

# **APPENDIX E      PRECINCT PROVISIONS ASSESSMENT**

Requirement	Response
<b>Land Use</b>	
Development in precinct 3 will:	
<p>Provide a range of land uses that contribute to the activation and vibrancy of the precinct, activate the PDA significant heritage buildings and complement other activities in the PDA including residential, food and beverage, retail, commercial and accommodation uses</p>	<p><b>Complies</b></p> <p>The proposal involves the refurbishment of three Queensland heritage listed buildings on the site, with the Lady Lamington building being for student accommodation, the Edith Cavell building being for a child care centre and range of tenancies accommodating a mix of commercial and centre activities and the Lady Norman building being positioned for re-development for a mix of centre activities. The public realm of the Heritage Precinct has been designed in response to the heritage values and topographic character and will deliver a vibrant public realm for Herston.</p>
<b>Built form and heritage</b>	
Development in precinct 3 will:	
<p>Provide an appropriate balance of built form and useable, inviting and accessible open space and landscaped areas in the precinct by ensuring the proportion of the precinct area covered by buildings does not exceed 40 per cent</p>	<p><b>Complies</b></p> <p>The proposed built form within the Heritage Precinct covers approximately 30.5% of Precinct 3.</p>
<p>Provide for the conservation and adaptive re-use of the heritage place in a way which:</p> <ul style="list-style-type: none"> <li>• preserves its cultural heritage significance while allowing for the functional requirements of the new use</li> <li>• respects the historic built form character and setting</li> </ul>	<p><b>Complies</b></p> <p>The proposed re-development of the Herston Quarter Heritage Precinct and associated public realm, comprises the restoration of all State-Heritage listed buildings on the site for a range of compatible uses. A Heritage Impact Statement of the proposal has been undertaken by Urbis and is included in <b>Appendix K</b>. This assessment concludes that the proposal will ensure the ongoing use and preservation, and recognition of the cultural heritage values of the Heritage buildings.</p> <p>Further, the proposed extension to the Edith Cavell building has been designed to respect the historic built form character and setting of the building, as outlined within the Architectural Plans prepared by Elevation Architecture and provided in <b>Appendix G</b>.</p>
<p>Ensure interface issues with the PDA significant heritage buildings in precinct 3 are comprehensively</p>	<p><b>Complies</b></p> <p>The development does not propose a new building as part of the development. To improve the</p>

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<p>and appropriately addressed including a building setback of no less than:</p> <ul style="list-style-type: none"> <li>• 25 metres to the southern side of the Nurses' Homes</li> <li>• 20 metres to the southern and western sides of the Lady Norman Wing</li> <li>• 20 metres to the northern and western sides of the Edith Cavell Block.</li> </ul>	<p>functionality of the Edith Cavell building, an extension to this building is proposed to the north of the Edith Cavell building. Further information is provided in Section 9 of this report.</p>
<p>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</p>	<p><b>Complies</b></p> <p>A Heritage Impact Statement of the proposal has been undertaken by Urbis and is included in <b>Appendix K</b>. This assessment concludes that the proposal will ensure significant aspects of the heritage buildings are retained to contribute to the identity of the precinct.</p>
<p>Deliver an infill building between the two towers of the Nurses' Home that:</p> <ul style="list-style-type: none"> <li>• minimises adverse impacts on the cultural heritage significance of the Nurses' Home building and towers</li> <li>• does not exceed the height of the existing Nurses' Home towers</li> <li>• results in the Nurses' Home towers still reading as two distinct and separate buildings when viewed from the west</li> <li>• 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</li> <li>• maximises natural light penetration and cooling breezes to both the infill building and Nurses' Home towers</li> <li>• enhances the functionality and accessibility of the Nurses' Home towers</li> <li>• addresses the public realm including activation of the key public space.</li> </ul>	<p><b>Not Applicable</b></p> <p>The proposed development does not include an infill building between the two towers of the Nurse's Home (Lady Lamington building).</p>
<p><b>Movement</b></p>	
<p>Development in precinct 3 will:</p>	

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<p>Provide a welcoming, activated, legible, permeable and pedestrian-friendly shared zone environment that acknowledges the important central movement function of the precinct including:</p> <ul style="list-style-type: none"> <li>• connectivity to the broader Herston Health Precinct and Herston station</li> <li>• low speed vehicular access into the core of the PDA.</li> </ul>	<p><b>Complies</b></p> <p>Fourth Avenue is proposed to be reconfigured into a one way shared zone to provide priority for pedestrians. This shared zone will provide a consistent pavement area that will operate as a shared zone and publicly accessible plaza, prioritising pedestrian movement and improving access and linkages to the surrounding key land uses within Herston Quarter and other destinations the wider Herston Health Precinct. To support wayfinding, these connections will be enhanced with landscaping treatments including paving design, lighting and tree species will be used to create legible and intuitive connections for regular users and visitors to the precinct, as seen within the Public Realm Masterplan provided in <b>Appendix I</b>. A consistent approach to signage will complement the wayfinding strategies and connect people to key destinations within the precinct.</p> <p>Conditions of approval can require a low speed is required within this shared zone.</p>
<p>Deliver a continuation of the primary pedestrian connection from Herston Road to the heritage place and central key public space including a clear pedestrian pathway between the Nurses' Home and Lady Norman Wing</p>	<p><b>Complies</b></p> <p>The proposal continues the primary pedestrian connection from Heston Road to the Heritage Precinct by providing a PWD pedestrian connection between the Heritage Precinct and the Health Precinct. As seen within the Public Realm Masterplan prepared by Hassell (refer to <b>Appendix I</b>), this connection at Lamington Place includes an external public lift and stairs providing connection between the Heritage Precinct and the STARS. Clear pedestrian pathways are provided at this connection to the Lady Lamington Building, Lady Norman building and Herston Square which provides pedestrian connection to the Edith Cavell building.</p>
<p>Deliver secondary pedestrian connections across the precinct to improve accessibility to the key public space, pedestrian permeability and legibility including a connection:</p> <ul style="list-style-type: none"> <li>• between the northern Nurses' Home tower and Edith Cavell Block</li> <li>• on the southern side of the Lady Lamington Building and southern Nurses' Home tower to</li> </ul>	<p><b>Complies</b></p> <p>As seen within the Public Realm Masterplan prepared by Hassell (refer to <b>Appendix I</b>), the pedestrian path network creates clear pedestrian paths which connect to various key destinations within the precinct, including:</p>

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<p>connect to the existing green space outside the PDA</p> <ul style="list-style-type: none"> <li>from Bramston Terrace into the key public space.</li> </ul>	<ul style="list-style-type: none"> <li>equitable connection between the Northern tower of the Lady Lamington building and the Edith Cavell building via Herston Square;</li> <li>equitable connection at the south of the Lady Lamington building to the east of the Lady Lamington building. A secondary connection will provide direct access to the 'Green Heart' within the RBWH; and</li> <li>a secondary connection will be provided from Bramston Terrace to Herston Square via the shared zone within Fourth Avenue. As outlined above, equitable connection to the heart of the Heritage precinct from Bramston Terrace is provided via the Lamington Place.</li> </ul>
<b>Public Realm</b>	
Development in precinct 3 will:	
<p>Deliver a key public space (refer map 6) framed by the PDA significant heritage buildings that:</p> <ul style="list-style-type: none"> <li>complements and enhances the surrounding cultural heritage values</li> <li>ensures vehicular movements are secondary to pedestrian movements.</li> </ul>	<p><b>Complies</b></p> <p>As seen within the Public Realm Masterplan prepared by Hassell (refer to <b>Appendix I</b>), the development proposes the following key public spaces in accordance with Map 6 of the Development Scheme:</p> <ul style="list-style-type: none"> <li>Herston Square (and shared zone to Fourth Avenue) within the central area of the Heritage Buildings.</li> </ul> <p>Further information is provided in Section 4.3 of this report that demonstrates that this area has been designed to complement and enhance the surrounding cultural heritage values. A shared zone is proposed to Fourth Avenue to ensure vehicular movements are secondary to pedestrian movements.</p>
<p>Deliver a linear key public space south of the Nurses' Home (refer map 6) to enhance the cultural heritage value of the building and its setting and accommodate the primary pedestrian connection</p>	<p><b>Complies</b></p> <p>As seen within the Public Realm Masterplan prepared by Hassell (refer to <b>Appendix I</b>), the development proposes the following key public spaces in accordance with Map 6 of the Development Scheme:</p> <ul style="list-style-type: none"> <li>Backyard and Green Heart Connection at the south to the Lady Lamington Building.</li> </ul>

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	<p>Further information is provided in Section 4.3 of this report that demonstrates that these areas have been designed to complement and enhance the surrounding cultural heritage value of the Lady Lamington Building.</p> <p>As seen within the Public Realm Masterplan (refer to <b>Appendix I</b>), an equitable connection will be provided at the south of the Lady Lamington building to the east of the Lady Lamington building. A secondary connection will provide direct access to the 'Green Heart' within the RBWH.</p>
<p>Respect the formal landscape quality and cultural heritage value of the existing courtyard spaces by ensuring the design:</p> <ul style="list-style-type: none"> <li>• reflects their heritage setting</li> <li>• reflects their important transition function to existing green space to the immediate east of the PDA</li> <li>• considers views to existing green space and other RBWH heritage buildings to the immediate east of the PDA.</li> </ul>	<p><b>Complies</b></p> <p>The proposed development will retain the Landscaped Courtyards the east of the Lady Lamington building for the exclusive use of the Student Accommodation. As seen within the Public Realm Masterplan prepared by Hassell (refer to <b>Appendix I</b>) and the Lady Lamington Architectural Plans prepared by Nettleton Tribe (refer to <b>Appendix F</b>), the design of the courtyard spaces has been designed to respect the formal landscape quality and cultural heritage value of the existing courtyard spaces, as follows:</p> <ul style="list-style-type: none"> <li>• The public realm for Herston Quarter celebrates and re-imagines these courtyards to create a series of outdoor rooms throughout the site. The 'courtyards' will provide a variety of defined spaces and functions which respond to the heritage setting, built form and user requirements.</li> <li>• The courtyards spaces, Backyard and Green Heart Connection are identified within the Public Realm Master plan as transition zones drawing on the natural amenity of the Green Heart at the east within the RBWH.</li> <li>• The proposed courtyard levels, landscaping and design of required fences will be designed to consider views to the Green Heart at the east within the RBWH.</li> </ul>
<p>Incorporate public art that references the cultural heritage significance of the precinct.</p>	<p><b>Complies</b></p> <p>The proposed development provides ample opportunity for artwork to be included. Details can</p>

<b>Requirement</b>	<b>Response</b>
	be appropriately conditioned, and finalised throughout the detailed design phase of the project.