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10 May 2019

Karina McGill
Development Assessment
Economic Development Queensland
PO Box 15009
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Via email: pdadevelopmentassessment@dsdmip.qld.gov.au

Dear Karina,

**CHANGE TO DEVELOPMENT APPLICATION - PDA DEVELOPMENT
APPLICATION FOR THE HERITAGE PRECINCT OF HERSTON QUARTER PDA
AT 300 HERSTON ROAD, HERSTON QLD 4006, FORMALLY DESCRIBED AS
LOT 545 ON SP289113 (REF: DEV2019/1003)**

In accordance with Section 92 of the *Economic Development Act 2012* and on behalf of Herston Development Company Pty Ltd, please find below information which comprises a change to the Priority Development Area development application for PDA Development Permit (Ref: DEV2019/1003) 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.

Please refer to the following documents enclosed forming part of this change request:

- **Attachment A** – Amended Staging Plan prepared by Hassell; and
- **Attachment B** – Amended Lady Lamington Architectural Plans prepared by Nettleton Tribe;
- **Attachment C** – Amended Edith Cavell Plans prepared by Elevation Architecture;
- **Attachment D** – Amended Lady Norman Plans prepared by Hassell; and
- **Attachment E** – Amended Heritage Impact Statement prepared by Urbis.

1. PROPOSED CHANGE TO APPLICATION

The purpose of this change application is to reflect changes to the proposed development following ongoing refinement of the intended delivery of the development and necessary amendments to the development design.

The proposed changes are as follows:

- **Staging:** Modification to the proposed staging of the application to provide flexibility to the delivery of the development;
- **Plan Revisions – Lady Lamington Building:** Revision of the design of Lady Lamington to accommodate a necessary amendment, informed by ongoing geotechnical investigations, to remove the undercroft connection of Lady Lamington and the subsequent changes (i.e. relating to access and communal areas) to the building design; and
- **Demolition Plans:** Removal of the northern addition to the Lady Norman Hospital Building (the former Sylvia Moffatt Theatre) and the western addition to the Edith Cavell Block (the former dining room and kitchen) and the small building between the Lady Lamington northern and southern towers, as the demolition of these non-heritage elements have been accommodated by way of a separate Development Permit for Building Work (Demolition) (EDQ Reference: DEV2019/1008).

Further information regarding the proposed changes is provided in the following sections.

1.1. STAGING

The current development application includes a broad staging plan that intends to stage the delivery of each PDA Significant Heritage Building and surrounding area (as shown in **Figure 1, picture 1** below). As further refinement of the intended sequencing of the development has progressed, changes to the staging plan are proposed to enable a more logical approach to the staging of the development.

As seen in **Figure 1, picture 1** below, it was originally proposed to consolidate the delivery of Fourth Avenue and adjoining Herston Square and servicing area with the delivery of Edith Building (forming Stage 1). The key change proposed within this application is to separate the delivery of the 'Enabling Works' which comprises Fourth Avenue, Herston Square and the associated servicing areas, as the first stage of the development (as shown in **Figure 1, picture 2** below). The intent of this change is to allow flexibility to the ongoing delivery of the development, allowing subsequent Stage 2, Stage 3 and Stage 4 to occur in any order.

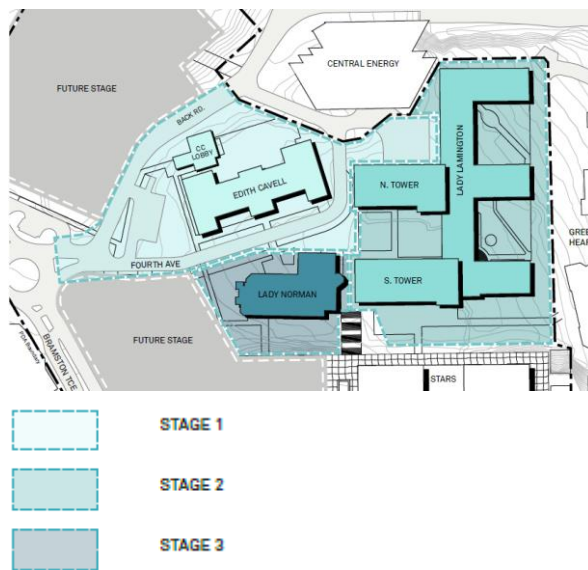
The proposed change to staging will facilitate logical delivery of the development and is considered to be a sound outcome for the site for the following reasons:

- The proposed staging arrangement provides a logical framework to facilitate the delivery of the development whilst maintaining flexibility regarding the sequencing of delivery in the instance that priorities shift in the future. Specifically, the proposed Stage 1 Enabling Works will ensure Fourth Avenue, adjoining Herston Square and the servicing area adjacent to Lady Lamington are provided prior to, or in line with, the delivery of proposed Stage 2, Stage 3 and Stage 4 (which may occur in any order).

- The proposed staging arrangement is intended be reflected within the conditions of the approval to ensure the conditions package offers a consistent and achievable approach to staging in accordance with the proposed staging plan.
- The proposed amendments do not introduce any new impacts having regard to the delivery of the development and associated construction management impacts.
- Back Road has been removed from the staging plan as work will be included in the future development application lodgement for the Northern Car Park. The conceptual upgrades to Back Road are nonetheless shown in the public realm plans prepared by Hassell. However, it is noted the upgrades to the Bramston Terrace intersection / roundabout section remain within this development application.

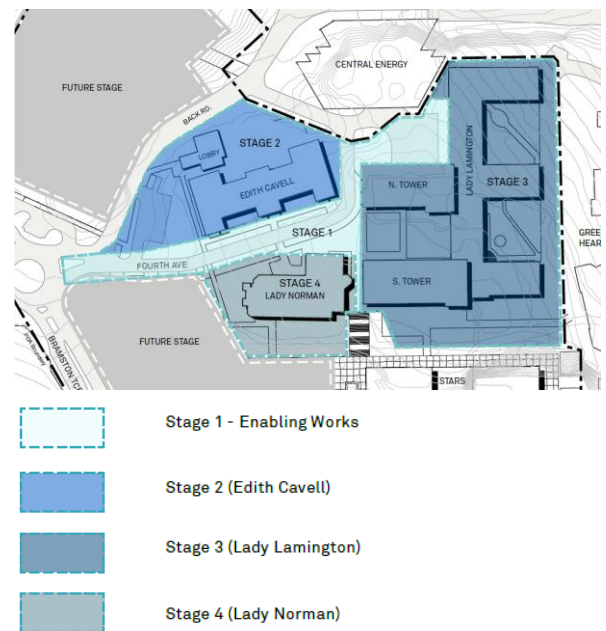
In summary, the proposed amendments to the staging of the development are appropriate and will maintain appropriate staging of the development.

Figure 1 – Staging Plan



Picture 1 – Lodged Staging Plan

Source: Hassell



Picture 2 – Proposed Staging Plan

Source: Hassell

1.2. PLAN REVISIONS – LADY LAMINGTON

1.2.1. Background

On 1 March 2019, the Minister for Economic Development Queensland further information be provided for the PDA Development Application in accordance with Section 83(1) of the *Economic Development Act 2012*.

Item 1 of the request requires the applicant to *“Submit information which demonstrates the full extent of proposed works will not compromise the structural integrity of the PDA significant heritage buildings and will not adversely affect the operational requirements of the surrounding development. This information is to be certified by a Registered Professional Engineer of Queensland (RPEQ) with relevant experience.”*

In response to this item, a geotechnical investigation was undertaken by Soil Surveys Engineering Pty Limited. A copy of the Geotechnical Report prepared by Soil Surveys Engineering Pty Limited is provided within our separate Response to Information Request letter, dated 9 May 2019.

Notably, the Geotechnical Report considers the subsurface conditions of the soil within the vicinity of the proposed undercroft connection beneath the Lady Lamington building.

As a result, it is necessary to submit amended development plans to specifically remove this connection in an effort to maintain the structural integrity of the Lady Lamington building.

Furthermore, changes have been made to the ground floor plane of the Lady Lamington building to address the ongoing matters raised by Queensland Urban Design and Places Panel (QUDaPP). The proposed changes are broadly supported by QUDaPP, which result in an overall improvement to the way the ground floor plane interacts with the surrounding public realm. The changes and resultant benefits are described in the following section. The applicant looks forward to progressing the improved design outcomes through to the detailed design stage.

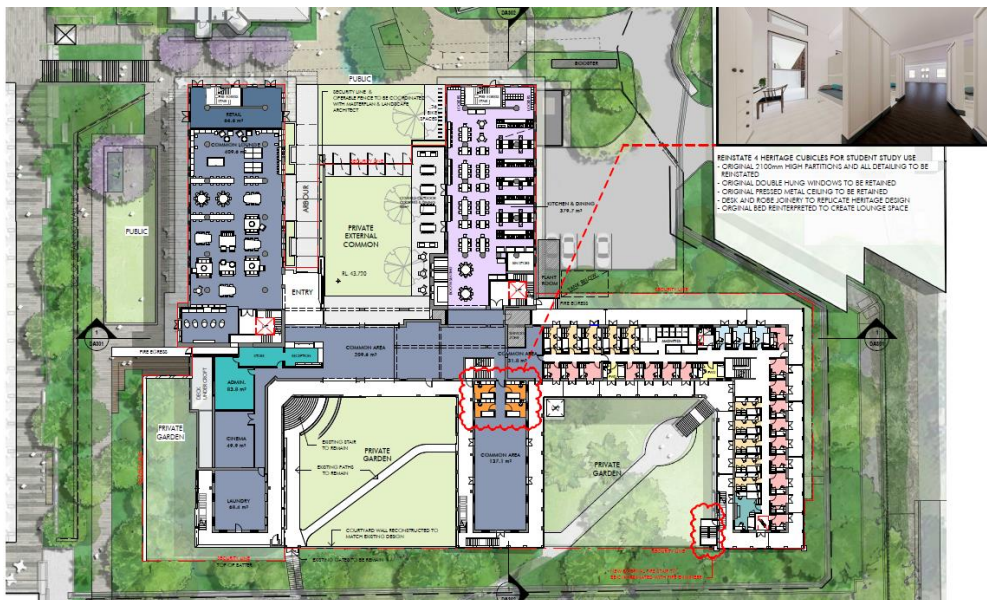
In order to address the design changes, it is necessary for the applicant to submit this change to the development application.

1.2.2. Summary of changes and resultant benefits

The proposed changes are depicted in **Figure 1, pictures 3 and 4** as follows, with the exception of the last bullet point (relating to the rooftop level) which is depicted in **Attachment B**.

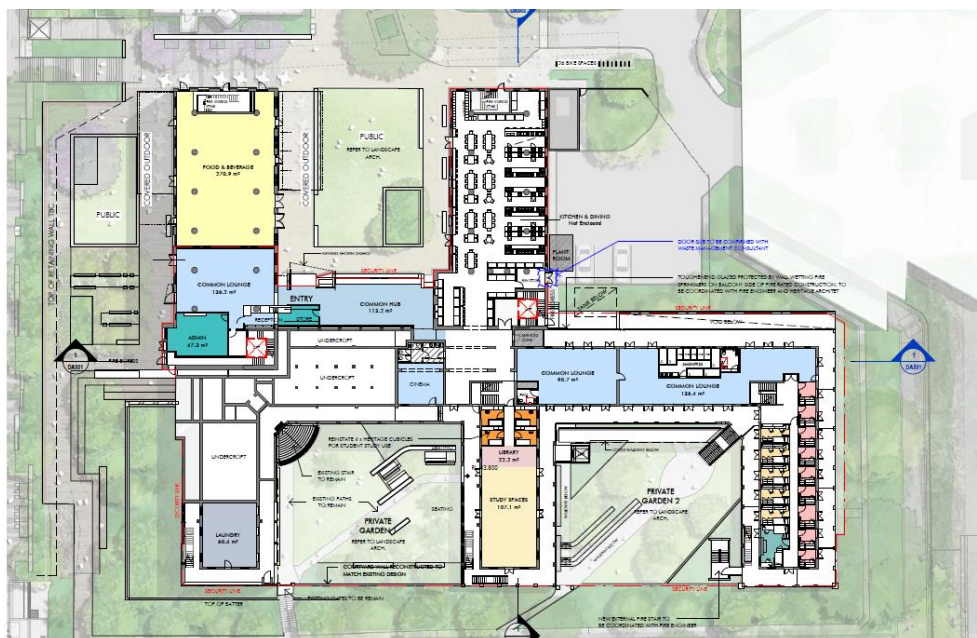
For completeness, a full set of plans have been re-submitted and provided in **Attachment B**.

Figure 2 – Ground Floor Plan Comparison



Picture 3 – Lodged Ground Floor Plan

Source: Nettleton Tribe



Picture 4 – Proposed Ground Floor Plan

Source: Nettleton Tribe

- Creation of a new, narrow single level 'infill building' linking the north and south towers. This building is substantially smaller than originally envisaged under the Development Scheme, and has been designed to be cognisant and respectful of the surrounding heritage context;
- Creation of an additional Student Accommodation entrance from the southern elevation of the Lady Lamington building. The two points of entry lead to a common lobby / reception area to maintain a high level of access control and security for residents, and activates the southern part of the Heritage Precinct;
- Removal of the courtyard space along the southern elevation of the Lady Lamington building. This area is now entirely within the public realm, resulting in a stronger connection to the future Green Heart and greater compliance to the broad concepts within the Development Scheme layout;
- Opening of the private western courtyard to become an entirely publicly accessible space. This design change significantly increases the overall area of Herston Square, resulting in a more flexible space with additional seating and activation opportunities for holding events;
- Increase in the Food and Drink tenancy, from 66.6m² to 270.9m², as well as the provision of a second point of entry to further activate the public realm along the southern elevation of the Lady Lamington building. Associated covered outdoor dining areas are also proposed on the northern and southern elevations of the tenancy;
- Reduction in the number of Student Accommodation bedrooms on the ground floor by 23 rooms;
- Reconfiguration of the common / communal zones on the ground floor, ensuring there continues to be a sufficient amount of area according to the proposed number of bedrooms.
- Removal of the Northern Roof Top to minimise visual impact on

1.2.3. Heritage Assessment

To address the proposed changes, a revised Heritage Impact Statement has been prepared by Urbis and is provided within **Attachment E** of this letter.

1.3. DEMOLITION PLANS

The demolition plans for the Lady Norman and Edith Cavell buildings have been amended as follows:

- Demolition of the northern addition to the Lady Norman Hospital Building (the former Sylvia Moffatt Theatre) has been removed from the proposed plans of development;
- Demolition of the western addition to the Edith Cavell Block (the former dining room and kitchen) has been removed from the proposed plans of development; and
- Demolition of the small building between Lady Lamington northern and southern towers.

The reason for the change is because the demolition of these non-heritage elements has been accommodated by way of a separate Development Permit for Building Work (Demolition) (EDQ Reference: DEV2019/1008).

2. CHANGE APPLICATION CRITERIA

In respect to part 92(2) of the *Economic Development Act 2012* and what constitutes a substantially different development, it is appropriate to have regard to Schedule 1 of the *Development Assessment Rules* which sets out the substantially different development 'tests'.

An assessment of the proposed changes against the substantially different development criteria in the *Development Assessment Rules* is included in the table below.

Guideline Criteria	Response
<i>Involves a new use.</i>	The proposed changes do not involve a new use.
<i>Results in the application applying to a new parcel of land.</i>	No new parcel of land is proposed to be introduced as part of this minor change application.
<i>Dramatically changes the built form in terms of scale, bulk and appearance.</i>	<p>The proposed changes are minor in nature and do not result in a <i>dramatic</i> change to the existing built form in terms of scale, bulk or appearance.</p> <p>The creation of a new, narrow single level 'infill building' linking the north and south towers, as well as the covered patio structures adjoining the Food and Drink tenancy, are designed to be cognisant and respectful of the surrounding heritage context.</p>
<i>Changes the ability of the proposed development to operate as intended. For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment.</i>	<p>The proposed changes do not affect the way the development will function to the extent described by the guideline criteria.</p> <p>The proposed increase to the Food and Drink tenancy does not impact the viability of the wider existing and future retail and commercial offer.</p> <p>The proposed reconfiguration of the common areas has been designed as such to reflect the reduced number of proposed bedrooms.</p> <p>The common areas have been designed to meet the requirements of the future students to live on-site.</p>
<i>Removes a component that is integral to the operation of the development.</i>	The proposal will retain all integral components of the development, and provides additional functionality through greater activation of the southern elevation.
<i>Significantly impacts on traffic flow and the transport network, such as increasing</i>	The proposed changes do not affect the overall traffic flow and the transport network, noting the are no

Guideline Criteria	Response
<i>traffic to the site.</i>	changes to car parking or bicycle parking arrangements. It is noted the conceptual improvements to Back Road, as shown in the public realm plans, shall be designed and constructed as part of the future Northern Car Park development proposal.
<i>Introduces new impacts or increases the severity of known impacts.</i>	The proposed changes involve improvements to the appearance, layout and functionality of the site.
<i>Removes an incentive or offset component that would have balanced a negative impact of the development.</i>	No incentives or offsets are being removed.
<i>Impacts on infrastructure provision.</i>	The changes do not involve any changes to the proposed infrastructure provision.

The above assessment demonstrates that the proposed changes will not result in substantially different development.

3. CONCLUSION

The above assessment demonstrates that the proposed changes will not result in a substantially different development. In accordance with Section 92(2) of the *Economic Development Act 2012*, it is requested that the MEDQ provide agreement in writing to the making of the proposed change.

We trust the supplied documentation is sufficient in order for the MEDQ to undertake an assessment of this request. If you have any questions, please do not hesitate to contact Ashley Lane or the undersigned on (07) 3007 3800.

Yours sincerely,



Dean Jones
Associate Director

Herston Development Company Pty Ltd