

PLANNING REPORT

HERSTON QUARTER PRIORITY DEVELOPMENT AREA (PDA)
PRECINCT 1: SPECIALIST REHABILITATION AND AMBULATORY CARE CENTRE (SRACC)

ADDRESS: 300 HERSTON ROAD, HERSTON, QLD, 4006

CLIENT: AUSTRALIAN UNITY

NOVEMBER 2017



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 Planning  Urban Design  Landscape  Environment  Surveying



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Figure 1: Specialist Rehabilitation and Ambulatory Care Centre (SRACC) From Herston Road



Source: Hassell Studio

EXECUTIVE SUMMARY

This town planning report has been prepared in support of a development application to Economic Development Queensland (EDQ) for new development within the declared Herston Quarter Priority Development Area (PDA). This development application seeks to obtain EDQ approval for a Specialist Rehabilitation and Ambulatory Care Centre (SRACC) within Precinct 1 of the Herston Quarter PDA Interim Land Use Plan (ILUP) and the Proposed Development Scheme. The SRACC, which is adjacent to the Royal Brisbane and Women's Hospital will be operated by Metro North Hospital and Health Service (MNHHS), Queensland's largest Hospital and Health Service Provider, which currently provide care for approximately 900,000 people, equating to 20% of the Queensland population.

The Herston Quarter PDA is intended to deliver a mixed-use development incorporating health, medical, residential, commercial and retail uses designed to support and integrate with the hospital campus and significant heritage buildings. The SRACC is a priority initiative of the Herston Quarter PDA and contributes to broader redevelopment objectives of providing health care and medical facilities. It is intended to meet the increased demand for rehabilitation services within Brisbane. The Brisbane north-side is not currently serviced by any high-level rehabilitation facilities, and therefore the SRACC has been designed to satisfy the community need by providing Level 6 rehabilitation services. The high-level facilities will involve management of patient flow within existing acute facilities, streamlining processes for elective surgery and procedures and improving patient outcomes and quality of life by enabling patients to return to independent living. The SRACC is designed to have strong links with the Royal Brisbane and Women's Hospital campus and support the health, education and research sectors of the Herston Health Precinct.

The development site is referred to as the former Royal Children's Hospital site. It is directly adjacent to the QIMR Berghofer Medical Research Institute building and has a primary address to Herston Road. Removal of the former hospital building and bulk earthworks is required to enable development of the SRACC. The proposal comprises an 8 storey building designed to a precise clinical and operational brief. It also includes basement and above ground parking levels at the rear of the facility. The SRACC is supported by substantial investment in the adjacent public realm, including the 'Spanish Steps' – an initiative to reconnect the precinct with the Herston Road frontage and public transport. The proposal delivers a high-quality design that responds and contributes to the contextual and heritage character of Herston Quarter whilst complementing the prevailing scale of development along Herston Road.

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ABBREVIATIONS

MEDQ	Minister for Economic Development Queensland
EDQ	Economic Development Queensland
PDA	Priority Development Area
ILUP	Interim Land Use Plan

1. INTRODUCTION

1.1. PURPOSE OF REPORT

This report has been prepared in support of a development application to Economic Development Queensland (EDQ) for a Specialist Rehabilitation and Ambulatory Care Centre (SRACC) on land located at 300 Herston Road, Herston and referred to as the 'site' throughout this report. The 'site' is described as Part of Lot 545 on SP289113 and is contained within Precinct 1 of the Herston Quarter Priority Development Area (PDA) under the Interim Land Use Plan (ILUP) and the Proposed Development Scheme.

The development application seeks approval for the following PDA assessable development (permissible development):

- Development Permit for a Material Change of Use for a Specialist Rehabilitation and Ambulatory Care Centre (Hospital, Health Care Services, Emergency Services, Food and Drink Outlet, Office, Shop and Parking Station).

This report addresses the merits of the development with respect to the relevant provisions of the Herston Quarter PDA Interim Land Use Plan, the *Economic Development Act 2012* and other relevant legislation.

This report provides the following information with respect to the assessment of the development proposal:

- Detailed site analysis;
- Description of the proposed development;
- Assessment Framework;
- Discussion of key planning considerations; and
- A summation of the report, recommendations and conclusions.

1.2. SITE & APPLICATION DETAILS

Table A: Site and application details			
Site Details			
Address	300 Herston Road, Herston, QLD, 4006		
Property Description	Part of Lot 545 on SP289113		
Area	5.292 hectares (Total site area of Lot 545)		
Owner	Metro North Hospital and Health Service	Development Scheme	Herston Quarter Priority Development Area
Local Authority	Economic Development Queensland (Department of Infrastructure, Local Government and Planning)	Precinct	Precinct 1 – Specialist Rehabilitation and Ambulatory Care Centre (ILUP)
Applications Details			
Type of Development	Material Change of Use	Required Approval	Development Permit
Proposed Use	Hospital, Health Care Services, Emergency Services, Food and Drink Outlet, Office, Shop and Parking Station		
Applicant	Wolter Consulting Group Pty Ltd	Contact Person	Andrew Crawford
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Client	Australian Unity		
Consultant Team	Architecture and Landscape – <i>Hassell Studio</i> Heritage – <i>Geoffrey Cook</i> Civil and Stormwater Engineering – <i>Calibre Consulting</i> Traffic Engineering – <i>Cambray Consulting</i> Acoustic – <i>Wood & Grieve Engineers</i> Dilapidation Report – <i>ADG Engineers</i> Construction Management Plan - <i>Watpac</i>		

1.3. PROPOSAL MERIT

Figure 2: Specialist Rehabilitation and Ambulatory Care Centre (SRACC) Façade to Herston Road



Source: Hassell Studio

The proposed SRACC provides an important contribution to the Herston Quarter Health Precinct through provision of an intergenerational facility supporting Level 6 rehabilitation and health services. The building has been designed to meet a strict clinical design brief set by MNHHS. The overall SRACC development including the surrounding public realm is designed to achieve the provisions of the Herston Quarter PDA Interim Land Use Plan, proposed Development Scheme and supporting EDQ guidelines.

The proposed SRACC will capitalise on contextual attributes including the heritage presence, public transport infrastructure and neighbouring health and research institutions. The SRACC has been designed with an emphasis on health-related uses complemented by secondary uses which are designed to achieve the following:

Assessment Benchmarks – The design of the development is responsive to the assessment requirements of both the ILUP and Proposed Development Scheme, including the PDA-wide criteria and Precinct provisions. Specifically, the SRACC meets the assessment benchmarks relating to built form, street and movement networks, the public realm, urban design, environment and sustainability, community safety, development constraints and service infrastructure.

Health Care Demands – The SRACC is intended to meet the health care demands which have increased within Brisbane. Specifically, the development will provide Level 6 rehabilitation services which will involve improved facilities, procedures and outcomes.

Design Excellence – The proposal is consciously designed to reference the locality's built form history, whilst delivering an exciting and contemporary new health building. The façade incorporates a pronounced vertical and horizontal

form compromising precast concrete columns, profiled in situ concrete beams and a recessed window wall system. The design establishes a scale and perspective which is visually interesting through repetition of patterns and the inclusion of modernised materials whilst remaining reflective of the historical architecture and buildings.

Place Making and Public Realm – A key focus is the achievement of excellent place making and urban design outcomes. The SRACC seeks to provide connectivity east to west along Herston Road whilst improving connectivity towards the north through the inclusion of ‘Spanish Steps’. The activation embodies both a visual and physical connection through glassed façade, natural landscaping and active frontage retail.

Environmental Sustainability – The proposal seeks to foster environment sustainability through its design to support ecological principles. The proposal adopts urban sustainability initiatives through the incorporation of sub-tropical design features, careful selection of construction materials, water sensitive stormwater management systems, reinforcement of connections to public transport and promotion of a walkable community.

Sub-Tropical Design – The SRACC embodies the features of a high-quality urban environment which is responsive to Brisbane’s subtropical climate. The development seeks to provide a connection between indoor and outdoor spaces through orientation, building materials and natural landscaping. The Spanish

Steps and upper level courtyard and terrace are outdoor spaces which are inviting for those visiting, residing and working within the area. The sub-tropical spaces are designed to reduce reliance on natural resources by controlling temperature through orientation. The outdoor areas are complemented through increased greenery and landscaping to provide natural shading and reduce the potential of an urban heat island effect from direct, unobstructed sunlight.

Innovative and Technological Advances – The SRACC will accommodate a diverse subset of innovative technologies which support the clinical, rehabilitation, surgical and research sectors of the health facility. The SRACC seeks to establish connections with the neighbouring medical and research institutions to support collaboration, sharing, learning and discovery to produce collective and advanced health outcomes.

Employment Opportunities – The SRACC will contribute to the economic prosperity of Brisbane and the wider employment opportunities which the Herston Quarter health precinct will provide. The precinct will support the construction industry through the preliminary phases and ultimately support approximately 1,100 FTE jobs annually once operational.

2. SITE ANALYSIS

2.1. SITE LOCATION & CHARACTERISTICS

The site subject to this development application is located at 300 Herston Road, Herston and is the south east part of the Herston Quarter formally described as Lot 545 on SP289113. The site is contained within Precinct 1 – Specialist Rehabilitation and Ambulatory Care (SRACC) of the Herston Quarter PDA under the ILUP and is situated at Herston Road adjoining the Royal Brisbane and Women’s Hospital.

The site is situated between the University of Queensland Schools of Public Health and Dentistry on Bramston Terrace and the Royal Brisbane and Women’s Hospital. The Herston Quarter PDA has a total site area of 5.292 hectares, and the site itself (i.e. Part of Precinct 1 of PDA) is approximately 9,500m² in area (refer Figures 3 and 4).

The site is currently occupied by the former Queensland Royal Children’s Hospital building which replaced earlier hospital buildings. Access to the site is currently gained via Herston Road. As part of this proposal, the existing building will be demolished and existing crossovers will be removed and upgraded. Bulk earthworks are also required to support the new SRACC development.

Table B below summaries the physical characterizes of the site. **Table C** provides an overview of existing infrastructure servicing the site.

Table B: Site characteristics

Aspect and views	The site is slightly elevated and enjoys views south to the city, east towards Newstead, north across Breakfast Creek and west towards Kelvin Grove Road.
Walk Score	Walk Score: 76 (Very walkable) Transit Score: 85 (Excellent transit)
Easements	The site is not encumbered by any easements.
Topography	The site is generally flat with a cliff face at the north from historical quarry activity Land above the cliff face is located approximately 14 m above the Herston Road level.
Heritage	Part of the PDA lot is on the Heritage Register however, this does not include Precinct 1
Vegetation	Precinct 1 primarily comprises existing buildings and hardstand areas and does not contain any significant vegetation.
CLR / EMR	The PDA lot is identified as being on the Environmental Management Register (EMR). Please refer to section 2.2 for further details.

Table C: Site services

Water Supply	The site is currently serviced by existing water infrastructure at Herston Road
Sewerage	The site is currently serviced by existing sewer infrastructure at Herston Road.
Stormwater	The site is currently serviced by existing stormwater infrastructure at Herston Road.

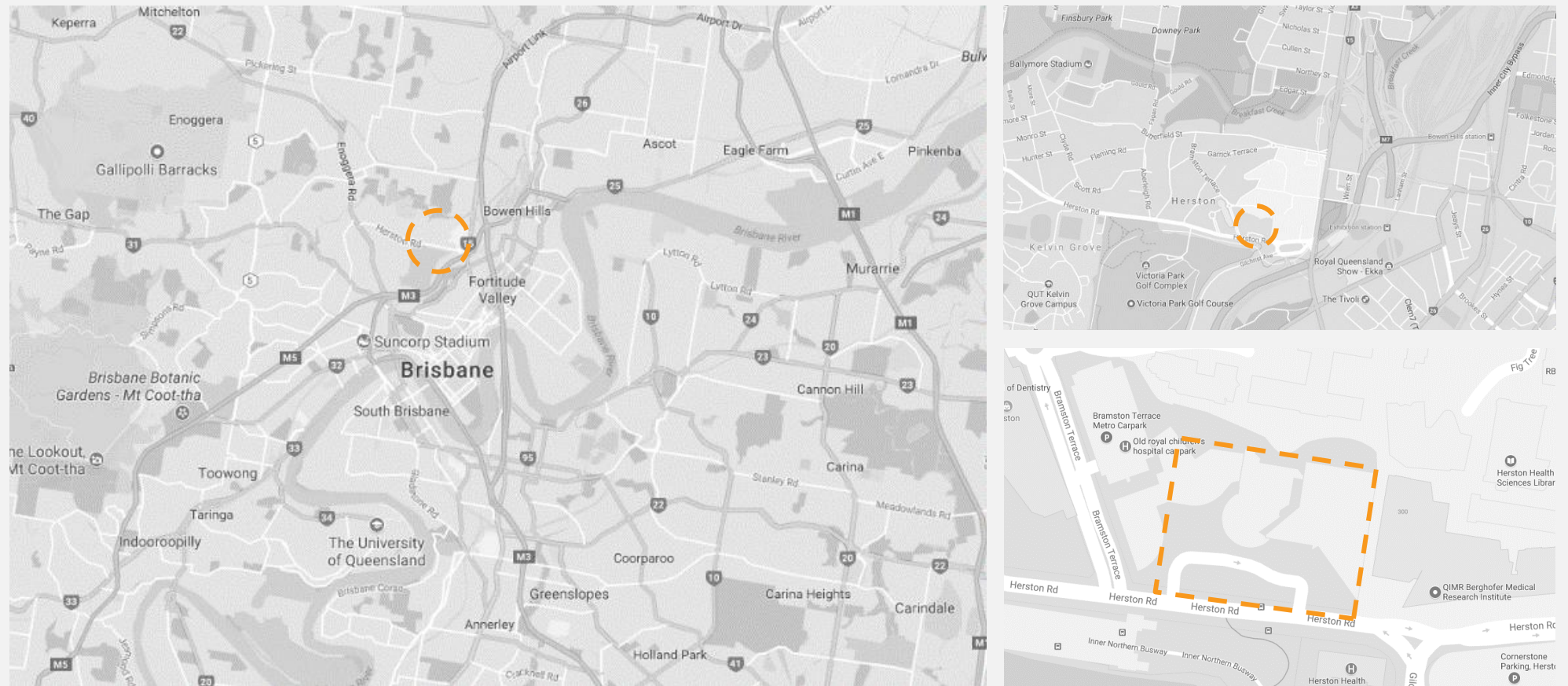
2.2. ENVIRONMENTAL MANAGEMENT REGISTER

The Herston Quarter PDA site is described as Lot 545 on SP289113. The site is comprised of parts of former Lots 542 and 566 on SL10479. These former parcels are identified as being on the Environmental Management Register.

An Environmental Site Assessment Report has been prepared and this identified concentrations of contaminants that exceed the adopted clean fill criteria. Based on report findings, a Remediation Plan (RP) will be developed specifically for the SRACC site to provide a framework for the remediation works.

The RP will be implemented during the remediation works (excavation) on site and validation samples will be required to be collected and a validation report prepared for distribution. Following remediation, the site will be confirmed as suitable for the proposed use. All reports relating to contaminated soil will be reviewed and approval by a suitably qualified Contaminated Land Auditor (CLA).

Figure 3: Map identifying the site's locational context relative to Brisbane, the local suburb of Herston and the immediate surroundings



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Site Location

300 Herston Road, Herston

Source: Google Maps

Date

17-08-2017

Figure 4: Map identifying the site's physical characteristics



Site Location

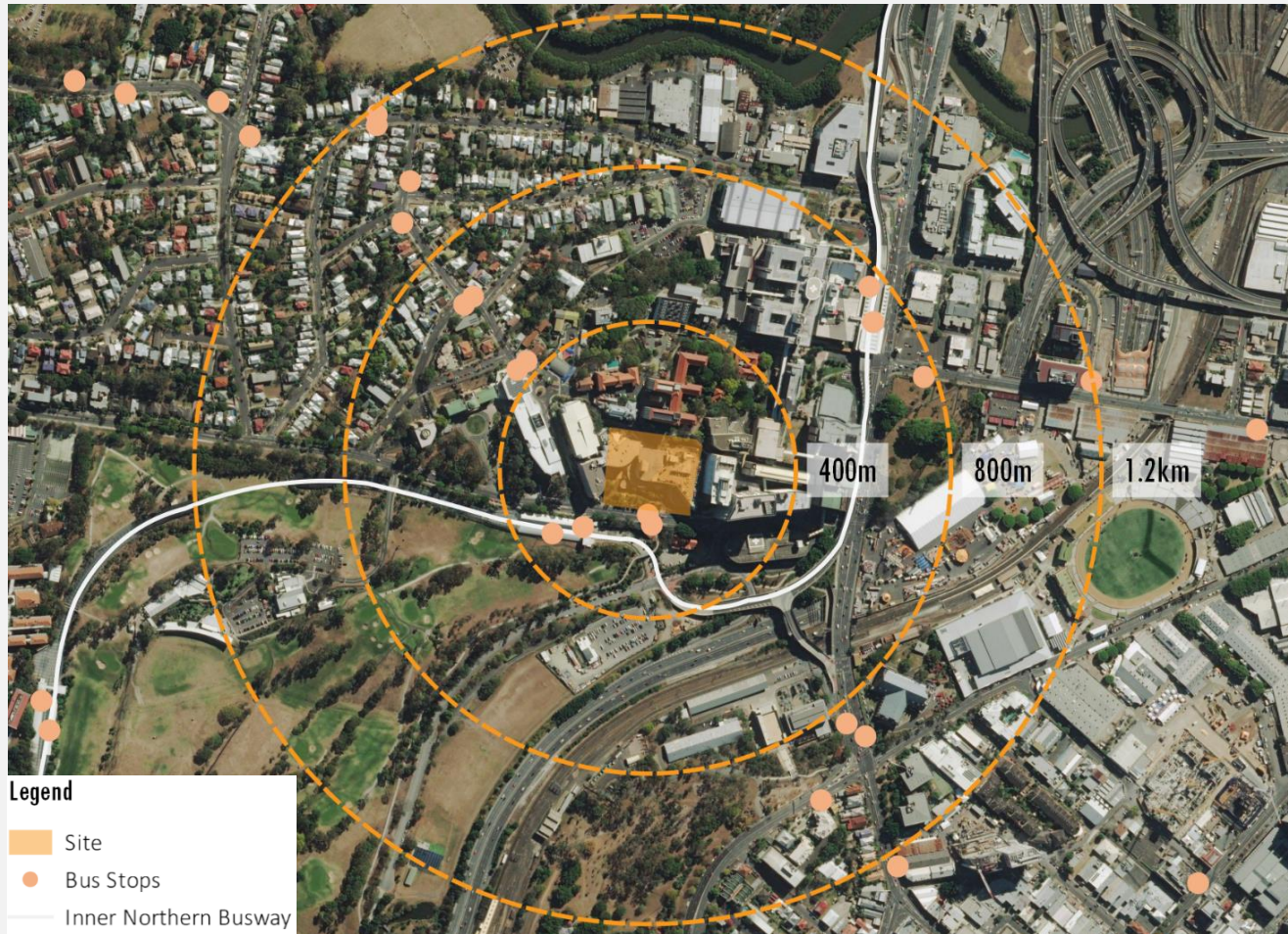
300 Herston Road, Herston

Source: QLD Data, Google Maps

Date

17-08-2017

Figure 5: Map identifying the site's connection to existing public transport nodes



Site Location

300 Herston Road, Herston

Source: Google Maps

Date

17-08-2017

2.3. CONTEXT

The site is located in the suburb of Herston which is approximately 3km north of the Brisbane Central Business District (CBD). The immediate area including the Herston Quarter PDA, accommodates the former and current facilities of the Royal Brisbane Women’s Hospital and the Queensland Institute of Medical Research on Herston Road. The broader locality comprises residential development bound by Breakfast Creek to the north and the Victoria Park Golf Complex to the south. The Herston area north and east of the Royal Brisbane Women’s Hospital suburb supports commercial and light industry land uses along Bowen Bridge Road and Butterfield Street.

The site and the surrounding area is well serviced by public transport including:

- The Inner Northern Busway which is located to the south of the site with the Herston Busway station situated within 50m from the site providing high frequency inbound and outbound services to northern and southern suburbs between the hours of 5am and 12am.
- Inbound (Stop ID: 020522) and outbound (Stop ID 020523) bus stops located within 30m of the subject site providing high frequency services between the hours of 5:50am to 10:30pm.
- Bowen Hills Train Station located within 1.5km of the site providing high frequency inbound, outbound and airport services commencing at 4am and concluding at 1am the following day.

The site is also well serviced by urban infrastructure providing permeable and easy way finding roads. This includes the following:

- Herston Road which is classified as a district road and partially a suburban road. Herston Road bounds the site to the south and provides east connections to Bowen Bridge Road (arterial road) and west connections to Kelvin Grove Road (arterial road).
- Bowen Bridge Road is located approximately 220m east of the site and provides direct connections to northern and southern suburbs including the Brisbane CBD.
- State Route 15 motorway which provides an on-ramp located within 900m of the site providing direct connections onto the Airport Link Tunnel, Clem Jones Tunnel and the Inner-City Bypass.

The site is further supported by nearby recreation, community, education and commercial facilities including the Victoria Park Golf Complex, Ballymore Stadium, Rasey Park, the Royal Queensland Show Grounds, QUT Kelvin Grove Campus and Kelvin Grove community hub.

2.4. APPROVAL HISTORY

The Herston Quarter PDA site is part of the wider Herston Hospitals Complex, which has been established and progressively developed over a long period of time.

The hospital complex site has been subject to a Ministerial Designation of Land for Community Infrastructure purposes which commenced on 29 September 2000. The purpose of this designation is to facilitate the co-ordinated and efficient development of the site for hospital and related purposes as set out in the approved designation. Development undertaken since commencement of the designation would generally have been advanced under the auspices of this designation as appropriate.

With the advent of the Herston Quarter PDA, the Ministerial designation has been lifted to remove the PDA site and a new designation for the balance hospital site (excluding the PDA) commenced on 19 May 2017.

3. PROPOSAL

3.1. PRELODGE MENT ADVICE

In accordance with recommended EDQ protocol, the proposed development and associated development application material was discussed and reviewed through a detailed prelodgement process involving a series of meetings, feedback and refinement to reach a position where the development application is suitable for formal lodgement.

3.2. GENERAL OVERVIEW

The proposal includes the establishment of a Specialist Rehabilitation and Ambulatory Care Centre (SRACC), associated car parking and new public realm areas, contained within Precinct 1 of the Herston Quarter PDA ILUP.

The SRACC seeks to contribute to the broader redevelopment of Herston Quarter through provision of health care and medical facilities in accordance with a clinical and operational design brief. The high-level facilities will involve management of patient flow within existing acute facilities, streamlining processes for elective surgery and procedures and improving patient outcomes and quality of life by enabling patients to return to independent living.

3.3. DESIGN RATIONALE

As per the Architectural Plans provided in **Appendix A**, and the supporting Architectural Design Report in **Appendix B**, the proposed SRACC has been designed through well-considered architectural and urban design principles.

The SRACC building is an 8 storey high building including an additional basement level which provides car parking, storage and plant and equipment. The rear (north) section of floors 1 – 3 will accommodate car parking which is oriented towards the quarry face, and designed to be unobtrusive through minimising both visual and amenity impacts. The ground floor will facilitate small scale retail land uses which are complementary, ancillary, and appropriate to the SRACC.

The upper level floors will comprise clinical operations, medical imagery, pathology, endoscopy, surgery, rehabilitation, associated research and administration facilities. The building is supported by a strong public realm and landscaping, including:

- The Spanish Steps – a new physical and visual connection between Herston Road and the heritage core
- Lamington Place – a new terrace level at the northern and western interface of the building which integrates the Spanish Steps
- SRACC courtyard – a new landscaped space within the heart of the SRACC building.

3.4. DEVELOPMENT PARTICULARS

3.4.1. INTRODUCTION

This development application seeks approval for the following permissible development:

- Material Change of Use for a Specialist Rehabilitation and Ambulatory Care Centre (Hospital, Health Care Services, Emergency Services, Food and Drink Outlet, Office, Shop and Parking Station).

A summary of the proposed development outcomes is provided in **Table D** below.

Table D: Key development parameters	
Parameter	Proposed Outcome
Building Height	8 storeys and 40.9m above natural ground level + one basement / lower ground level (refer cross-sections).
Gross Floor Area	TBA
Setbacks	Herston Road (South): Between 1m and 3m (at upper levels) and recessed at lower levels for porte-cochere Rear to Heritage (North): Approximately 27m QIMR (East): Approximately 2m at car park entry with main building setback approximately 15m
Car Parking	TBA

Several key development parameters are discussed in greater detail below.

3.4.2. LAND USE

The proposed SRACC seeks to contribute to the broader redevelopment of Herston Quarter with a concentration on health care and medical facilities. The primary function of the SRACC is supported by small scale retail activities to satisfy the convenience needs of patients, visitors and staff of the precinct and to contribute to the activation of Herston Road.

As per the Architectural Plans (**Appendix A**), the SRACC will provide the following:

- Basement 1: Car Parking, plant and equipment, kitchen and non-clinical support services.
- Ground Floor: Combined clinics, pharmacy, rehab engineering, rehabilitation engineering and car parking (facing north).
- Level 1: Education and research, clinical facilities (clinical admin and directorate), medical imagery, pathology and car parking (facing north)
- Level 2: Endoscopy, sterilizing services and surgery (operating theatres and recovery).
- Level 3: Facilities management, non-clinical support services, retail, surgical in-patient units.
- Level 4: Rehab in-patient units (60 beds) and in-patient therapy.
- Level 5: Brain injury rehabilitation and special rehabilitation
- Level 6: Rehabilitation / Expansion capacity
- Level 7: Expansion capacity

3.4.3. BUILT FORM

The architectural design of the SRACC (refer Architectural Plans in **Appendix A**) has undergone a considered iterative process having regard to the strict clinical design brief and the need to ensure that the development will provide a world class facility befitting the significance of the project and relevance to the establishment of Brisbane as a new World City; while also affording due consideration to the development outcomes and requirements in the ILUP.

The proposed built form and building height of the SRACC is designed to meet the needs of a high-level rehabilitation and health service facility. Specifically, the required floor to floor levels:

- Provide a building platform to accommodate the clinical and operational requirements of the health care facilities.
- Allow for flexibility of current and future services provision for medical imaging equipment.
- Allow for in-ceiling space sufficient for all services reticulation and providing separate engineering service zones.

The outcomes of the clinical design brief are balanced by the following design elements which seek to accord with the built form outcomes in the ILUP:

- Varied articulation of the built form throughout the building height to create visual interest at all levels and ensure that the perceived bulk does not dominate the streetscape.

- Provision of a porte cochere by recessing a portion of the ground level behind upper storeys resulting in shade, shelter, reinforcement of human scale and creating a clearly defined, safe and welcoming entrance to the building.
- Creation of an attractive, inviting and sheltered space around active ground floor uses to promote activity on Herston Road.
- Incorporation of mechanical plant and services within the built form to minimise visibility without compromising access for maintenance purposes.
- Architectural diversity is achieved and the built form is complemented through building articulation and variation of building materials, textures and colours. The building is further articulated through the incorporation of materials including aluminium face panels, vertical strip vision panel windows, vision glass, concrete columns and in-situ concrete beams.
- Furthermore, a courtyard and terrace has been created within Levels 5 and 6 of the SRACC building to ensure that the development contributes to the City-wide sub-tropical design theme, create shade and contribute to passive cooling and stormwater management. By incorporating visual interest and landscaping elements at ground and above ground levels, the design is responsive to the visual prominence of the site when viewed from all possible vantage points including from the air.

Further details regarding the architectural design rationale are outlined in the Architectural Design Report in **Appendix B**.

The SRACC has been designed at a height of 8 storeys and a maximum of 40.9m above ground level. The proposed height and scale ensures that the development:

- Makes efficient use of land, is commensurate with the site area and is consistent with the relevant precinct intent by incorporating all anticipated facilities to meet the vision for Precinct 1 under the ILUP.
- Is consistent with planned infrastructure for the site and surrounding area including water, sewerage, stormwater, electricity, gas and telecommunication services.
- Allows for the flexibility of current and future services provision for medical equipment and service reticulation.
- Satisfies the clinical design brief by providing floor-to-floor heights that are appropriate for the intended use of each level.
- Achieves overall precinct objectives of balancing built form with public realm and landscape outcomes.

3.4.4. STREET AND MOVEMENT NETWORK

Development of the SRACC contributes to the establishment of a high quality, integrated movement network both within and external to the site. This includes:

- Delivery of the Spanish steps which provide a direct, permeable and activated connection from Herston Road to the heritage precinct

- Continuation of the elevated hospital movement system through connection of the skybridge to an activated courtyard which directly links to the Spanish steps upper terrace, and heritage precinct.
- Extended public realm on the Herston Road frontage which services pedestrian movement along Herston Road as well as movement to and from the SRACC entry.

Proposed access and car parking design ensures that the development achieves the required functionality through incorporation of a porte cochere for sheltered, direct access to the main entry; and basement car parking at the rear accessible for vehicles from the porte cochere or directly from Herston Road that will also. Please refer to the Traffic Engineering Report in **Appendix F**.

Vehicle access is separated from the major pedestrian activity area at the western side of the proposed SRACC to minimise potential for conflict between pedestrians and vehicles. The site layout also contributes to the streetscape by ensuring that car parking and service areas are screened from the public realm.

3.4.5. PUBLIC REALM

The SRACC is designed to provide a public realm which creates an activation of exterior spaces. The public realm has been designed to encourage patient rehabilitation and socialisation and to provide a recreational space for the use of family, visitors and staff. Please refer to Landscape Plans in **Appendix C**.

In particular, the public realm incorporates the following inclusions:

- Spanish steps are provided at the western side of the SRACC building to provide both a visual and physical connection for pedestrians between Herston Road and the heritage core. The Spanish steps have been terraced and decorated with natural landscaping to improve amenity for pedestrians and on-lookers from both a north and south aspect.
- A courtyard and terrace has been positioned within Levels 4 and 5 of the SRACC building which is north facing to capture natural sunlight and to endorse building articulation creating a softening effect which is sympathetic to the northern heritage core. The courtyards and terraces provide an outlook to the heritage core and is accessible for patients, families, staff and visitors.
- The courtyard, terrace and edges of the SRACC incorporate natural landscapes which have been proven to have a therapeutic and beneficial effect on human health including aiding recovery and rehabilitation processes and improving psychological well-being.

In addition to the above, the SRACC has been designed with a focus on activating the public realm at the Herston Road frontage. This is achieved through:

- Location of the main entry at this frontage which provides for ongoing activity and movement
- Small scale retail land uses at this ground level. This includes a glassed façade at Herston Road to provide an engaging building frontage which provides a visual connection between the interior and exterior spaces.

The proposed façade materials have been selected to allow natural light to infiltrate and to encourage activity to occur between indoor and outdoor areas. The transparency of the building façade improves the safety of pedestrians within the public realm and exemplifies the principles of crime prevention through environmental design (CPTED).

3.4.6. HERITAGE

The Brisbane General Hospital Precinct comprises an assembly of buildings and landscape features which date back to 1866. The historic fabric of the precinct represents Queensland's timeline of hospital health care and in demonstrating the transitional changes of health care which have occurred over time. The significant features further maintain the association with the progression of nursing training, medical education and medical research in Queensland.

Acknowledging the significant historic prevalence of existing building and landscape features on site, the SRACC has been designed to be sympathetic to the historic fabric.

The ILUP acknowledges that development is to respect buildings on heritage places and avoid adverse impacts on their cultural heritage significance through appropriate consideration of building bulk and scale. The SRACC design seeks to improve the relationship with the heritage buildings through the following improvements and design considerations.

The SRACC building is designed with a generous setback of 27m from the existing heritage buildings to maintain a physical massing and form which is sympathetic to the established built form and heritage fabric.

The SRACC building footprint is bound by the former porphyry quarry face to the north which grounds “Lamington Place”, a historic feature of the precinct, on an elevated platform of RL37.90m. As the SRACC is levelled at a grade relative to Herston Road, the building presents to Lamington place as 5 storeys. The existing topographic conditions have influenced the building design to ensure the Lady Lamington Nurses Home Buildings remain as a dominant feature of the precinct.

The SRACC is proposed to be bound by a set of “Spanish Steps” along the western boundary. The Spanish steps seek to introduce a north to south connection from Herston Road to the heritage core. The Spanish steps are proposed as a new public open space feature which links to SRACC and public realm at Herston Road to the wider Herston health precinct. In particular the Spanish steps provides a physical connection to the Lady Norman Wing, Edith Cavell Building and Lady Lamington Towers whilst providing a visual connection to the Lady Norman Wing.

For further details regarding heritage, please refer to the Heritage Assessment provided in **Appendix D**.

3.4.7. ENVIRONMENT AND SUSTAINABILITY

The Herston Quarter redevelopment is designed to achieve a minimum Green Star rating of Five (5) stars for all buildings. The five (5) star rating is a benchmark figure and opportunities to elevate the rating will be investigated during detailed design.

The SRACC has undergone an extensive design process to deliver an outcome which fosters the principles of urban sustainability whilst achieving the clinical operational requirements of the facility. The SRACC seeks to embody the principles of urban sustainability through the incorporation of sub-tropical design features, reinforcement of connections to public transport and promotion of a walkable community, construction materials and proposed stormwater management systems.

3.4.8. SUB-TROPICAL DESIGN

The SRACC has been designed to provide a public realm which establishes a high-quality urban environment that is responsive to Brisbane’s subtropical climate, and reflect the principles of Council’s New World City Design Guide: Buildings that Breathe. The following key principles are emphasised:

- Building design incorporates orientation to maximise solar access and respond to prevailing breezes.
- Outdoor spaces are designed to maximise occupation and use.

- There is a strong focus to capturing natural daylight and ventilation, primarily in communal areas, whilst balancing this objective with clinical and operational requirements in certain parts of the facility.
- The design incorporates suitable shade and protection measures which respond to Brisbane’s sub-tropical climate.
- The proposed SRACC incorporates elements of living greenery through the integration of a major landscaped rainforest courtyard in the heart of the building complemented by significant landscaping in adjacent public realm areas.
- A design built on an architectural language which takes reference from the existing heritage core and seeks to reinforces a ‘Brisbane identity’.

3.4.9. WALKABLE COMMUNITIES

At the master planning level, proposed new pedestrian linkages through the precinct provide connections between the site, the existing health precinct; as well as the University of Queensland Precinct, the surrounding Herston community and the existing bus station.

The SRACC contributes to strong walkability through multiple initiatives including:

- Delivery of the Spanish steps which provide a direct, permeable and activated connection from Herston Road to the heritage precinct

- Continuation of the elevated hospital movement system through connection of the skybridge to an activated courtyard which directly links to the Spanish steps upper terrace, and heritage precinct.
- Extended public realm on the Herston Road frontage which services pedestrian movement along Herston Road as well as movement to and from the SRACC entry.

3.4.10. CONSTRUCTION MATERIALS

The SRACC has been designed to a structural design life of 50 years, and incorporates materials selected for their durability, low maintenance and low embodied energy used in production. The use of precast off-site fabrication will reduce construction times and maintain a higher degree of quality of control.

3.4.11. STORMWATER MANAGEMENT

It is proposed that stormwater which discharges from the SRACC be treated via a detention tank and filter system. The capacity of filters within the detention tank will be further determined by the relevant water quality guidelines. Once the stormwater has been treated, it will be guided to discharge into the existing network at Herston Road. The proposed stormwater detention method supports environmental sustainability by treating the water and reducing the opportunity for polluted stormwater to discharge into surrounding water systems. Please refer to the Engineering Services Report in **Appendix E**.

3.4.12.COMMUNITY HEALTH AND SAFETY

The proposed development affords appropriate consideration to the siting, design, construction and operation of development to support community safety. This has been achieved as follows:

- The generation of pollution and light nuisance causing adverse impacts to the environment, people and property will be avoided to the greatest extent possible.
- Waste will be stored in appropriate locations to ensure that a high degree of air quality is maintained.
- The design incorporates appropriate façade treatments and noise mitigation to achieve acceptable standards within the building. Potential noise sources such as building plant and equipment will be properly screened to achieve required acoustic standards.
- The proposed stormwater management system will achieve the relevant quantity and quality standards necessary to ensure acceptable public health and safety.
- The SRACC will complement, rather than compete, with the surrounding health facilities including the RBWH and will not impact the continued operation of these facilities.
- The identified heritage places will be protected during construction of the proposed development.

3.4.13.SERVICE INFRASTRUCTURE

The SRACC has been designed to support the efficient and effective delivery and operation of infrastructure.

The outcomes relative to service infrastructure are achieved through the following measures which accord with the outcomes stipulated in the ILUP:

- The site is connected to or is capable of connecting to existing infrastructure and services and have been located and designed to maximise efficiency and ease of maintenance.
- The SRACC has been designed to maximise the efficiency of the existing transport networks through location and public realm design whilst ensuring safety of the existing network functionality.
- The design ensures existing or planned infrastructure is not compromised or adversely impacted as a result of the development.
- The high-level rehabilitation and health care allows for future advancements in information technology to remain complementary to the wide educational and health precinct.

For further details regarding service infrastructure, please refer to the Engineering Services Report provided in **Appendix E**.

3.5. SUPPORTING TECHNICAL REPORTS

This report is accompanied by the plans, reports and additional information listed in **Table E** below.

Table E: Supporting plans, reports and documents

Type	Appendix
Architectural Plans	A
Architectural Statement	B
Landscape Plans	C
Heritage Assessment	D
Engineering Services Report	E
Traffic Engineering Report	F
Acoustic Report	G
Dilapidation Report	H
Draft Construction Management Plan	I

In addition to the above plans and reports, this application is supported by a full response to all development requirements and assessment criteria in ILUP (**Appendix J**) and Proposed Development Scheme (**Appendix K**) and Property searches (**Appendix L**)

4. STATUTORY PLANNING OVERVIEW

4.1. ECONOMIC DEVELOPMENT ACT 2012

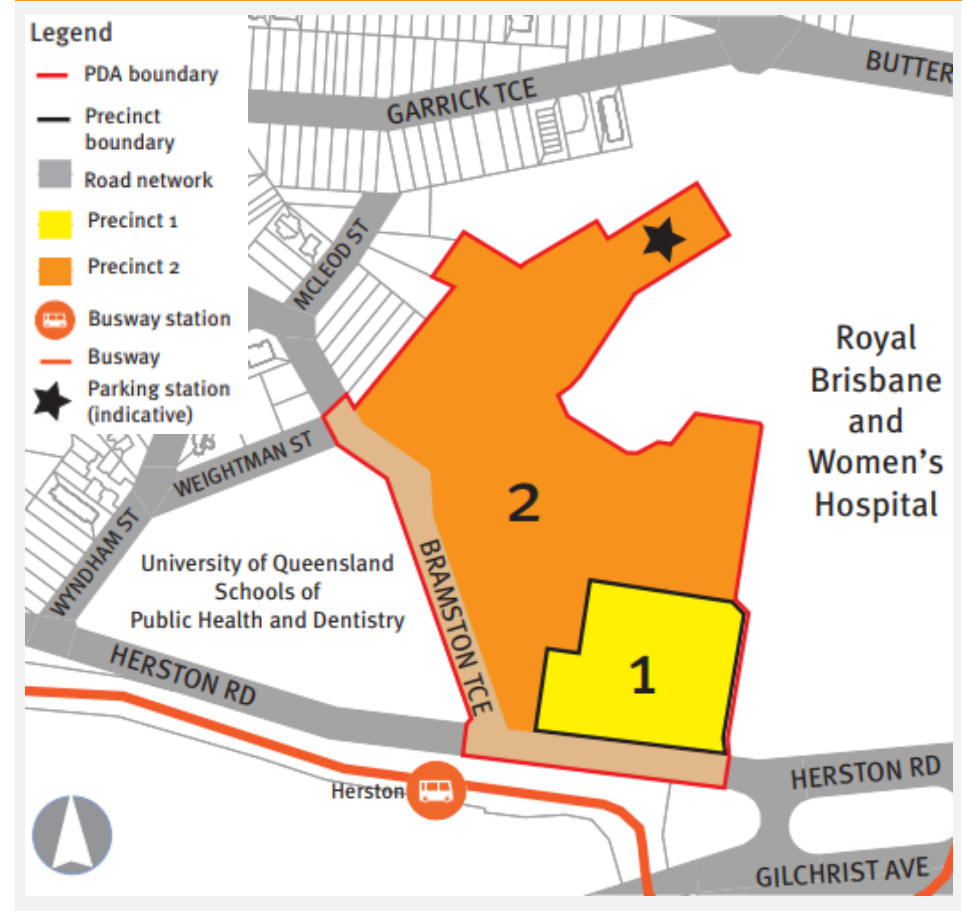
The statutory framework for the facilitation of economic development, and development for community purposes in Queensland, including Priority Development Areas is contained within the Economic Development Act 2012 and subordinate legislation or instruments.

Matters to be consider in the decision making are outlined in S87 of the ED Act. S87(1)(d)(ii)(B) require an application for development in a PDA to respond to both the ILUP and a Proposed Development Scheme where it exists. Therefore, this report addresses both planning instruments.

4.2. HERSTON QUARTER INTERIM LAND USE PLAN (ILUP)

The subject site is located within the Herston Quarter Priority Development area and the development application is therefore required to be assessed against the relevant provisions of the corresponding Interim Land Use Plan (ILUP) as the key instrument for integrating State, Regional and Local planning outcomes.

Figure 6: Herston Quarter PDA and Precincts



Source: Department of Instructure, Local Government and Planning

4.2.1. DEFINED USES

The proposal seeks approval for a Specialist Rehabilitation and Ambulatory Care Centre (SRACC). To facilitate the abovementioned land use, the proposal seeks approval for various uses within the primary use, being the SRACC Centre. Under the Interim Land Use Plan, the proposed land uses, as defined by the Brisbane City Plan 2014 (refer Schedule 2 of the ILUP) are defined as follows:

Emergency Services: Means the use of premises by government entity or community organisations to provide—

- (a) essential emergency services or
- (b) disaster management services; or
- (c) management support facilities for the services.

Food and Drink Outlet: Means the use of premises for—

- (a) preparing and selling food and drink for consumption on or off the premises;
- or
- (b) providing liquor for consumption on premises, if the use is ancillary to the use in paragraph (a).

Health Care Services: Means the use of premises for medical purposes, paramedical purposes, alternative therapies and general health care, if overnight accommodation is not provided on the premises.

Hospital: Means the use of premises for—

- (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or
- (b) providing accommodation for patients; or
- (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a).

Office: (a) Means the use of premises for—

- (i) Providing an administrative, financial, management or secretarial service or function;
- or
- (ii) the practice of a profession; or
- (iii) providing business or professional advice or service; but
- (b) does not include the use of premises for making, selling or hiring goods.

Parking Station: Means the use of premises for parking vehicles, other than parking that is ancillary to another use.

Shop: Means the use of premises for—

- (a) displaying, selling or hiring goods; or
- (b) providing personal services or betting to the public.

4.2.2. STRATEGIC CONTEXT (VISION)

The strategic location of the site in close proximity to the CBD and as a vibrant and significant health precinct adjoining the Royal Brisbane and Women's Hospital support the proposal that, Economic Development Queensland has now acknowledged that Herston Quarter should be redeveloped to provide a mixed use-precinct with a focus on health-related uses.

Whilst the ILUP outlines a vision for the area in section 2.3, the Proposed Development Scheme outlines materially the same vision. Given the Proposed Development Scheme is the most recent instrument by EDQ, a response to the criteria in the Proposed Development Scheme can be found in section 4.3.1 of this report.

4.2.3. DEVELOPMENT REQUIREMENTS

As per Section 3.3 of the Herston Quarter ILUP, PDA assessable development is deemed to be consistent with the ILUP if:

- The development complies with all relevant development requirements as outlined in section 4 of this ILUP; or
- The development does not comply with one of more of the aspects of the relevant development requirements as outlined in section 4 of this ILUP but:
 - the development does not conflict with the PDA vision (section 2.3), and

- there are sufficient grounds to justify the approval of the development despite the non-compliance with the relevant development requirements outlined in section 4 of this ILUP.

4.2.3.1. PDA-Wide Criteria

As outlined in the above section of this report the proposal is deemed to be consistent and does not conflict with the ILUP vision. In addition, a detailed assessment has been undertaken against the PDA-Wide Criteria (Section 4.1 of the ILUP). The elements which comprises the PDA-Wide development criteria include the following:

- Built Form
- Street and Movement Network
- Public Realm
- Urban Design
- Environment and Sustainability
- Community Safety and Development Constraints
- Service Infrastructure.

A response to the PDA-Wide Development Criteria in the ILUP has been provided in **Appendix J**.

4.2.3.2. PRECINCT PROVISIONS

Precinct provisions provide guidance on where land uses and development with the Herston Quarter PDA are preferred and support the achievement of the longer term development outcomes for the PDA.

The development subject to this application is located within Precinct 1 of the ILUP, being the Specialist Rehabilitation and Ambulatory Care Centre (SRACC). Section 4.2.2 sets out the following preferred land uses for this precinct as follows:

- Child Care Centre
- Emergency Services
- Food and Drink Outlet
- Health Care Services
- Hospital
- Office
- Parking Station
- Sales Office
- Shop.

The proposal seeks approval for uses exclusively within the above list of consistent uses.

The precinct provisions also include a detailed Intent statement. A detailed assessment of the proposal has been undertaken with respect to the Precinct Intent. This assessment (refer **Appendix J**) confirms the proposal complies with the intent.

4.2.4. LEVEL OF ASSESSMENT

As per Section 5 of the ILUP, a Material Change of Use for a ‘preferred land use’ (as described in Section 4.2.3.2 of this report) in Precinct 1 of the PDA is defined as ‘Permissible Development’.

4.2.5. NOTIFICATION REQUIREMENTS

In accordance with Section 3.5 of the ILUP, the proposal is not subject to public notification because:

- The proposal seeks approval for preferred land uses under Precinct 1
- The application is for development that complies with the relevant development requirements and assessment criteria, and does not introduce adverse impacts on the amenity or development potential of adjoining land under separate ownership.

4.2.6. INFRASTRUCTURE REQUIREMENTS

As per Section 6.0 of the ILUP, it is intended that infrastructure requirements be confirmed through an infrastructure agreement.

4.3. PROPOSED DEVELOPMENT SCHEME

In addition to the ILUP, the development application is also required to be assessed against the Proposed Development Scheme.

4.3.1. VISION

The Proposed Development Scheme ultimate re-envisages the successful renewal of the Herston Quarter to capitalise on the convenience and quality of adjacent uses. The vision further extends to generating employment growth in the region. This is achieved through providing advanced health services and complementary secondary uses.

The Proposed Development Scheme's vision seeks to *'capitalise on the convenience and quality of the adjacent institutions, heritage places, public transport infrastructure and the RBWH. This will 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 complimentary uses to support this outcome'.

Development within the Herston Quarter PDA will achieve this vision by complying with criteria set out in 2.3 of the Proposed Development Scheme (refer assessment against the vision in Table F below).

4.3.2. PDA-WIDE CRITERIA

As referenced in section 4.2 of this report, the development is deemed to be consistent with the ILUP. Additionally, the development is in coherence with the Proposed Development Scheme. A detailed assessment has been undertaken against the PDA-Wide Criteria (section 2.4) and Precinct 1 provisions (Section 2.5.1) of the Proposed Development Scheme.

Please refer to **Appendix K** for a detailed response to assessment matters in the Proposed Development Scheme. This assessment confirms the proposal complies with the relevant assessment matters.

Table F: Proposed Development Scheme Vision (Section 2.3)

Vision Criteria	Our Response
Delivering a range of new and exemplary clinical, biomedical and complementary health-related uses including a Specialist Rehabilitation and Ambulatory Care Centre (SRACC)	The development subject to this application is located in Precinct 1 of the ILUP and is for a Specialist Rehabilitation and Ambulatory Care Centre (SRACC). The building is designed to meet a specific clinical and operational brief set by Metro North Hospital and Health Services. The SRACC facilitates a range of special purpose health related clinical and rehabilitation facilities and ancillary uses including a surgical and endoscopic centre. Please refer to the Architectural Plans (Appendix A).
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	The SRACC is consistent with and contributes towards the wider Herston Health precinct objectives to create a vibrant and highly active district. The SRACC delivers a range of special purpose health related clinical and rehabilitation facilities which are complementary to the surrounding health, research and education uses included the Royal Brisbane Women’s Hospital (RBWH) and the QIMR Berghofer Medical Research Institute. The SRACC is also complementary to and supports new residential, commercial and 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	The proposed SRACC delivers a high quality public realm which reinforces human scale and achieves excellent pedestrian amenity, whilst responding to site location and context. This includes a new courtyard and terrace at the northern and western interface which is referred to as Lamington Place; The proposed ‘Spanish steps’ at the western interface to SRACC provides for key movement and public realm outcomes, and are designed to respond to future development to its immediate west; New public space, main entry and activation on the Herston Road frontage.
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	The public realm has been designed to deliver a vibrant place which is connected to the historic fabric and surrounding built form of the area. Sympathetic to the authenticity of the existing heritage, the landscaping will create a high quality urban environment which reflects Brisbane’s subtropical climate.
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	The SRACC incorporates a multi-level public car park located within the northern end of the building to ensure it is not visually intrusive from Herston Road. This car park services the SRACC and future adjacent development. In addition, a new integrated parking station to service the needs of staff and visitors to the RBWH and the PDA is planned for subsequent stages.
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	The Herston Quarter PDA involves the sensitive preservation and adaptive reuse of heritage places to ensure on-going uses and recognition of the historic fabric. The SRACC has been design to take reference from the 1930’s Lady Lamington building, located to the north of the SRACC, to remain sympathetic to the heritage places of the wider precinct.
Maximising the infrastructure investment in the Northern Busway by focussing land uses that generate high pedestrian traffic near public transport	The proposed SRACC actively supports the nearby busway infrastructure through provision of new employment which is located in close proximity to established and planned busway stations. The proposal introduces new public realm which provides improved connectivity between the public transport infrastructure and the balance of the Herston Quarter precinct.

Table F: Proposed Development Scheme Vision (Section 2.3)

Vision Criteria	Our Response
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	The SRACC seeks to contribute to the broader redevelopment of Herston Quarter through a concentration on health care and medical facilities. The SRACC is to be integrated with the broader Herston health precinct whilst providing a strong urban presence to Herston Road.
Improving connectivity, permeability, safety and accessibility within the PDA for pedestrians, cyclists and vehicles including convenient access to active transport routes	The Herston Quarter PDA provides improved connections for both pedestrians and vehicles through permeable thoroughfares, way-finding cues and landscaped boulevards.
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 Herston Quarter PDA is designed to integrate with the RBWH, University of Queensland and surrounding area. Specifically, the SRACC provides a set of 'Spanish steps' which provides a physical and visual connection between Herston Road and the wider health precinct to the north.

5. KEY PLANNING CONSIDERATIONS

This section provides a response to matters of assessment where more detailed information is required in support of demonstrated compliance.

As per Section 3.3 (ii) of the Herston Quarter ILUP, where assessable development does not comply with one or more of the aspects of the development requirements, it is deemed as consistent with the ILUP where:

- The development does not conflict with the PDA vision; and
- There are sufficient grounds to justify the approval of the development despite the non-compliance with the relevant development requirements outlined in section 4 of this ILUP.

Through detailed assessment of the proposal against the development requirements of the ILUP, an actual or potential conflict was identified with respect to the following matters:

- Building height
- Herston Road setback

The following sections provide a detailed response to these matters. Specifically, it is demonstrated that the proposal complies with these matters and in accordance with the provisions of Section 3.3 of the ILUP.

5.1. BUILDING HEIGHT

As per the Precinct Provisions of the ILUP, the precinct anticipates a building height of no greater than 10 storeys and 35m above ground level. The SRACC has been designed at a height of 8 storeys and 40.9m above ground level.

The SRACC has been designed at a maximum height of 8 storeys which is 40.9m in height measured from the ground level on Herston Road. The proposal complies with the maximum building height in storeys but exceeds the stated metric in metres

Based on the below assessment, the SRACC is considered consistent with the ILUP for building height.

PDA VISION

The proposal is consistent with the PDA Vision in Section 2.3 of the ILUP. In particular, this includes the requirement to deliver a range of new and exemplary clinical, biomedical and complementary health-related uses including a Specialist Rehabilitation and Ambulatory Care Centre (SRACC) and a private hospital. Please refer to the response to the Vision in Section 4.2.2 of the Town Planning Report.

SUFFICIENT GROUNDS

There exists sufficient grounds to support the proposed building height notwithstanding non-compliance with the stated height in metres. These grounds are matters of public interest, as set out below:

- Metro North Hospital and Health Services (MNHHS) is established to service the public health needs of the Brisbane metro-north locality.
- The proposed SRACC building is a public facility required to service a demonstrated and overwhelming community need as identified by MNHHS.
- In order to achieve its public interest objectives, the SRACC building must be designed to meet the specified clinical and operational brief.
- This includes required floor to ceiling heights to support multiple functions as follows:
 - Incorporating large hospital and health equipment such as medical imaging equipment and the like.
 - Providing in-ceiling space sufficient for all services reticulation and providing separate engineering service zones,
 - Providing for plant and equipment on the building roof; and
 - Allowing for flexibility and adaptability of the premises over time.
- The floor to floor height of a storey differs depending on the land use and servicing requirements. A storey in a hospital and health care use is on average at circa 4.5m, and certainly well in excess of the assumed average of 3.5m.

- The proposal achieves a superior design outcome to the extent that it is designed to achieve its clinical and operational brief, whereas a building designed to the stated height in metres would not achieve this brief.

In conclusion, the proposed building height is consistent with the ILUP.

5.2. HERSTON ROAD SETBACK

The Precinct 1 intent requires development to provide an activated, inclusive and welcoming public streetscape including a built-to-boundary setback to Herston Road at ground level

The SRACC provide an activated, inclusive and welcoming public streetscape through design and land uses strategies appropriately balanced with achievement of clinical and operational functions of the building:

- The SRACC is oriented with its main entry to Herston Road. This busy front door facilitates major activity along Herston Road through building arrivals and departures and use of lobby lounge, waiting area, passenger or visitor set down etc.
- The design incorporates retention of a bus stop along this Herston Road frontage and this contributes to activation and movement of people.
- Spanish steps are provided at the western side of the SRACC building to provide both a visual and physical connection for pedestrians between Herston Road and the heritage core. The Spanish steps have been terraced

and embellished with through landscaping to improve amenity for pedestrians, with retail activation at the upper terrace level.

- Ground floor retail is integrated into the Herston Road façade both within the SRACC building itself and through an additional area at the Spanish steps, near the bus stop.
- The ground floor of the SRACC building incorporates a glassed façade to maximise the potential visual relationship between the internal and external aspects of the building.
- The northern courtyard and terrace at level 3 (referred to as Lamington Place) seeks to activate the other key public thoroughfare through provision of retail uses and public space for gathering, dining and social interaction.

As indicated, a porte-cochere, relocated bus set down, pedestrian thoroughfare and landscaping are located between the SRACC building and the property boundary on Herston Road. Accordingly, the proposal does not comply with the intended built-to-boundary setback to Herston Road at ground level.

Based on the following assessment, the SRACC is considered consistent with the ILUP in terms of building setback to Herston Road.

PDA VISION

The proposal is consistent with the PDA Vision in Section 2.3 of the ILUP. In particular, this includes the following requirements:

- To deliver a range of new and exemplary clinical, biomedical and complementary health-related uses including a Specialist Rehabilitation and Ambulatory Care Centre (SRACC) and a private hospital.
- To promote high-quality urban design in the built form and public realm including best practice sub-tropical design.
- To improve connectivity, permeability, safety and accessibility within the PDA for vehicles, cyclists and pedestrians.

Please refer to the response to the Vision in Section 4.2.2 of the Town Planning Report.

SUFFICIENT GROUNDS

There exists sufficient grounds to support the proposal notwithstanding non-compliance with the stated setback on Herston Road. These grounds are matters of public interest, as set out below:

- If the SRACC was built to the Herston Road boundary, this outcome would compromise achievement of multiple other development requirements. Accordingly, the building is setback from the road boundary to ensure these outcomes are not compromised.

- A key precinct intent is to ensure built form outcomes of the SRACC are balanced with clinical and operational requirements. This includes provision of safe and appropriate vehicle set down at the front entry of the building. Provision of this requirement through a porte-cochere requires that the building be setback from the road boundary.
 - The proposal requires relocation and retention of a bus stop on Herston Road. This indented bus bay sets a revised kerb and channel at or near the existing property boundary. The building has to be setback at this location to ensure there is sufficient space for movement of pedestrian and cyclists between the bus bay and built form.
 - The proposal is required to provide a high quality public realm which prioritises the safety and experience of pedestrians and cyclists and provides legible connections. The existing verge appears to be circa 3.5m wide and is not considered to be of sufficient width to accommodate multiple functions including safe pedestrian and cyclist movement, waiting areas for bus commuters, and safe access to the SRACC. The proposal to recess the lower 2 levels of the SRACC provides for an enhanced public realm of much larger proportions.
 - The proposal is required to create a high level of amenity along streetscapes including provision of advanced street trees, street furniture and landscaping. As above, the existing verge width does not provide sufficient area to introduce advanced street trees and maintain multiplicity of required functions. The recessed building line therefore provides opportunity for proposed landscaping.
- The above facts and circumstances represent sufficient grounds in the public interest to support a design outcome which is superior than a building on the existing property boundary. The proposal is therefore deemed to be consistent with the ILUP.

6. CONCLUSION & STATEMENT OF REASONS

This application seeks approval for PDA assessable development (Permissible Development) for a Development Permit for a Material Change of Use for a Specialist Rehabilitation and Ambulatory Care Centre (Hospital, Health Care Services, Food and Drink Outlet, Office, Shop and Parking Station).

This town planning report has demonstrated that the proposed development is consistent with the relevant provisions of the Herston Quarter PDA ILUP and the Proposed Development Scheme.

The proposed development responds positively to community expectations in that:

- The SRACC will contribute to the broader redevelopment of Herston Quarter with a concentration on health care and medical facilities;
- The SRACC is designed to meet the increased demand for Level 6 rehabilitation services within Brisbane;
- The SRACC incorporates strong links intrinsically and physically with the Royal Brisbane Women's Hospital and will contribute to the globally prestigious health, education and research sectors of the Herston Health Precinct;
- The development incorporates high-quality design that responds and contributes to the contextual and heritage character of Herston Quarter;

- The development complements the prevailing scale of development and contributes to the activated public realm of Herston Road;
- The nature and scale of the proposed SRACC is suitable to the local context;
- The development does not introduce adverse amenity impacts on the surrounding area.

Given the facts and circumstances presented herein, it is therefore recommended that the development be approved, subject to reasonable and relevant conditions.



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