



**LEVEL 7**  
**123 ALBERT STREET**  
**BRISBANE QLD 4000**

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 256 228

31 January 2019

Development Assessment  
Economic Development Queensland  
PO Box 15009  
CITY EAST QLD 4002

Dear Sir/Madam,

## **DEVELOPMENT APPLICATION FOR THE HERITAGE PRECINCT OF HERSTON QUARTER AT 300 HERSTON ROAD, HERSTON QLD 4006, FORMALLY DESCRIBED AS LOT 545 ON SP289113**

In accordance with Section 82 of the *Economic Development Act 2012* and on behalf of Herston Development Company Pty Ltd, please find attached a development application for the following aspects of development:

*PDA Development Application for a PDA Development Permit for a Staged Material Change of Use – Rooming Accommodation (Student Accommodation), Childcare Centre, Food & Drink Outlet, Shop, Health Care Service, Research and Technology Industry, Office, Indoor Sport and Recreation, Short Term Accommodation and carrying out Building Work on a State Heritage Place.*

The land the subject of this development application comprises land known as the Heritage Precinct of Herston Quarter at 300 Herston Road, Herston QLD 4006, formally described as Lot 545 on SP289113.

The proposal is for the restoration and adaptive use of the Heritage buildings as part of the wider Herston Quarter development. The associated landscaping and public realm works will also support significant regeneration to create a series of attractive places and destinations which will define Herston Quarter.

In order to assist the assessment of this application we enclose the following:

- Development Assessment Report prepared by Urbis including:
  - Appendix A – EDQ Application Form;
  - Appendix B – Title Document;
  - Appendix C – Owner’s Consent;
  - Appendix D – PDA-Wide Criteria Assessment;
  - Appendix E – Precinct Provisions Assessment;
  - Appendix F – Lady Lamington Architectural Plans prepared by Nettleton Tribe;

Covering Letter - 190131 - Heritage Precinct DA



- Appendix G – Edith Cavell Architectural Plans prepared by Elevation Architecture;
- Appendix H – Lady Norman Architectural Plans prepared by Hassell;
- Appendix I – Public Realm Masterplan prepared by Hassell;
- Appendix J – Demolition Site Plan prepared by Hassell;
- Appendix K – Heritage Impact Statement prepared by Urbis;
- Appendix L – Traffic Impact Assessment prepared by Cambay Consulting; and
- Appendix M – Engineering Services Report prepared by Acor.

The relevant application fee has been confirmed with EDQ during the pre-application process. A cheque for the required fee of **\$155,044** as has been mailed to EDQ.

If you have any question regarding the attached material, please do not hesitate to contact the undersigned or Dean Jones on (07) 3007 3800.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Ashley Lane".

Ashley Lane  
Director