and promoting the integration of development in the PDA with the Herston and RBWH busway stations
- contributing to a unique sense of place identity for the PDA and surrounding area by providing opportunities to embrace the existing distinctive landscape, heritage and cultural qualities
- improving connectivity, permeability, safety and accessibility within the PDA for pedestrians, cyclists and vehicles including convenient access to active transport routes
- improving the integration between the PDA, remainder of the Herston Health Precinct and surrounding area, including reconnecting the heritage place within the PDA to the southern and western edges.









The structural elements plan (map 2) indicatively illustrates the highest-order physical elements that are critical to achieve the vision including:

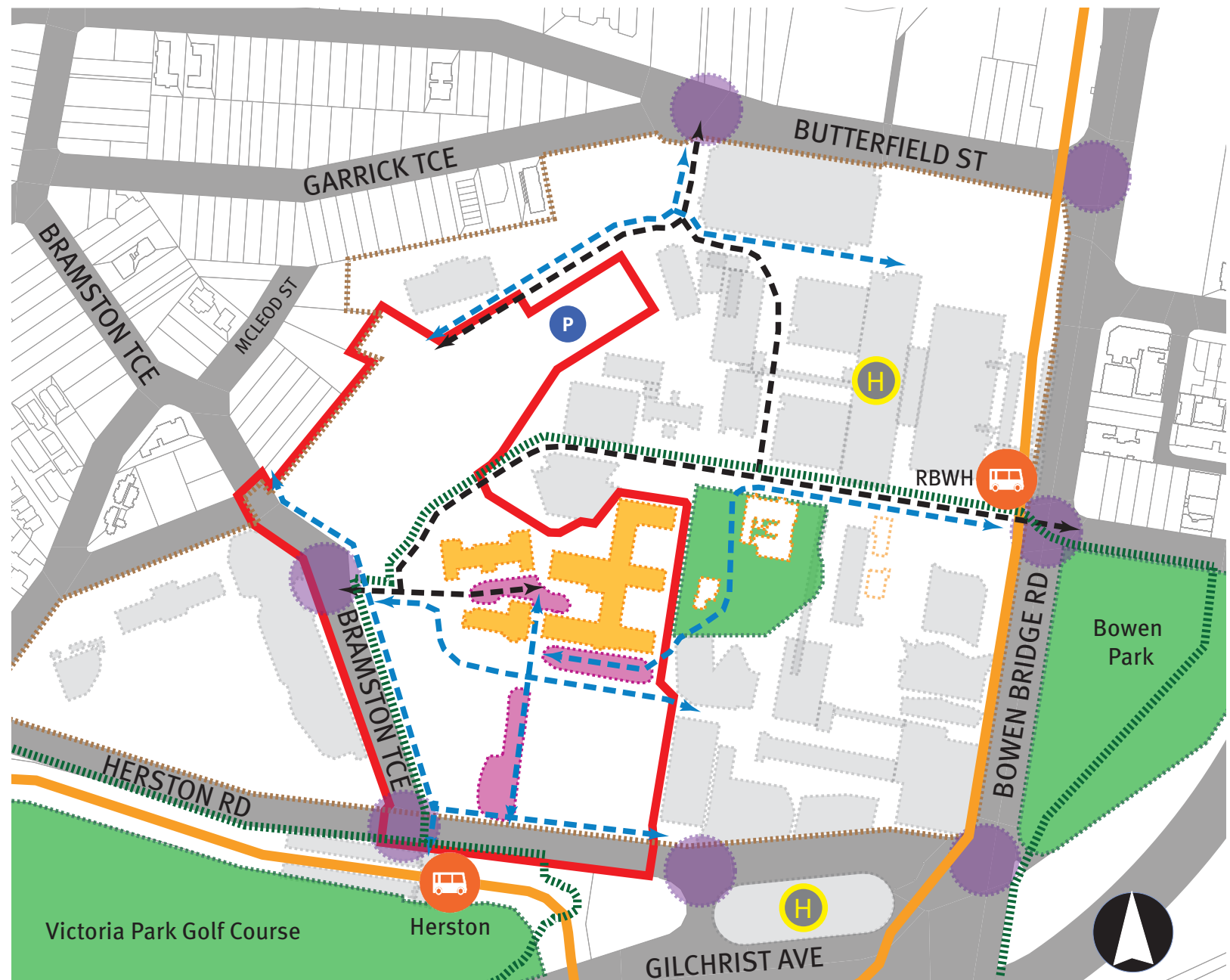
- the vehicular, pedestrian, cyclist and public transport networks in the PDA and surrounding area
- PDA significant heritage buildings<sup>8</sup>
- key public spaces
- parking station.

<sup>8</sup> To remove doubt, the identification of PDA significant heritage buildings on the structural elements plan (Map 2), precinct plans (Maps 3-6) or Schedule 3 does not pre-empt an approval to demolish other heritage structures nor preclude the requirement for an applicant to consider and address all built form and other elements on heritage places during development assessment.

### Legend

- PDA boundary
- Herston Health Precinct
- Existing public road network
- PDA significant heritage buildings
- Key public spaces (indicative)
- Other RBWH heritage buildings
- Other existing Herston Health Precinct buildings
- Busway station
- Busway
- Primary pedestrian connections (indicative)
- Primary internal vehicular network (indicative)
- Primary cycle network (indicative)
- Key intersections
- Existing green space
- RBWH helipads
- Parking station (indicative)

Map 2 — Structural elements plan





## 2.4. PDA-wide criteria

### 2.4.1. Land use, built form and heritage

Development delivers high-quality built form outcomes that:

- positively contribute to and reinforce the human scale, attractiveness, quality and pedestrian amenity of the street and movement network and other public realm including:
  - providing shade and shelter for pedestrians including awnings
  - creating usable and accessible spaces around buildings
  - avoiding blank walls facing public realm
  - providing access to winter sunlight in the public realm
  - providing active edges and multiple entrances to buildings
- implement design strategies to maximise natural light, thermal comfort and cross ventilation, and reduce reliance on artificial lighting and mechanical temperature control<sup>9</sup>
- consider integration of moveable elements such as adjustable openings and sliding screens to allow occupants to manually control the temperature, shading and comfort of their environment
- consider views, vistas and outlooks including to existing green spaces, the Brisbane CBD and Mount Coot-tha, as well as to and from heritage places
- are of a height and scale that considers the broader urban context<sup>10</sup> and is compatible with planned infrastructure capacity
- occur in an orderly and efficient manner, making most effective use of the lot and do not unreasonably prejudice the opportunities for development of adjoining land under separate ownership within the PDA

- protect the safety and functioning of the operational airspace of the Brisbane airport<sup>11</sup>
- protect the safety and functioning of the RBWH helipads including consideration of approach and departure flight paths
- complement the natural topography to help minimise requirements for cut and fill
- ensure building facades and roof form elements use high quality, durable building materials that are visually interesting and minimise glare that could create undue nuisance to the surrounding area
- ensure development addresses street frontages, primary pedestrian connections, key public spaces and other adjoining public realm spaces to maximise surveillance and activation
- are diverse, interesting, distinguishable from traditional clinical architecture and contribute to an identity and distinctive character
- ensure building form is varied and building bulk is broken up, for example by including recesses and projections and a range of textures, materials and colours
- ensure appropriate building orientation and adequate building separation to allow light penetration and air circulation, reduce overshadowing, optimise seasonal solar gain and loss and minimise impacts on resident, patient and visitor amenity and privacy
- provide entrances to buildings that are clearly defined, accessible and welcoming for all users including the elderly and people with disabilities
- consider the adaptability of buildings and structures in building design to support use and activity changes over time, especially at the ground floor
- provide for strong visual connectivity between buildings at ground level, including those on the heritage place
- protect buildings on the heritage place and avoid adverse impacts on their cultural heritage significance

through appropriate consideration of building setback, bulk, massing and form that is complementary to the architectural character of the heritage place and respects the heritage building's landscape and setting<sup>12</sup>

- do not compromise the structural integrity of buildings on the heritage place including protection of the building fabric on heritage places during construction
- improve the access to and amenity of buildings on the heritage place
- provide for the conservation and adaptive re-use of heritage buildings with a range of uses that contribute to and complement activity in the PDA
- strengthen the physical and visual link from the edges of the PDA to the heritage place on the ridgeline including framing of heritage vistas from strategic locations along Herston Road and Bramston Terrace
- ensure waste storage areas are designed, located and managed to prevent amenity impacts on adjoining sensitive uses
- respect the relationship between new development in the PDA and existing residential development outside the PDA including consideration of appropriate building orientation, setback, landscape buffers, bulk and massing that minimise the impacts on residential amenity and privacy
- deliver useable, landscaped and attractive communal open space areas in varied settings including landscaped rooftops and podiums that contribute to improved resident, patient and visitor amenity
- for residential buildings, ensure visual and noise privacy, adequate storage space, adequate room sizes, functional room relationship and the provision of useable and well-connected common outdoor spaces
- deliver private open space in all residential development
- provide a diversity of residential forms to accommodate key workers (e.g. nurses), friends and families of Herston Health Precinct patients, students, people with

<sup>9</sup> Refer to the guidance provided in Brisbane City Council's (BCC) New World City Design Guide: Buildings that Breathe.

<sup>10</sup> An urban context report must be provided to demonstrate the built form interface with the site and its broader context including heritage, streetscape, public realm, pedestrian movement network and road hierarchy.

<sup>11</sup> For further advice, refer to the strategic airport's operational airspace and the requirements, standards and guidance identified in the SPP and SDAP, as amended

<sup>12</sup> Refer to the requirements, standards and guidance identified in the Developing Heritage Places: Using the development criteria document, prepared by Department of Environment and Heritage Protection, 2013, as amended or replaced from



disabilities and the elderly

- ensure the location of mechanical plants and other building services are not visually obtrusive and acoustically screened from nearby sensitive uses
- maximise public transport patronage by creating an appropriate interface with and orientation to public transport including the Herston busway station.

#### 2.4.2. Street and movement network

Development delivers a high-quality street<sup>13</sup> and movement network as well as related infrastructure for pedestrians, cyclists and vehicles that:

- have a clear hierarchy and are easy to navigate with a well-connected, logical and legible network of routes, intersections and spaces<sup>14</sup>
- establish a permeable, highly connected and legible urban environment for pedestrians and cyclists, offering a choice of routes into, within and through the PDA
- create safe, welcoming, pleasant and character-rich streets and shared areas that prioritise the safety and experience of pedestrians and cyclists over vehicles and provide legible connections to key locations internal and external to the PDA including the primary cycle network and busway stations
- ensure vehicular access to and egress from all entries, service areas and car parks:
  - is safe, legible and logical
  - does not adversely impact on the public realm, the existing public road network and internal vehicular network
  - maximises co-location of servicing and parking openings to minimise the impact on the streetscape
- minimise conflict between pedestrians, cyclists and vehicles through appropriate design
- avoid the need for service vehicles to park, stop or queue on the existing public road network and internal

vehicular network

- incorporate wayfinding elements to improve connectivity and pedestrian permeability in the PDA and the surrounding area including guiding visitors and residents to the busway stations, key public spaces and heritage places
- provide for universal access for all members of the public across the whole PDA to cater for the diverse needs of society including children, elderly and people with disabilities<sup>15</sup>
- provide car parking to meet the functional requirements of the PDA including a new parking station to service the PDA and the Herston Health Precinct<sup>16</sup>
- provide vehicular maneuvering and service areas that meet the functional requirements of the PDA<sup>17</sup>
- ensure car parking and service areas are concealed from the public realm by:
  - integrating within, behind or under buildings; or
  - sleeving with active frontages along public roads, primary pedestrian connections and key public spaces; or
  - where not on a public road, primary pedestrian connection or key public space, has an attractive and well-articulated facade treatment
- ensure construction parking will not adversely impact upon existing staff or visitor parking in the Herston Health Precinct and surrounding street network<sup>18</sup>
- provide publicly accessible end-of-trip facilities within buildings<sup>19</sup>

<sup>15</sup> Note that additional requirements for disabled access apply including the *Disability Discrimination Act 1992* (Cwth), *Queensland Antidiscrimination Act 1991* and *National Construction Code*.

<sup>16</sup> For car parking standards refer to *Brisbane City Plan Traffic, Access, Parking and Servicing Planning Scheme Policy* and *Traffic, Access, Parking and Servicing Code*.

<sup>17</sup> For guidance, refer to the requirements and standards in *Brisbane City Plan Traffic, Access, Parking and Servicing Planning Scheme Policy*, *Traffic, Access, Parking and Servicing Code*, *Austroads guidelines* and *AS2890 Parking Facilities*.

<sup>18</sup> A management plan will be required that considers parking arrangements. For guidance, refer to the *Brisbane City Plan Management Plans Planning Scheme Policy*.

<sup>19</sup> Refer to *Queensland Development Code MP 4.1 - Sustainable buildings in relation to end-of-trip facilities*.

<sup>13</sup> To remove doubt, this refers to both public and private streets in the PDA.

<sup>14</sup> For guidance, refer to *City Plan Road hierarchy overlay and Infrastructure Design Planning Scheme Policy*.





- ensure the safety and operation of the public road and active transport network outside of the PDA is not adversely impacted<sup>20</sup>
- provide street network improvements (including road widening, public and active transport facilities) both internal and external to the PDA where required to facilitate access and movement to and from the site
- provide safe and legible vertical movement options for pedestrians that promote equitable access, respond to the site topography and complement at-grade connections
- ensure there are no significant adverse impacts on current and future public passenger transport corridors, including public passenger transport related infrastructure and operations<sup>21</sup>.

### 2.4.3. Public realm

Development delivers an attractive, high-quality, accessible, well-connected, multi-functional public realm that:

- creates a safe, comfortable and inviting environment for visitors, residents and staff (including shift workers) by promoting day and night activity, providing passive surveillance and incorporating lighting, shade and shelter<sup>22</sup>
- provides comfortable vantage points to rest, socialise and observe surrounding activities
- contributes to a sense of place and identity
- supports effective and safe integration with, or segregation between traffic, pedestrians and cyclists
- creates a high level of amenity along streetscapes<sup>23</sup> including:

- a consistent and durable hard and soft landscaping palette comprising sub-tropical advanced street trees and landscaping
- high-quality street furniture
- respects the cultural heritage values of the heritage place
- creates enclosure and definition to the public realm around and in between buildings without creating areas for entrapment
- delivers flexible, adaptable and diverse public spaces of varying scales across the PDA to accommodate different experiences and provide opportunities for active and passive recreation in the public realm
- responds to the local climate by providing appropriate orientation and location to maximise natural light penetration and natural cooling breezes
- ensures key public spaces and primary and secondary pedestrian connections are publicly accessible at all hours
- provides acceptable gradients and ease of wayfinding in the public realm to cater for a range of mobility and health needs
- integrates public art.

### 2.4.4. Environment and sustainability

The design, siting and layout of development respects the environment and supports sustainable outcomes by:

- protecting water quality through the use of water sensitive urban design principles in the design of buildings, streets and public realm as well as achieving the water quality objectives for Moreton Bay waters<sup>24</sup>
- promoting innovative and efficient use of energy and water including water recycling
- retaining significant vegetation for street trees, feature trees in other public realm areas and in private open space where possible, to support biodiversity

<sup>20</sup> For PDA development applications, a traffic impact analysis that includes cumulative impacts of previous development will need to be undertaken including testing against Economic Development Queensland's transport model for the Herston Quarter PDA. Contact EDQ for further information.

<sup>21</sup> Refer to SPP Interactive Mapping System and State Development Assessment Provisions modules 17, 18 and 19.

<sup>22</sup> Refer to the requirements, standards and guidance identified in the Crime Prevention through Environmental Design (CPTED): Guidelines for Queensland document, prepared by Queensland Police, 2007, as amended or replaced from time-to-time.

<sup>23</sup> For guidance when delivering a streetscape that will be in public ownership, refer to Brisbane City Plan Road hierarchy overlay, Streetscape hierarchy overlay and Infrastructure Design Planning Scheme Policy.

<sup>24</sup> Refer to the requirements, standards and guidance identified in the PDA Guideline No. 13 Engineering Standards - Stormwater quantity and quality, as amended or replaced from time to time.

and provide shade and shelter for pedestrians

- providing generous landscape areas including areas suitable for deep planting of large subtropical shade trees that are open to the sky with access to light and rainfall.

#### 2.4.5. Community safety

The siting, design, construction and operation of development protects community safety by:

- avoiding, to the greatest extent practicable, then managing or mitigating:
  - adverse impacts from air pollution including a high degree of air quality in proximity to sensitive uses<sup>25</sup>
  - adverse impacts from light nuisance<sup>26</sup>
  - adverse impacts on the environment, amenity and accessibility during and after construction including acid sulfate soil erosion and siltation<sup>27</sup>
  - adverse impacts on people, property and the environment from contaminated land<sup>28</sup>
  - noise emissions on sensitive uses<sup>29</sup>, including those from transport noise corridors<sup>30</sup>
  - adverse impacts from high vibration velocities during demolition and construction
  - adverse impacts from overland flow<sup>31</sup>
  - adverse impacts of flood hazard<sup>32</sup>

<sup>25</sup> Refer to the *Environmental Protection (Air) Policy 2008*.

<sup>26</sup> Refer to Australian standard AS4282-1997 Control of obtrusive effects of outdoor lighting.

<sup>27</sup> For guidance, refer to the Brisbane City Plan Acid Sulfate Soils overlay.

<sup>28</sup> Refer to the Department of Environment and Heritage Protection's Managing contaminated land guide.

<sup>29</sup> For guidance on acoustic amenity, refer to the Brisbane City Plan Centre or mixed use code.

<sup>30</sup> Refer to the requirements, standards and guidance identified in the *Environmental Protection (Noise) Policy 2008*, as well as the Transport and Main Roads Traffic Noise Management: Code of Practice with respect to external road traffic noise levels, and the Queensland Development Code Mandatory Part 4.4 'Buildings in a Transport Noise Corridor', each as amended or replaced from time to time. Transport noise corridors are mapped on the Department of Infrastructure, Local Government and Planning's State Planning Policy Interactive Mapping System.

<sup>31</sup> Refer to the requirements, standards and guidance identified in the Department Energy and Water Supply's (DEWS) Queensland Urban Drainage Manual 2013 and the Brisbane City Plan Flood Overlay Code, as amended or replaced from time to time.

<sup>32</sup> Refer to Brisbane City Plan's flood overlay mapping to identify flood hazard areas and the requirements, standards and guidance identified in the Brisbane City

- providing for efficient and safe evacuation during defined flood events without unduly burdening the city's counter-disaster response unit, particularly for vulnerable uses and difficult to evacuate uses<sup>33</sup>
- disposing of stormwater with regard to average recurrence intervals in a manner appropriate to the site, adjacent buildings, use of the public realm and severity of potential damage to property, loss of amenity, illness or injury that would result from the failure of the system<sup>34</sup>
- designing the stormwater drainage system to comply with relevant quantity and quality standards<sup>35</sup> and mitigate downstream impacts and impacts on the existing stormwater network
- ensuring the stormwater drainage system works with the natural topography, and maintains pedestrian safety and access during storm events by ensuring pedestrian connections are not used for the conveyance of overland flow
- ensuring the continuity of services and continuous operation of surrounding critical health facilities and their ancillary infrastructure including RBWH.

#### 2.4.6 Service infrastructure

The construction, design and operation of development supports the efficient and effective delivery and operation of infrastructure by:

- having regard to impacts on the safety and efficiency of the broader transport and traffic network in the surrounding area including cumulative development impacts
- ensuring the delivery of planned trunk infrastructure<sup>36</sup> is not adversely impacted
- providing infrastructure and services in a timely,

Plan Flood Overlay, Flood Overlay Code and Flood Planning Scheme Policy.

<sup>33</sup> Refer to the requirements, standards and guidance identified in the Brisbane City Plan Flood Overlay, Flood Overlay Code and Flood Planning Scheme Policy.

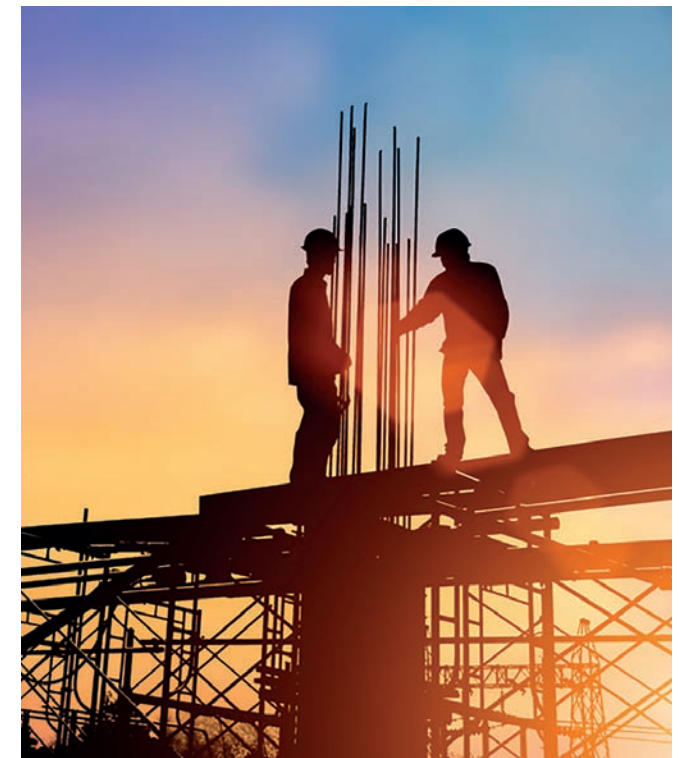
<sup>34</sup> Refer to the requirements, standards and guidance identified in the PDA Guideline No. 13 Engineering Standards - Stormwater quantity and quality, as amended or replaced from time to time.

<sup>35</sup> Refer to the requirements, standards and guidance identified in the PDA Guideline No. 13 Engineering Standards - Stormwater quantity and quality, as amended or replaced from time to time.

<sup>36</sup> Refer to Brisbane City Plan Priority Infrastructure Plan.

orderly, integrated and coordinated manner to support urban uses and works

- ensuring infrastructure and services are available or capable of being made available including roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications
- ensuring energy supply is operated independently from the RBWH
- allowing for future advancements in information technology
- ensuring infrastructure and services maximise efficiency and ease of maintenance
- allowing for public events and interim uses to have access to essential services.



<sup>37</sup> Refer to Brisbane City Plan Priority Infrastructure Plan.



## 2.5. Precinct provisions

The PDA is made up of four precincts, each having its own precinct intents, preferred land uses and precinct plan.

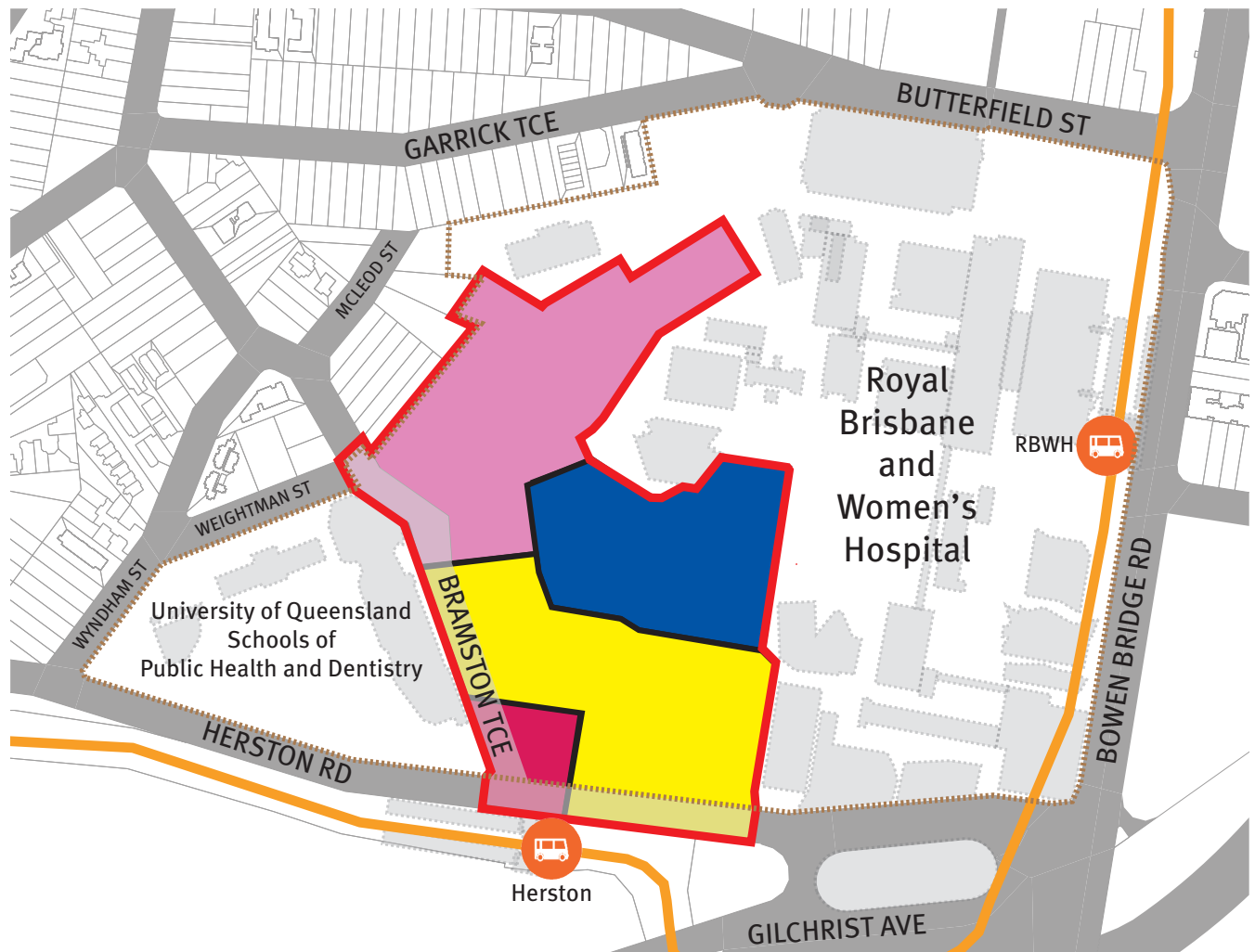
The four precincts are:

1. Health
2. Gateway
3. Heritage
4. Lifestyle and care

Map 3 — Herston Quarter PDA and precinct boundaries shows the location and boundaries of the four precincts.



Map 3 - Herston Quarter PDA and precinct boundaries



### Legend

- |                              |                                 |                |
|------------------------------|---------------------------------|----------------|
| PDA boundary                 | Precinct 1 - Health             | Busway station |
| Precinct boundary            | Precinct 2 - Gateway            | Busway         |
| Herston Health Precinct      | Precinct 3 - Heritage           |                |
| Existing public road network | Precinct 4 - Lifestyle and care |                |
| Existing context built form  |                                 |                |



# PRECINCT 1 HEALTH





### 2.5.1. Precinct 1 - Health

#### Precinct intent

##### Land use

Development in precinct 1 will:

- provide a range of special purpose health-related facilities and ancillary uses
- ensure any retail activities are small in scale, support the convenience needs of patients and visitors to the precinct and do not adversely impact, or diminish the focus of retail activity from precinct 3.

##### Built form

Development in precinct 1 will:

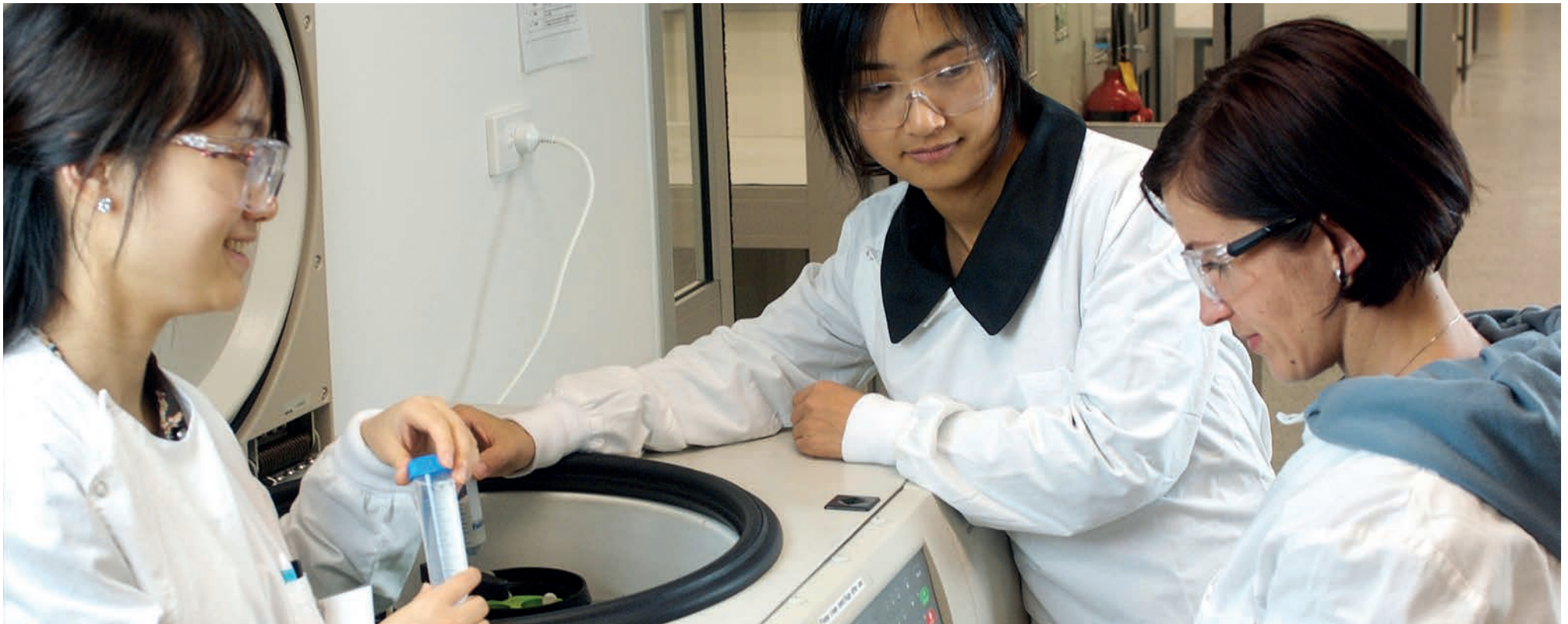
- provide an appropriate balance of built form and public realm by ensuring the maximum building footprint

(excluding public realm) does not exceed 50 per cent of the total precinct area

- ensure interface issues with the PDA significant heritage buildings in precinct 3 are comprehensively and appropriately addressed including a building setback of no less than:
  - 25 metres to the southern side of the Nurses' Homes
  - 20 metres to the southern and western sides of the Lady Norman Wing
- provide for a building height of no greater than 10 storeys<sup>37</sup>

<sup>37</sup> The floor to floor height of a storey differs depending on the land use and servicing requirements. For example, a storey in a hospital and health care use is generally an average of 4.5 metres. For residential-type uses including retirement living, a storey is generally an average of 3 metres. For other land uses including commercial, a storey is generally an average 3.5 metres and where accommodating retail on the ground floor, this storey is generally an average of 4.5 metres.

- ensure built form outcomes for health facilities are balanced with clinical and operational requirements
- provide for visual privacy for patients in health facilities
- where adjacent to the Queensland Institute of Medical Research Bancroft Centre, provide a minimum building setback of 11 metres to this building
- provide an activated, inclusive and welcoming public streetscape along Herston Road and Bramston Terrace at ground level
- provide appropriate circulation areas and efficient and unimpeded access around and within buildings to allow adequate movement for people with disabilities, and minimise travel distances for staff, visitors and patients.



## Movement

Development in precinct 1 will:

- enhance the primary pedestrian connections along Bramston Terrace and Herston Road (refer map 4)
- deliver the principal visual and pedestrian movement corridor from Herston Road to the heritage buildings in precinct 3 via a primary pedestrian connection (refer map 4) that provides a minimum clear pedestrian pathway of eight metres
- deliver a range of other secondary pedestrian

connections (refer map 4) to improve legibility and permeability throughout the precinct

- where adjacent to the Queensland Institute of Medical Research Bancroft Centre, promote interconnectivity with the RBWH by providing direct access into the RBWH elevated walkway system to complement at-grade connections
- ensure vehicular access to the precinct is safe and legible, and creates a no net worsening effect to existing traffic on surrounding roads including Herston

Road and the Inner City Bypass

- ensure cyclist accessibility to the primary cycle network and visibility of the off-road entrance on Herston Road is maintained.

## Public realm

Development in precinct 1 will:

- provide high quality public realm treatments that enhance the legibility, safety and functionality of the public realm and respond innovatively and intuitively to the significant ground level change from Herston Road to the heritage place on the ridgeline
- provide indoor and outdoor public realm spaces for patients, family and friends to encourage patient rehabilitation and socialisation, and provide opportunities for recreation and activity for all users

Map 4 — Precinct 1 plan



## Legend

- PDA boundary
- ▭ Precinct 1
- ▭ Herston Health Precinct
- ▭ Existing public road network
- ▭ PDA significant heritage buildings
- ▭ Other RBWH heritage buildings
- ▭ Other existing Herston Health Precinct buildings
- ⊙ Busway station
- Busway
- ➡ Primary pedestrian connections (indicative)
- ➡ Secondary pedestrian connections (indicative)
- Primary cycle network (indicative)
- ⊙ Key public spaces (indicative)
- ⊙ Existing green space
- ⊙ Key intersections



- establish a significant new public realm entry point into the PDA from Herston Road and Herston busway station including a high-quality key public space (refer map 4) that:
  - has a minimum width of 30 metres in the south and 15 metres in the north (as indicatively shown on map 4)
  - enhances access to, and visibility of, public and active transport modes
  - creates a sense of arrival to the PDA from the Herston busway station
  - reinforces the primary pedestrian connection from Herston Road to precinct 3
  - attracts pedestrian activity to the precinct to promote surveillance
  - enhances visual amenity along Herston Road.

#### Preferred land uses

- community use
- educational establishment
- emergency services
- food and drink outlet other than a drive-through facility (where less than 200 m<sup>2</sup> GFA per tenancy)
- health care services
- hospital
- office
- parking station
- research and technology industry
- shop (where less than 200 m<sup>2</sup> GFA per tenancy).







# PRECINCT 2 GATEWAY





## 2.5.2. Precinct 2 - Gateway

### Precinct intent

#### Land use

Development in precinct 2 will:

- deliver high intensity residential uses that maximise the accessibility to the adjacent Herston busway station and the Herston Health Precinct
- ensure where uses other than residential are proposed, such as offices or research and technology industries, they contribute to the broader health and knowledge objectives of the PDA and promote activity and vibrancy in the precinct
- deliver small scale commercial and retail activities at ground level that contribute to activation along Herston Road and Bramston Terrace and support the convenience needs of residents and visitors to the PDA but do not adversely impact, or diminish the focus of retail activity from precinct 3.

#### Built form

Development in precinct 2 will:

- provide an appropriate balance of built form and public realm by ensuring the maximum building footprint (excluding public realm) does not exceed 70 per cent for the podium and 45 per cent for any tower component of the total precinct area
- deliver a prominent landmark building at the corner of Herston Road and Bramston Terrace that:
  - maximises its strategic location
  - emphasises the corner setting including orientation to both street frontages
  - reinforces a sense of arrival into the PDA
  - has a clearly defined podium (maximum four storeys) and tower form to contribute to a human scale and pedestrian focussed interface with the public realm and reduce the visual bulk of the building
- creates an activated, inclusive and inviting public streetscape to Herston Road and Bramston Terrace

at ground level

- contributes to strong visual and physical connectivity from the Herston busway station to the key public space in precinct 1 (refer map 5)
- provide for a building height of no greater than 30 storeys<sup>38</sup>
- ensure the built form does not compromise the delivery of the key public space in precinct 1 by providing a minimum building setback of 30 metres to the nearest building to the east
- ensure visual privacy to residential units and adjacent health facilities is maintained and the need for screening is minimised by:
  - providing appropriate building separation including a building setback of no less than 11 metres to the nearest building to the north

<sup>38</sup> The floor to floor height of a storey differs depending on the land use and servicing requirements. For example, a storey in a hospital and health care use is generally an average of 4.5 metres. For residential-type uses including retirement living, a storey is generally an average of 3 metres. For other land uses including commercial, a storey is generally an average 3.5 metres and where accommodating retail on the ground floor, this storey is generally an average of 4.5 metres.



- orienting windows of habitable rooms away from adjacent buildings
- maintain adequate levels of natural ventilation and light penetration to habitable rooms and private open space
- have a maximum building footprint of 1200 m<sup>2</sup>
- have a maximum wall length of 50 metres on any one face
- have a maximum wall length of 15 metres between building articulations.

### Movement

Development in precinct 2 will:

- maintain and enhance the primary pedestrian

connection from the north-eastern corner of Bramston Terrace and Herston Road to the Herston busway station

- deliver a secondary pedestrian connection to improve connectivity between the key public space in precinct 1 and Bramston Terrace (refer map 5)
- ensure vehicle access is safe, legible and creates a no net worsening effect on surrounding roads including Herston Road, Bramston Terrace and the Inner City Bypass.

### Preferred land uses

- community residence
- community use
- educational establishment

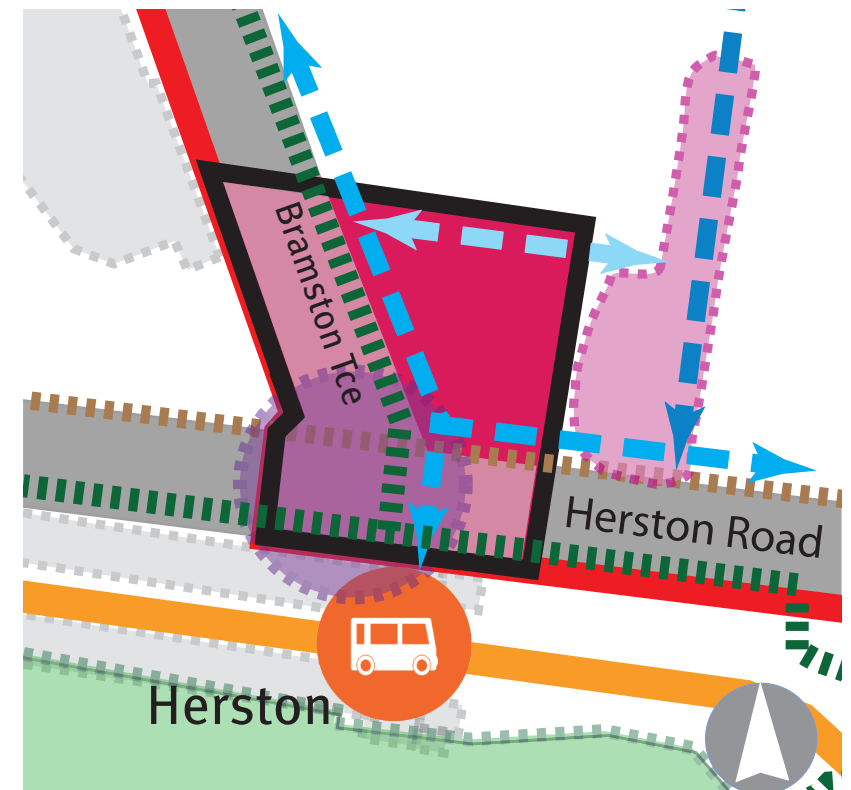
- food and drink outlet other than a drive-through facility (where less than 200 m<sup>2</sup> GFA per tenancy)
- health care services
- home based business
- hotel
- multiple dwelling
- research and technology industry
- shop (where less than 200m<sup>2</sup> GFA per tenancy)
- office
- short-term accommodation.



### Map 5 — Precinct 2 plan

#### Legend

- PDA boundary
- Precinct 2
- Herston Health Precinct
- Existing public road network
- ⚙ Key intersections
- ⚙ Other existing Herston Health precinct buildings
- 🚌 Busway station
- Busway
- ➡ Primary pedestrian connections (indicative)
- ➡ Secondary pedestrian connections (indicative)
- 🚲 Primary cycle network (indicative)
- ⚙ Key public spaces (indicative)
- 🌳 Existing green space







# PRECINCT 3 HERITAGE





### 2.5.3. Precinct 3 - Heritage

#### Precinct intent

##### Land use

Development in precinct 3 will:

- provide a range of land uses that contribute to the activation and vibrancy of the precinct and complement other activities in the PDA including residential and accommodation uses
- provide the focus for retail and commercial activity in the PDA.

##### Built form and heritage

Development in precinct 3 will:

- provide an appropriate balance of built form and public realm by ensuring the maximum building footprint (excluding public realm) does not exceed 45 per cent of the total precinct area
- provide for the conservation and adaptive re-use of buildings<sup>39</sup> on the heritage place in a way which:
  - preserves their cultural heritage significance while allowing for the functional requirements of the new use
  - respects the historic built form character and setting
- ensure interface issues with the PDA significant heritage buildings in precinct 3 are comprehensively and appropriately addressed including a building setback of no less than:
  - 25 metres to the southern side of the Nurses' Homes
  - 20 metres to the southern and western sides of the Lady Norman Wing
  - 20 metres to the northern and western sides of the Edith Cavell Block
- ensure the cultural heritage values that contribute to the identity of the precinct are conserved, enhanced, expressed in design and contribute to education and awareness of their significance

<sup>39</sup> Refer to the requirements, standards and guidance identified in the Developing Heritage Places: Using the development criteria document, prepared by Department of Environment and Heritage Protection, 2013, as amended or replaced from time to time.

- deliver an infill building between the two towers of the Nurses' Home that:
  - minimises adverse impacts on the cultural heritage significance of the Nurses' Home building and towers
  - does not exceed the height of the existing Nurses' Home towers
  - results in the Nurses' Home towers still reading as two distinct and separate buildings when viewed from the west
  - respects the character of the Nurses' Home including consideration of the visual impact on both the towers and the Lady Lamington Building to the east
  - maximises natural light penetration and cooling breezes to both the infill building and Nurses' Home towers
  - enhances the functionality and accessibility of the Nurses' Home towers
  - addresses the public realm including activation of the key public space.

##### Movement

Development in precinct 3 will:

- provide a welcoming, activated, legible, permeable and pedestrian-friendly environment that acknowledges the important central movement function of the precinct including:
  - connectivity to the broader Herston Health Precinct and the Herston busway station
  - vehicular access into the core of the PDA
- deliver a continuation of the primary pedestrian connection from Herston Road to the PDA significant heritage buildings and central key public space including a clear pedestrian pathway between the Nurses' Home and Lady Norman Wing
- deliver secondary pedestrian connections across the precinct to improve accessibility to the key public space, pedestrian permeability and legibility including a connection:

- between the northern Nurses' Home tower and Edith Cavell Block
- on the southern side of the Lady Lamington Building and southern Nurses' Home tower to connect to the existing green space outside the PDA
- from Bramston Terrace into the key public space.

##### Public realm

Development in precinct 3 will:

- deliver a key public space (refer map 6) framed by the significant heritage buildings that:
  - complements and enhances the surrounding cultural heritage values
  - ensures vehicular movements are secondary to





pedestrian movements

- deliver a linear key public space south of the Nurses' Home (refer map 6) to enhance the cultural heritage value of the heritage building and its setting and accommodate the primary pedestrian connection
- respect the formal landscape quality and cultural heritage value of the existing courtyard spaces by ensuring the design:
  - reflects their heritage setting
  - reflects their important transition function to existing green space to the immediate east of the PDA
  - considers views to existing green space and other

RBWH heritage buildings to the immediate east of the PDA

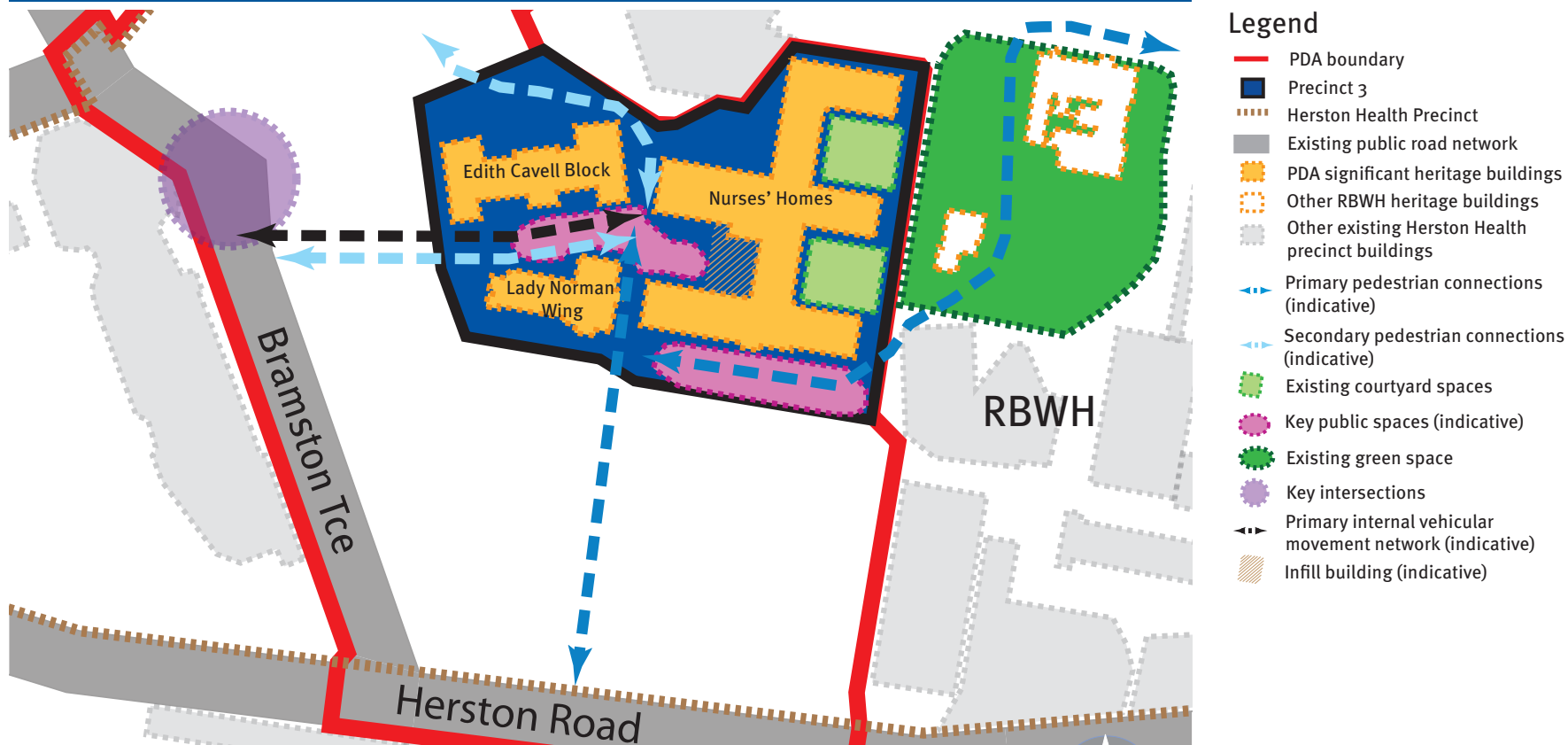
- incorporate public art that references the cultural heritage significance of the precinct.

#### Preferred land uses

- child care centre
- community use
- educational establishment
- food and drink outlet other than a drive-through facility (where less than 200 m<sup>2</sup> GFA per tenancy)

- health care services
- hotel
- indoor sport and recreation
- market
- multiple dwelling
- office
- research and technology industry
- rooming accommodation where student accommodation
- shop (where less than 200m<sup>2</sup> GFA per tenancy)
- short-term accommodation.

Map 6 - Precinct 3 plan





# PRECINCT 4 LIFESTYLE AND CARE





## 2.5.4. Precinct 4 - Lifestyle and care

### Precinct intent

#### Land use

Development in precinct 4 will:

- provide for a range of uses with a focus on the delivery of:
  - retirement living and care services for the elderly and children;
  - a parking station to service the current a future car parking needs of staff and visitors to the Herston Health Precinct; and
  - future hospital expansion
- provide small scale commercial and retail activities that contribute to the activation of the precinct, support the convenience needs of residents of the precinct and visitors and do not adversely impact, or diminish the focus of retail activity from precinct 3.

#### Built form<sup>40</sup>

Development in precinct 4 will:

- provide an appropriate balance of built form and public realm by:
  - ensuring the maximum building footprint does not exceed 50 per cent of the total precinct area. In this precinct, building footprint does not include:
    - public realm
    - basement car parking areas where:
      - not wholly contained underground
      - not part of a standalone parking station
    - the rooftop is landscaped and delivers an integrated, inviting and usable open space and amenity function for residents, staff and visitors
  - accessible from the public realm network

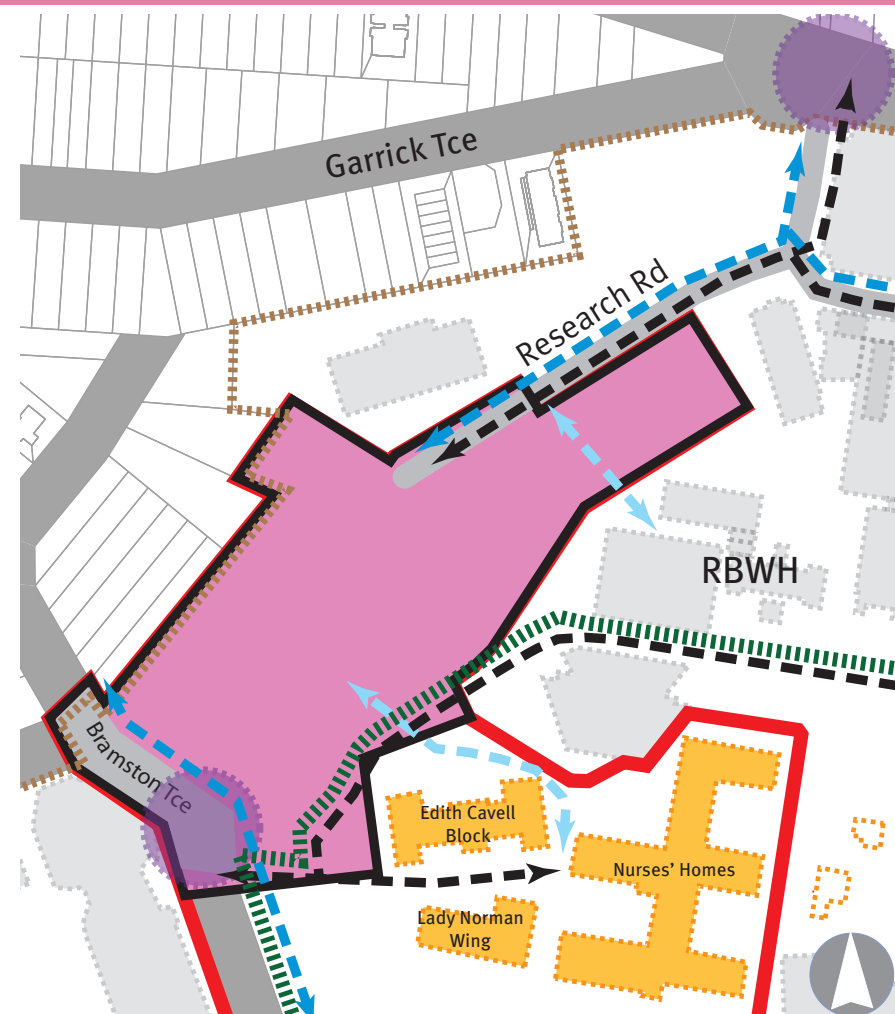
<sup>40</sup> The floor to floor height of a storey differs depending on the land use and servicing requirements. For example, a storey in a hospital and health care use is generally an average of 4.5 metres. For residential-type uses including retirement living, a storey is generally an average of 3 metres. For other land uses including commercial, a storey is generally an average 3.5 metres and where accommodating retail on the ground floor, this storey is generally an average of 4.5 metres.



Map 7 - Precinct 4 plan

#### Legend

- PDA boundary
- Precinct 4
- Herston Health Precinct
- Existing public road network
- PDA significant heritage buildings
- Other RBWH heritage buildings
- Other existing Herston Health precinct buildings
- Primary pedestrian connections (indicative)
- Secondary pedestrian connections (indicative)
- Key intersections
- Primary internal vehicular movement network (indicative)
- Primary cycle network (indicative)



- provide a diversity of residential forms including accessible dwellings
- deliver a multi-storey parking station that will:
  - provide for future development above the parking station for hospital and health care services
  - have a building height of no greater than nine storeys, except where delivering hospital or health care services above the parking station, an additional six storeys is permitted where accommodating these and ancillary uses only
  - avoid adverse traffic impacts on the public road network including surrounding residential streets
  - enhance pedestrian connectivity between the RBWH and Research Road
  - include active uses at pedestrian entrances to maximise surveillance, improve safety, add visual interest and activate the building at different times of the day
  - provide a building setback from both street frontages that creates adequate space for streetscape including deep planting, other landscaping, street furniture and pedestrian pathways
- for buildings fronting Bramston Terrace, provide for a building height of no greater than five storeys
- for all other buildings, provide for a building height of no greater than 15 storeys
- ensure buildings and services are highly accessible for residents and visitors and responsive to significant ground level changes
- ensure a sensitive transition to adjacent dwelling houses outside the PDA which avoids adverse amenity impacts through consideration of appropriate building heights, setbacks, articulation, landscaping, bulk and massing including a minimum building setback of nine metres to the PDA boundary
- ensure visual privacy to dwellings is maintained and the need for screening is minimised by:
  - providing appropriate building separation including

a building setback of no less than 15 metres to the nearest building

- orienting windows of habitable rooms away from adjacent buildings
- have a maximum wall length of 15 metres between building articulations
- where not a residential care facility or parking station, have a maximum building footprint of 1000m<sup>2</sup> and maximum wall length of 50 metres on any one face
- where a residential care facility or parking station, include high quality facade treatments, recesses and projections or other treatments to substantially reduce building bulk and improve climate responsiveness.

### **Movement**

Development in precinct 4 will:

- deliver primary and secondary pedestrian connections to improve connectivity between precinct 4, the PDA and the surrounding area including Butterfield Street and RBWH.

### **Preferred land uses**

- child care centre
- community residence
- food and drink outlet other than a drive-through facility (where less than 200m<sup>2</sup> GFA per tenancy)
- health care services
- hospital
- office
- park
- parking station
- residential care facility
- retirement facility
- shop (where less than 200m<sup>2</sup> GFA per tenancy).



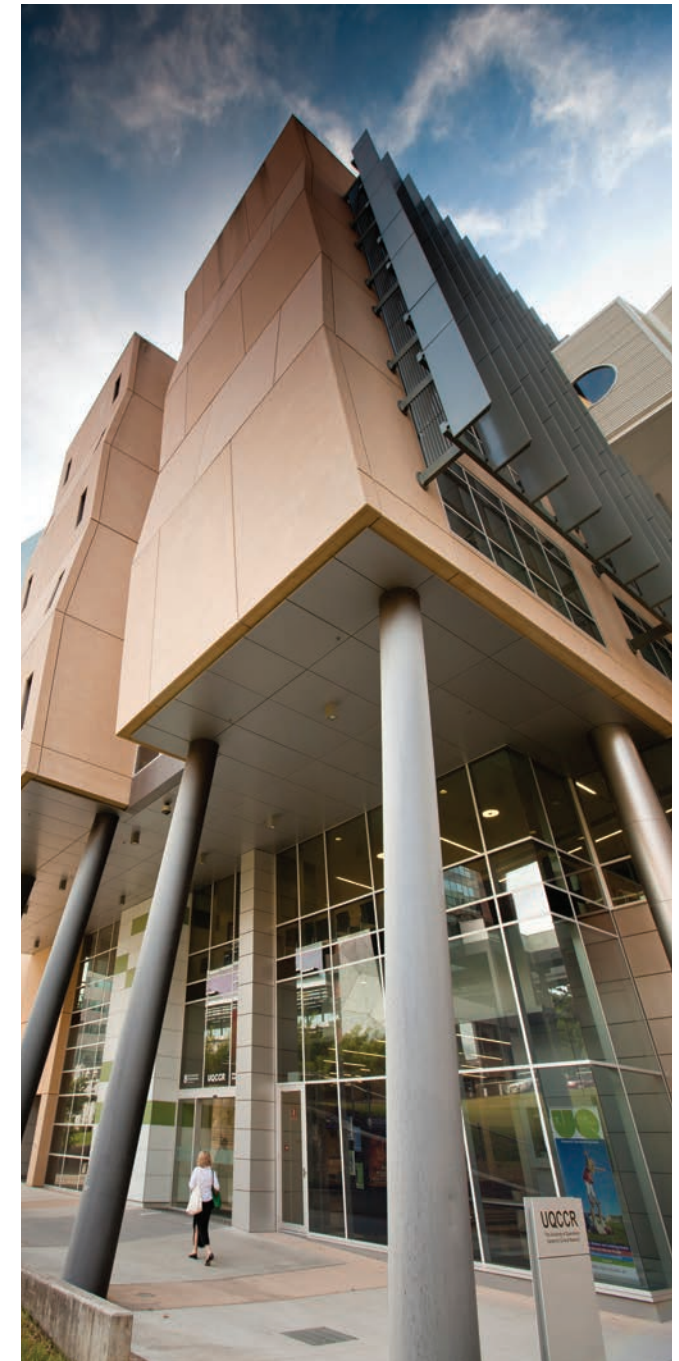


## 2.6. Levels of assessment

The following levels of assessment apply to all development in all precincts of the PDA.

**Table 1 - Levels of assessment**

Column 1 PDA exempt development	Column 2 PDA self-assessable development	Column 3 PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
Development specified in schedule 1.	Nil.	<p>The following development unless mentioned in Columns 1, 2 and 3B:</p> <ul style="list-style-type: none"> <li>• Material change of use for a preferred land use<sup>1</sup></li> <li>• Material change of use that is not for a preferred land use<sup>2</sup></li> <li>• Operational work</li> <li>• Building work</li> <li>• Reconfiguring a lot.</li> </ul> <p><sup>1</sup> Preferred land uses are identified for each precinct in section 2.5.</p> <p><sup>2</sup> Under section 2.2.9, public notification of an application is required for a material change of use that is not for a preferred land use.</p>	Nil.







# INFRASTRUCTURE PLAN

**Herston**Quarter



## 3. Infrastructure plan

### 3.1. Purpose

The purpose of this infrastructure plan is to ensure that the vision for the PDA is achieved through:

- integrating infrastructure planning with land use planning identified in this development scheme
- identifying the infrastructure requirements to be delivered by the local government, state government, water supply and sewer provider, and applicants
- providing a basis for imposing conditions on development approvals responding to the increased demand on the relevant infrastructure networks.

### 3.2. Infrastructure networks and categories

The following infrastructure networks require additional infrastructure provision or upgrades to support growth in the PDA:

- transport (roads, intersections, pedestrian and cycle paths)
- public realm
- stormwater (quantity and quality)
- water supply and sewerage
- electricity.

Table 2 below identifies infrastructure that will be provided to enable the vision of the PDA to be delivered.

The infrastructure planned to be delivered within the PDA will fall into one of the following categories:

- trunk infrastructure
- non-trunk infrastructure
- other infrastructure.

Table 2 includes infrastructure that is trunk infrastructure, non-trunk infrastructure and other infrastructure. As such, the inclusion of infrastructure in table 2 does not necessarily make it eligible for an infrastructure charges offset. Non-trunk infrastructure is not eligible for offsets.

#### 3.2.1. Trunk infrastructure

Trunk infrastructure is the high-order shared infrastructure that is planned to service wider catchments in the PDA, rather than individual development sites. Trunk infrastructure may be delivered by EDQ, BCC or Queensland Urban Utilities (QUU), or by applicants if required by a condition of a PDA development approval.

#### 3.2.2. Non-trunk infrastructure

Non-trunk infrastructure is the lower order infrastructure which generally services a single development site, is internal to a development site, or connects the development site to trunk infrastructure.

Non-trunk infrastructure will be provided by the applicant, in accordance with the relevant responsible entity's requirements and as specified in a condition of a PDA development approval.

#### 3.2.3. Other infrastructure

Other infrastructure includes infrastructure which is not part of BCC or QUU's infrastructure networks. Other infrastructure may include necessary development infrastructure or provision for upgrades to the electricity, gas, telecommunications and state-controlled road networks.

Other infrastructure may be delivered by the local or state government, other infrastructure providers or by applicants who may be required to deliver or provide for this infrastructure by a condition of a PDA development approval.

### 3.3. Infrastructure charges, funding and conditions

Trunk infrastructure identified as necessary to service the PDA will be set out in a Development Charges and Offset Plan (DCOP), where required. The DCOP would set out whether infrastructure is eligible for an offset.

A DCOP would set out the following:

- development charges for the provision of local trunk infrastructure (BCC and QUU)
- trunk infrastructure plans and schedules of works

identifying trunk infrastructure for which an offset against infrastructure charges shall be available

- matters relevant to calculating an offset, credit or refund for the provision of trunk infrastructure<sup>41</sup>.

The requirement to pay development charges set out in the DCOP, or to deliver the trunk infrastructure identified in the DCOP, will be through a condition of a PDA development approval. Infrastructure may be required to be delivered in accordance with a detailed Infrastructure Master Plan (IMP) that is prepared to support a development application or required by condition.

The infrastructure identified in table 2 will be funded from a combination of development charges and other revenue sources. State infrastructure funding may be provided through Federal Government grants. State expenditure on trunk infrastructure will be subject to consideration through normal State budgetary processes and will be part of an approved State agency capital works program.

Not all the works identified in table 2 will be delivered through conditions of approval. Some infrastructure may be delivered by other entities such as local government, state government or other infrastructure providers.

The infrastructure elements in table 2 reflect current understanding at the time of publication. However, further detailed infrastructure investigations will occur as the development continues and the infrastructure requirements and delivery responsibilities will be reviewed and may be amended over time to reflect the outcomes of these investigations and changing circumstances.

Infrastructure required within any application area will be required to be delivered at the time of development occurring in that area unless otherwise agreed through conditions of a PDA development approval.

<sup>41</sup> Where the value of trunk infrastructure delivered by a developer (in accordance with the processes in the DCOP) is equal to or greater than the applicable charges for a development, the charge will be offset and therefore no charges will be payable.

**Table 2 — Infrastructure plan**

Infrastructure Category	Item	Details
Transport	Roads and intersections	As required to service the PDA and may include upgrades to: <ul style="list-style-type: none"> <li>roads internal to the PDA</li> <li>Herston Road</li> <li>Butterfield Street</li> <li>Bramston Terrace</li> <li>key intersections as identified in map 2.</li> </ul>
	Active transport	<ul style="list-style-type: none"> <li>Primary and secondary pedestrian connections.</li> <li>Upgrades to the primary cycle network.</li> </ul>
	Public transport	<ul style="list-style-type: none"> <li>Bus stop infrastructure on Herston Road which is related to any upgrade work undertaken for the PDA on Herston Road and Bramston Terrace.</li> </ul>
Public realm	Public realm	Key public spaces as identified in map 2.
Stormwater	Detention and treatment	As required to manage the impacts of the PDA.
Water supply and sewer	Potable water	As required to service the PDA and may include augmentations to: <ul style="list-style-type: none"> <li>internal water supply reticulation</li> <li>the existing water main in Bramston Terrace</li> <li>fire-fighting town main</li> <li>fire-fighting hydrant/sprinkler reticulation.</li> </ul>
	Sewer	As required to service the PDA and may include augmentations to: <ul style="list-style-type: none"> <li>existing gravity main in Butterfield Street</li> <li>existing gravity main in Herston Road</li> <li>internal wastewater reticulation.</li> </ul>
Electricity	Electrical network	As required to service the PDA.

### 3.4. Infrastructure agreements

An infrastructure agreement may be negotiated and entered into with MEDQ and other relevant infrastructure providers to address the provisions and requirements of the Infrastructure plan.

Under section 120 of the Act, to the extent an infrastructure agreement is inconsistent with a PDA development approval, the infrastructure agreement prevails.

### 3.5. Infrastructure standards

Infrastructure will be delivered in accordance with the standards of the applicable local government, state government, or relevant infrastructure providers at the time either a PDA development application or IMP is approved.







# IMPLEMENTATION STRATEGY



**Herston**Quarter

## 4. Implementation strategy

The Act requires a development scheme to include an implementation strategy to achieve the main purposes of the Act for the PDA, to the extent that they are not achieved by the land use plan or infrastructure plan.

The implementation strategy for the development scheme fulfils this requirement by identifying a number of key objectives and a suite of actions that support the achievement of the vision for the PDA and support the delivery of economic development and development for community purposes within the PDA.

The key focus areas of this strategy are:

- delivering an exemplar integrated mixed-use health and living precinct
- conserving and adaptively re-using significant heritage buildings
- maximising community benefit
- supporting private sector investment in health and knowledge industries.

### 4.1. Delivering an exemplar integrated health care and living precinct

#### Objective

Maximise the strategic advantage of the PDA's location in the Herston Health Precinct to deliver an exemplar mixed-use development with a focus on health-related uses that successfully integrates with the surrounding facilities including high-quality public realm and built form outcomes.

#### Actions

- Deliver a focussed and comprehensive approach to precinct activation that leverages the large agglomeration of health and knowledge workers (more than 16,000) and students in the Herston Health Precinct.
- Collaborate with Metro North Hospital and Health Service (MNHHS) to explore interim uses and strategies

to activate the precinct at different times of the day during construction while maintaining community safety.

- Deliver exemplar public realm and built form outcomes that are visually appealing, create a sense of place, character and identity for the PDA and have a synergy with clinical services across the whole of the Herston Health Precinct.
- Ensure construction and development does not adversely affect the operational hospital environment including the central energy plant, helicopter landing facilities, 24-hour hospital operation and site access and servicing.
- Utilise an urban design review panel<sup>42</sup> to undertake detailed design review of significant development applications in the PDA and those that require consideration of superior design outcomes to ensure high-quality urban design outcomes and promotion of design excellence.
- Investigate opportunities to promote sustainability and innovation in the public realm and built form through the design, construction and operation of development in the PDA.

### 4.2. Conserving and adaptively re-using significant heritage buildings

#### Objective

Leverage the conservation and adaptive re-use of significant heritage buildings to catalyse the broader activation and revitalisation of the PDA and contribute to a distinctive character and identity for the broader Herston Health Precinct.

#### Actions

- Investigate strategies to ensure heritage buildings are adaptively re-used in the short and long term to help activate the PDA and contribute to its identity, vibrancy and sense of place.
- Respond to the cultural significance of the heritage place in accordance with the principles of the Burra

<sup>42</sup> An urban design review panel will provide guidance on the assessment and acceptance of superior design outcomes.

Charter<sup>43</sup>.

- Prepare a conservation management plan to manage the construction and operational impacts on heritage places, and to provide guidance for their ongoing care and maintenance<sup>44</sup>.
- Engage with key heritage stakeholders where appropriate to deliver relevant interpretation material for heritage buildings in the PDA and the broader Herston Health Precinct to highlight their cultural heritage significance including recognition that the heritage buildings are one of the most significant groups of health-related heritage listed buildings in Queensland.
- Consult with the Department of Environment and Heritage Protection (DEHP) and the Queensland Heritage Council to obtain advice regarding all significant heritage matters.
- Ensure DEHP are notified of any archaeological artefacts discovered during site works and relevant requirements are met in accordance with the provisions of the *Queensland Heritage Act 1992*.

### 4.3. Maximising community benefit

#### Objective

Ensure there is community benefit and ongoing community engagement during the redevelopment of the PDA including establishment of new health facilities and maintenance and enhancement of existing community facilities.

#### Actions

- Contribute to better health service delivery for Queensland by delivering the public Specialist Rehabilitation and Ambulatory Care Centre by the year 2020, comprising 100 rehabilitation beds, special purpose rehabilitation support areas and a surgical

<sup>43</sup> The Australian International Council on Monuments and Site Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999 document as amended and replaced from time to time.

<sup>44</sup> Refer to the requirements, standards and guidance identified in the Department of Environment and Heritage Protection's Guideline: Conservation Management Plans document, as amended and replaced from time to time. A conservation management plan may be required as a condition of a PDA development approval.



and endoscopic centre with a 32-bed surgical inpatient room, seven operating theatres, three endoscopy rooms and recovery spaces.

- Ensure the existing Lady Ramsay Childcare Centre is replaced with another publicly operated child care facility that accommodate a minimum of 78 children.
- Expand the provision of child care services within the Herston Health Precinct with the addition of a new private child care centre.
- Deliver a range of housing options that:
  - allow for a continuum of care for elderly residents as well as opportunities for ageing in place and local residents to remain in their community including residential care and retirement facilities
  - are adaptable to advancements in technology and changing needs of an ageing population.
- Provide employment opportunities and work experience during construction and operation for:
  - construction and development industry workers
  - health and knowledge industry workers
  - students studying health-related industries.
- Develop and implement an Indigenous participation plan that sets out the consultation, training, cultural, employment and business outcomes to be delivered.
- Improve the accessibility and permeability of this complex site including opening up currently underutilised significant heritage buildings.
- Work with MNHHS to:
  - ensure an effective governance strategy is in place from the start of the project which sets out clear roles and responsibilities, documents key decisions, recognises the obligations of the project delivery partners and engages with the key state agencies on relevant strategic issues
  - ensure accessibility, wayfinding and connectivity between the new car parking facility and the operational hospital
  - prepare a communication strategy with consistent

messaging to ensure hospital staff, patients, visitors, the surrounding community and other key stakeholders are kept up to date with the project and know what to expect as the development proceeds

- establish a clear communications and engagement process with the community throughout project delivery
  - investigate strategies that promote healthy ageing
  - maximise synergies between private and public health care
  - inform families and friends of Herston Health Precinct patients of accommodation options in the PDA.
- Ensure car parking operation and servicing is adequate to manage the vehicular flow of the RBWH workforce, residents of the PDA and visitors and avoid adverse impacts on the surrounding streets and Herston community.
  - Investigate ways in which different residents can interact (elderly, children and students) for intergenerational learning and wellbeing.

#### **4.4. Promoting future private sector investment in health and knowledge industries**

##### **Objective**

Promote private sector investment in health and knowledge industries in Queensland by demonstrating a successful public-private partnership in health facility redevelopment.

##### **Actions**

- Ensure the Herston Quarter PDA is incorporated and specifically acknowledged in the Queensland Government's Health and Knowledge Investment Strategy.
- Investigate opportunities to collaborate with state agencies to identify potential joint marketing that promotes Herston Quarter PDA's unique points of difference including co-location of large-scale health

care delivery facilities with retirement facilities, aged care, student accommodation, residential buildings and medical science training facilities.

- Work with the development industry and other key stakeholders to monitor and evaluate market take-up of property in the Herston Quarter PDA to inform future demographic analysis, land use planning and project marketing.
- Undertake ongoing performance monitoring throughout delivery including post-occupancy research and analysis of residents and visitors to the PDA to evaluate success factors that may inform future state government-led projects of this nature.
- Work with key stakeholders to ensure that the governance strategy to improve collaboration, coordination, efficacy of decision-making and recognition of stakeholder interests in the broader Herston Health Precinct including infrastructure delivery, tenant selection and market incentivisation.
- Contribute to an investment attraction plan for the PDA that accords with the state's values for the broader Herston Health Precinct and identifies core investment opportunities that contribute to Queensland's brand and strengthen the health and knowledge sector including attracting more health and knowledge workers.
- Investigate opportunities for development in the PDA to contribute further international standard research, technology and educational facilities to the Herston Health Precinct.

## 5. Schedules

### Schedule 1: PDA-wide exempt development

Building work
Minor building work where not on a heritage place.
Carrying out building work associated with a material change of use.
Building work for demolishing a building or other structure where: <ul style="list-style-type: none"> <li>not on a heritage place</li> <li>not within 10 m of a building on a heritage place.</li> </ul>
Reconfiguring a lot
Subdivision involving road widening and truncations required as a condition of a PDA development approval.
Material change of use
Material change of use for a market if not involving building work or operational work.
Material change of use for a preferred land use in an existing building where: <ul style="list-style-type: none"> <li>no more than 50 m<sup>2</sup> increase in roofed area;</li> <li>not on a heritage place;</li> <li>complying with the applicable car parking ratios in the Brisbane City Plan.</li> </ul>
Material change of use for a sales office where: <ul style="list-style-type: none"> <li>located in a temporary building;</li> <li>not on site for more than two years.</li> </ul>
Material change of use for an office where: <ul style="list-style-type: none"> <li>no more than 200 m<sup>2</sup> gross floor area;</li> <li>associated with building work that is demolition;</li> <li>located in a temporary building;</li> <li>not on site for more than two years</li> <li>complying with the applicable car parking ratios in the Brisbane City Plan.</li> </ul>





## 5. Schedules

### Schedule 1: PDA-wide exempt development

Operational work
Filling or excavation where: <ul style="list-style-type: none"> <li>not exceeding 50 m<sup>2</sup> in volume; or</li> <li>top dressing to a depth of less than 100 vertical millimetres from ground level.</li> </ul>
Carrying out operational work associated with the decontamination of land.
Carrying out operational work associated with a material change of use that is PDA exempt development.
Carrying out operational work in accordance with conditions of a PDA development approval for a material change of use or reconfiguring a lot.
Carrying out operational work that is clearing of vegetation, other than Significant vegetation unless the clearing of Significant vegetation is <ul style="list-style-type: none"> <li>carried out by a public sector entity, where the works being undertaken are authorised under a State law; or</li> <li>carried out in accordance with conditions of a PDA development approval for a material change of use or reconfiguring a lot.</li> </ul>
Carrying out operational work that is the placing of advertising devices where not on a heritage place ( <i>Note: Refer to Brisbane City Council's Advertisements Local Law 2013</i> ).
Plumbing or drainage work
Carrying out plumbing or drainage work
All aspects of development
Development consistent with an approved Plan of Development.
Development prescribed in schedule 6 of the Planning Regulation 2017, other than part 5, section 28.
Development for which an exemption certificate has been issued under the <i>Queensland Heritage Act 1992</i> .





## Schedule 2: Definitions

Unless defined below, or in the *Economic Development Act 2012*, the Brisbane City Plan definitions apply to all development.

Term	Definition
Brisbane City Plan	Means the Brisbane City Council Planning Scheme 2014, as amended and replaced from time to time.
Heritage place	Refer to schedule 3.
Interim use	Refer to section 2.2.11.
Plan of Development	See section 2.2.8.
Significant vegetation	<p>Means all vegetation, except those listed as pest vegetation by state or local government, that is significant in its:</p> <ul style="list-style-type: none"><li>a. ecological value at local, state or national levels; or</li><li>b. contribution to the preservation of natural landforms; or</li><li>c. contribution to the character of the landscape; or</li><li>d. cultural or historical value; or</li><li>e. amenity value to the general public.</li></ul> <p>Note: vegetation may be living or dead and the term includes their root stock.</p>
Total precinct area	The area of land in a precinct excluding road reserve.
Transport noise corridor	Refer to the <i>Building Act 1975</i> , chapter 8B.

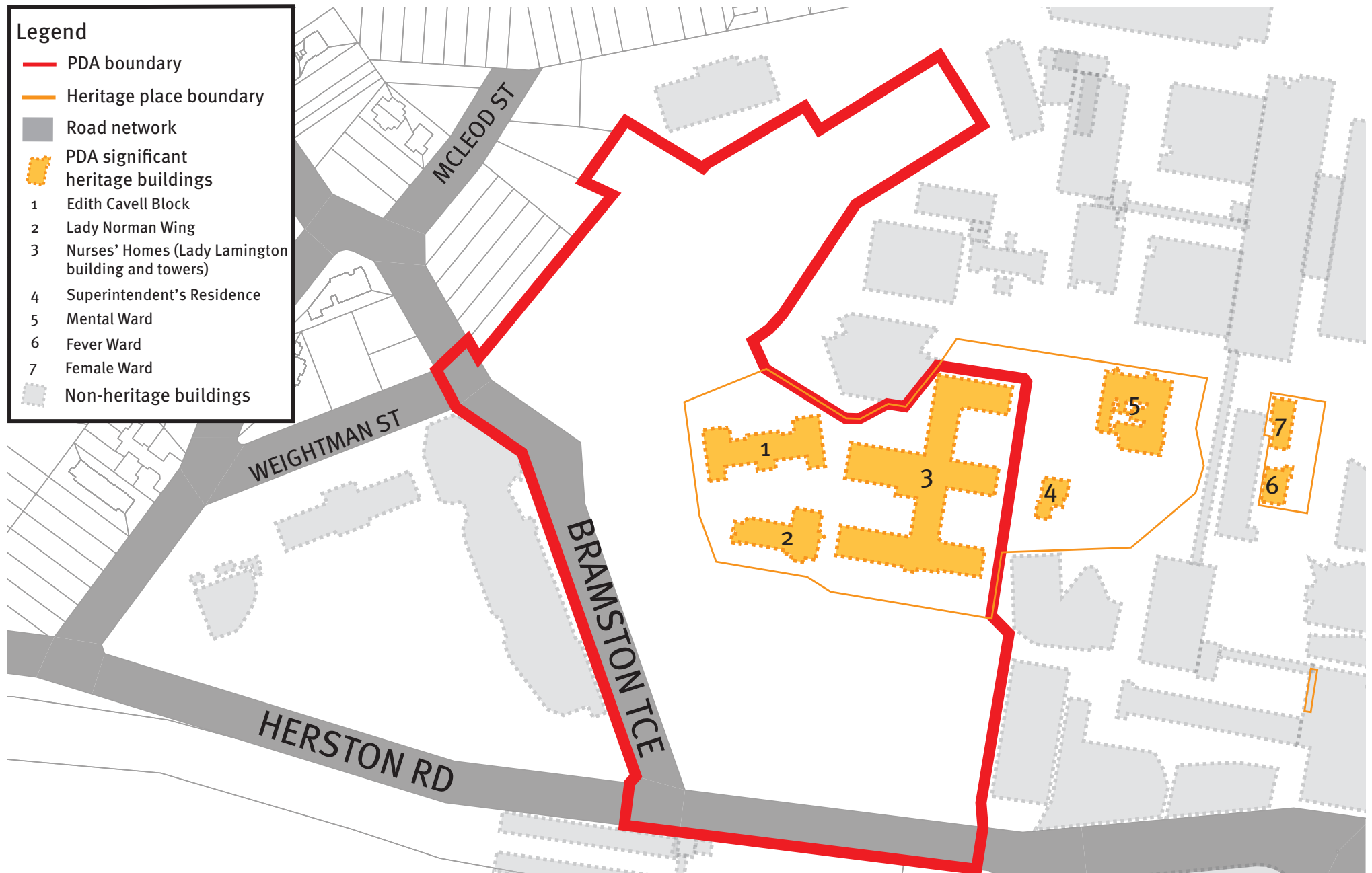




## Schedule 3 - Heritage place

### Legend

- PDA boundary
- Heritage place boundary
- Road network
- PDA significant heritage buildings
- 1 Edith Cavell Block
- 2 Lady Norman Wing
- 3 Nurses' Homes (Lady Lamington building and towers)
- 4 Superintendent's Residence
- 5 Mental Ward
- 6 Fever Ward
- 7 Female Ward
- Non-heritage buildings



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