



A new era in healthcare

Mater is committed to improving the way our community experiences good health and wellbeing at Mater Hill.

Building on Mater's existing world-leading capabilities, Mater proposes to undertake a long-term, staged development of the Mater Hill campus.

The shape of things to come

To meet the changing healthcare needs of our community, Mater has developed a conceptual Mater Hill Master Plan.

The plan is a holistic, planned approach, outlining the proposed long-term development of Mater's site.

The Mater Hill Master Plan outlines Mater's vision to transform Mater Hill into a contemporary, integrated health, education, research and wellbeing precinct – a vibrant community destination where people come for healthcare, wellbeing and relaxation.

The Master Plan provides for mixed-use facilities, more landscaped green spaces, enhanced site navigation and accessibility to support the local community, while continuing to celebrate our heritage.

About Mater

For more than a century, Mater has held a significant presence at Mater Hill, providing quality care and compassion for the community and delivering innovations in health, education, and research. Today Mater has grown to incorporate several hospitals, more than 30 surgical and medical health services, a nationally accredited education provider, and a world-class research institute.

Celebrating our legacy

Mater will honour our heritage by acknowledging and sharing the history of Mater Hill and ensuring stronger connections through built form to the Sisters of Mercy, Aboriginal and Torres Strait Islander People, the community and our own Mater stories. Mater proposes to reinvigorate iconic buildings and establish a green heart surrounding Aubigny Place.



1911 PRIVATE HOSPITAL



1914 HOSPITAL WARD



1925 MATER CHAPEL AND CONVENT



1934 MATER CHILDREN'S

A connected community precinct

The role of Mater Hill within its broader city context is an important consideration for the proposed Master Plan and the vision for Mater Hill to become a fully integrated health and wellbeing precinct.

Key places and projects near to the Mater Hill precinct include:

Transport

- New Mater Hill Metro Station
- Woolongabba Cross River Rail Station precinct
- Goodwill Bridge
- Neville Bonner Bridge cross river city connection

Accommodation, food & retail

- South Bank Parklands and precinct
- Queen's Wharf Brisbane integrated resort development

Sporting & entertainment

- 'The Gabba' major sports and entertainment precinct
- Riverstage outdoor entertainment venue and City Botanic Gardens

Parks & recreation

- Kangaroo Point cliffs and recreation park

Education

- St Laurence's College
- Somerville House
- Brisbane State High School



↓ To Boggo Road Cross River Rail station precinct and urban village

Understanding precinct opportunities

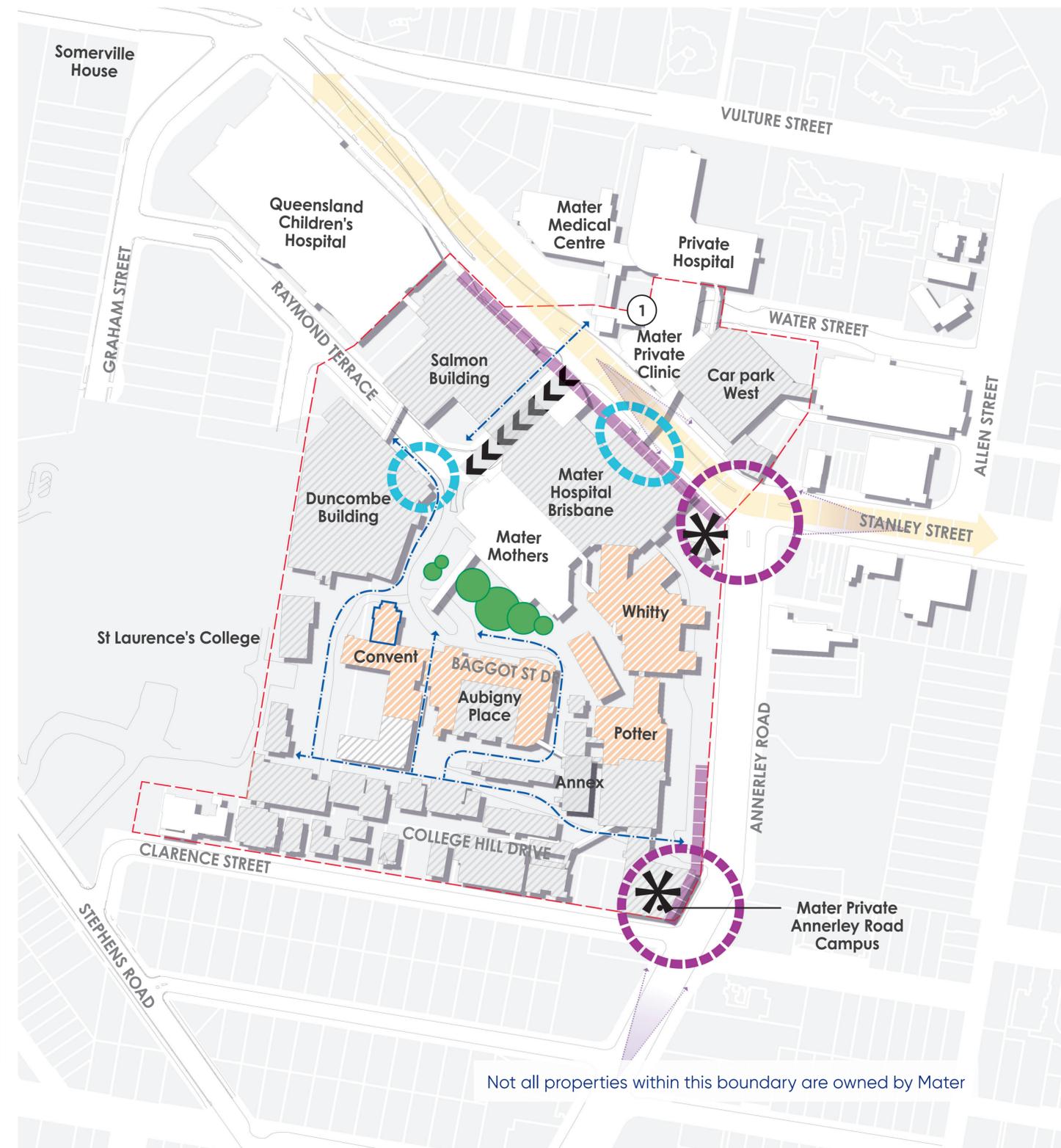
Advantages the precinct offers

- ✓ Significant **community health, education and research services** within the heart of Brisbane's inner-city
- ✓ Perfectly positioned to connect to the **busway**
- ✓ **High visual presence** from Stanley Street and Annerley Road
- ✓ **High visual street frontage** to Stanley Street as opportunity for primary entry point
- ✓ Existing areas of **complex and underutilised space**
- ✓ **Heritage listed** buildings to be given new life
- ✓ **Current zoning and building height allowances** under the Planning Scheme
- ✓ Elevated setting with **city views**

Opportunities to leverage

- » Rejuvenated and new built form for **contemporary and sustainable healthcare**
- » Creating a clearly defined and **single point of entry**
- » **Opportunity to leverage** changes in healthcare and evolving nature of Brisbane
- » Improved service and pedestrian **connectivity**
- » Additional **green space** and places that **support wellbeing**
- » **Upgrades** to older infrastructure and building stock
- » Additional **food and retail** options
- » **New built form** to capitalise Mater Hill land use and topography
- » **Improved way finding and navigation** for vehicles and pedestrians

	MID boundary		High visibility corners along major routes
	Proposed Brisbane Metro 'Turn Up & Go' service		Front door and vehicle drop off
	Fine heritage core linking to place and history of site		Significant corner location
	Areas of precinct with some potential for redevelopment - to be investigated		High visibility street frontage
	Chapel		Key views signifying arrival to the Mater Hospital
	Established lush green / large figs		Cross-campus connections
			Divisive nature of Stanley Street



Not all properties within this boundary are owned by Mater

Our Mater Hill Master Plan

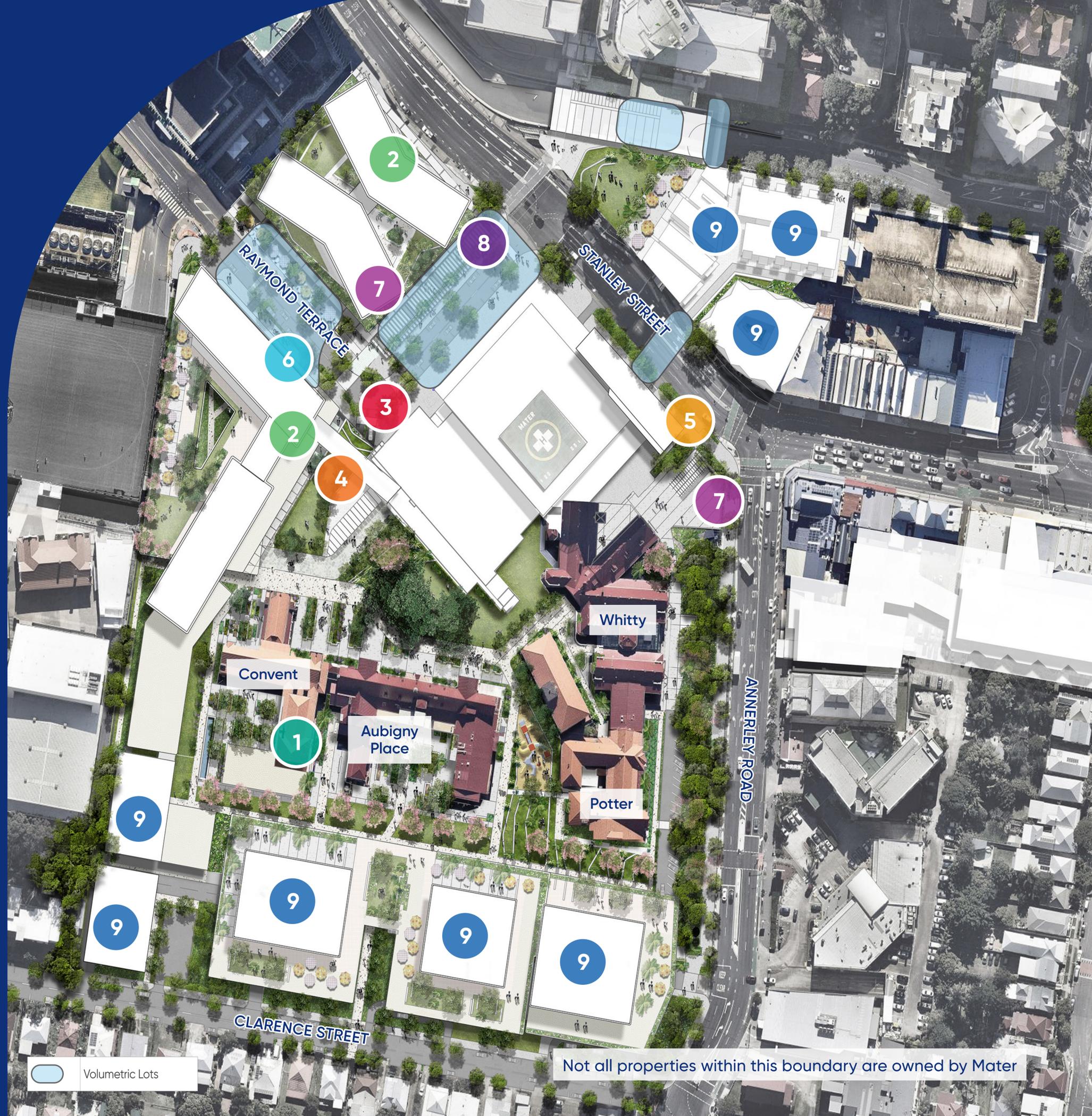
This is a conceptual map and artist's impressions of Mater Hill's potential future development opportunities, as outlined within the proposed master plan.

The plan is a long-term vision for the site. Not all concepts may be developed.

Approval of the Ministerial Infrastructure Designation (MID) will establish a development envelope. This envelope will reflect the Mater Hill Master Plan which has been developed at or below the maximum building heights in Brisbane City Plan 2014, particularly along Clarence Street where the number 9 buildings will be half the allowable building height to retain amenity.

Detailed planning for each building will occur over the life of the MID and will include consultation with the local community where impacted.

It is possible that not all concepts will be developed. Further consultation will guide final development plans. Timing for the delivery of some projects is yet to be confirmed.



 Volumetric Lots

Not all properties within this boundary are owned by Mater

PRIORITY PROJECT

1 Mater Family Wellbeing Service

Redevelopment of the former Sisters of Mercy Convent into Catherine's House for mothers, babies and families. This service will provide comprehensive peri and post-natal mental health support for women and their families.

2 Potential clinical services facility

A potential new integrated clinical services facility reflecting emerging trends and leadership in medical, surgical, research, emergency healthcare and medical and interventional suites. This new facility will pave the way for contemporary healthcare delivery that integrates emerging trends and leadership in medical research, emergency healthcare and medical intervention suites.

3 Potential new emergency department

A new emergency department and drop-off within the new clinical services facility. This is proposed to be located below elevated parkland.

4 Community wellbeing facilities and green spaces

Outdoor green spaces that engage the senses, provide places of refuge and promote relaxation and wellbeing.

*This could include office accommodation, health research and education uses, aged care and retirement, co-living and key worker housing. A medical hotel student accommodation, child care, commercial retail and food & drink outlets are also being considered.

5 New facade and welcoming front door

Updated Mater Hospital facade on Stanley Street with a new contemporary design, pedestrian atrium and front door access.

6 Raymond Terrace high street with food and retail

7 Potential future pedestrian atriums and pathways

8 Potential future pedestrian underpass linking Mater Hill to busway

9 Uses allied and/or ancillary to hospital and health care services, educational facilities or residential care facilities*

Other Strategies

Heritage revitalisation

Iconic heritage buildings will be reinvigorated, preserving Mater's unique history while enhancing the precinct for the future.

Sustainability practices

New built forms to adopt environmentally sustainable practices for energy, waste and water efficiencies.

Planning beyond 2030

Plans for associated multi-use, health and community services will be considered for Vulture Street and north of Stanley Street landholdings as part of the future development.

All development delivered in the precinct will have a clear relationship to community wellbeing and the hospital and health care functions of Mater Hill.

Mater Hill Future Form

This is a conceptual map that shows the potential built form outcomes that may be achieved under the Ministerial Infrastructure Designation (MID).

The number identified in each circle shows the maximum building height that is sought under the MID.

The heights proposed are consistent with or significantly less than the height allowed for under Brisbane City Plan 2014. The Dutton Park – Fairfield Neighbourhood Plan Code allows a height of 20 storeys across the site.

The tallest buildings are concentrated around Raymond Terrace and Stanley Street.

At 10 storeys, the maximum height proposed adjacent Clarence Street is half of what is allowed for under Brisbane City Plan 2014. These towers are also setback from Clarence Street.



#	Maximum Building Height
Light Blue Circle	Volumetric Lots

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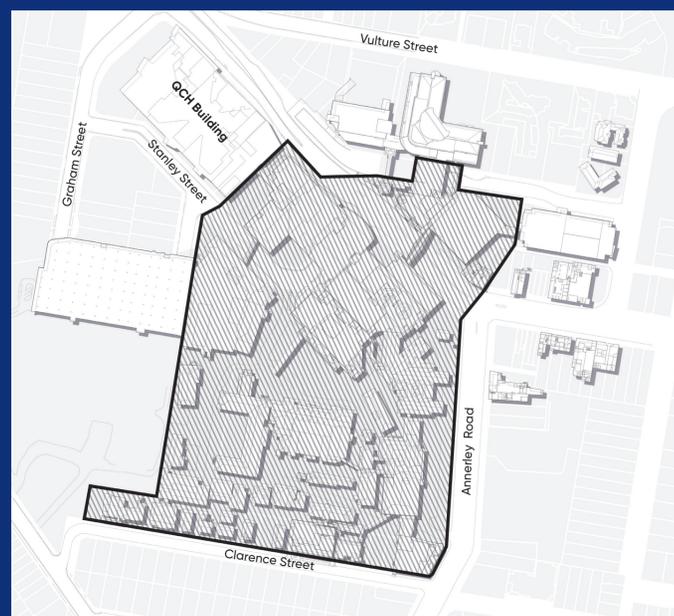


Planning pathway

Given Mater's continued commitment to community healthcare, Mater aims to apply to the Queensland Minister for Planning for a Ministerial Infrastructure Designation (MID) for the development of Mater Hill.

This designation would mean that hospitals, healthcare, residential care facilities, education and auxiliary services would be accepted development on the Mater Hill site.

Proposed MID area



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MID timeline



We have commenced community engagement on the Mater Hill Master Plan and MID.

The MID process includes a mandatory public notification phase and members of the public can make a submission on the MID proposal. This is expected to occur in the second half of 2021.

Latest updates

Mater has lodged a separate Brisbane City Council development application to commence redevelopment of the Convent. Work is anticipated to commence later this year.

Timeframes for the other developments or projects are yet to be finalised. Further advice will be provided before projects commence.

Find out more

Mater is committed to ongoing community consultation and providing latest updates.

Have your say

We are hosting a range of opportunities to engage with our community about the conceptual Master Plan and the MID application pathway.

To learn more about these opportunities and provide feedback on the proposed Mater MID follow the below link:

<https://www.mater.org.au/group/about/mater-hill-master-plan>

The closing date to provide feedback during the preliminary stakeholder engagement phase is Monday 6th September 2021.

Website

[mater.org.au](https://www.mater.org.au)

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