

13 June 2017

HERSTON QUARTER REDEVELOPMENT:

Supporting new models of care through positioning, partnering and place-making



EUROPEAN HEALTHCARE DESIGN CONFERENCE

Metro North
Hospital and Health Service

HASSELL

PRESENTATION OUTLINE

01 SCENE SETTING

- _ Background - the Herston Quarter
- _ Australian healthcare system - points of difference
- _ Herston Quarter - the journey

02 THE PROJECT

- _ Procurement overview - a PPP variant
- _ Master plan - letting the city in
- _ Specialist Rehabilitation and Ambulatory Care Centre - integrated care

03 TAKE OUTS

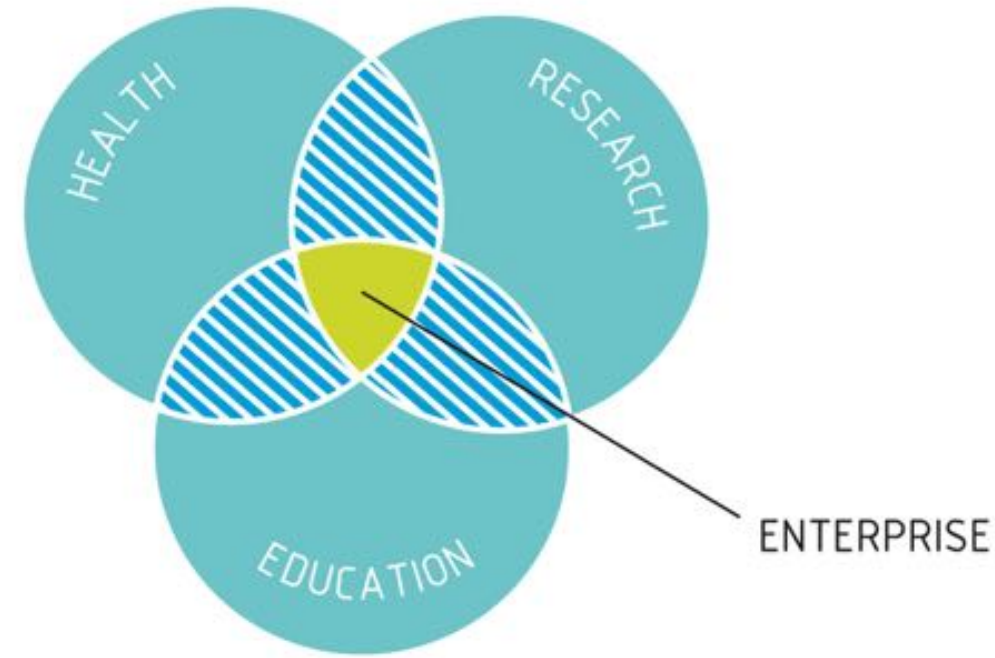
- _ Positioning, partnering and place-making

01 _ SCENE SETTING

BACKGROUND - THE HERSTON QUARTER

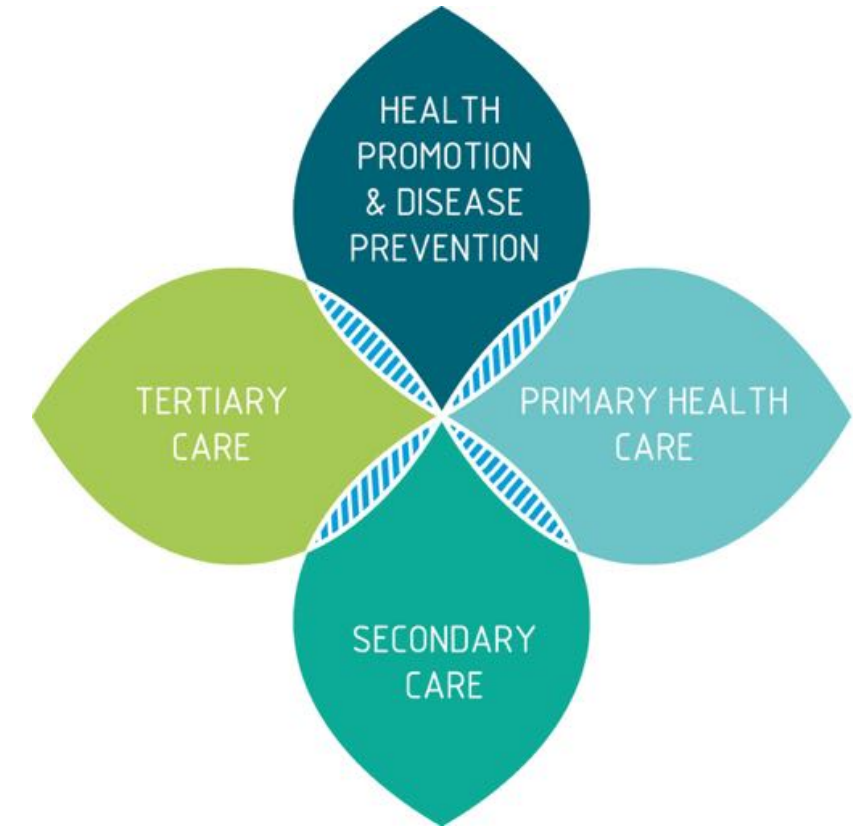
As the emerging health model advances, these complex health precincts are becoming more specialised in the provision of acute care.

Equally they should become more urbane, more inclusive, providing greater opportunities to support the daily life needs of workers, patients, visitors and Greater Brisbane



Comparative Advantage

These highly specialised precincts combine health, research and education



Emerging Health Model

These precincts will become more specialised into the future

Key success factors

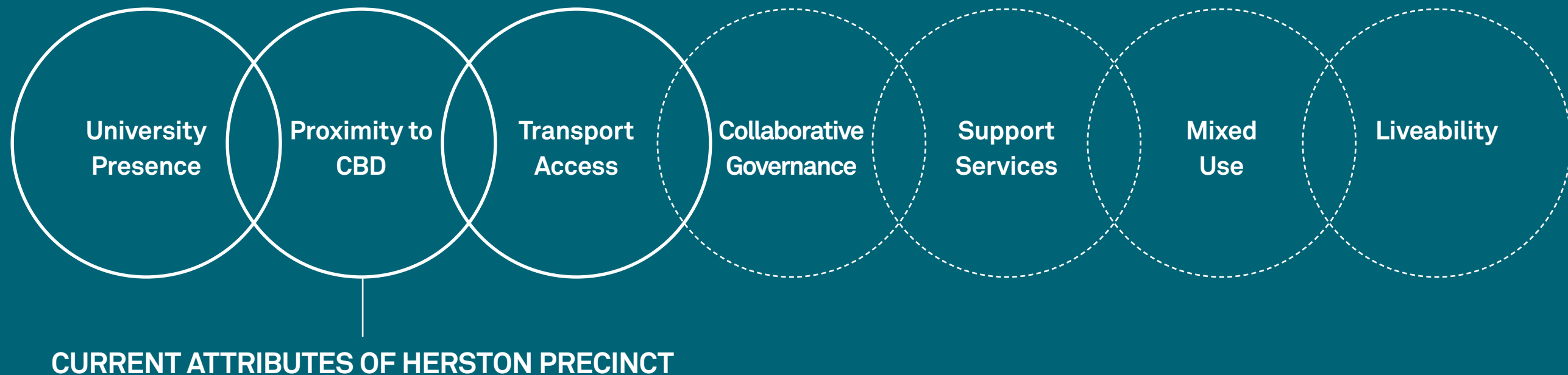
Research into international health precincts

- _Governance framework
- _Long term strategic planning
- _Location and accessibility
- _Proximity to universities and research facilities
- _Access to skilled labour
- _Complementary support services
- _Mixed use facilities and liveability



Queensland Institute of Medical Research
Herston Road Frontage

REQUIREMENTS FOR A SUCCESSFUL HEALTH PRECINCT AT HERSTON



Herston Quarter

A key contributor in Brisbane's Knowledge Corridor

The Herston Quarter is positioned within one of Brisbane's major growth corridors



CONTEXT

- Herston Quarter
- Herston Health Precinct
- Major renewal precincts
- Brisbane CBD
- Knowledge assets / clusters

Herston Quarter

15,000 people call the Herston Health precinct home on a daily basis

Site area

Herston Quarter - 5.5 ha

Herston Health Precinct - 14.5 ha

Health

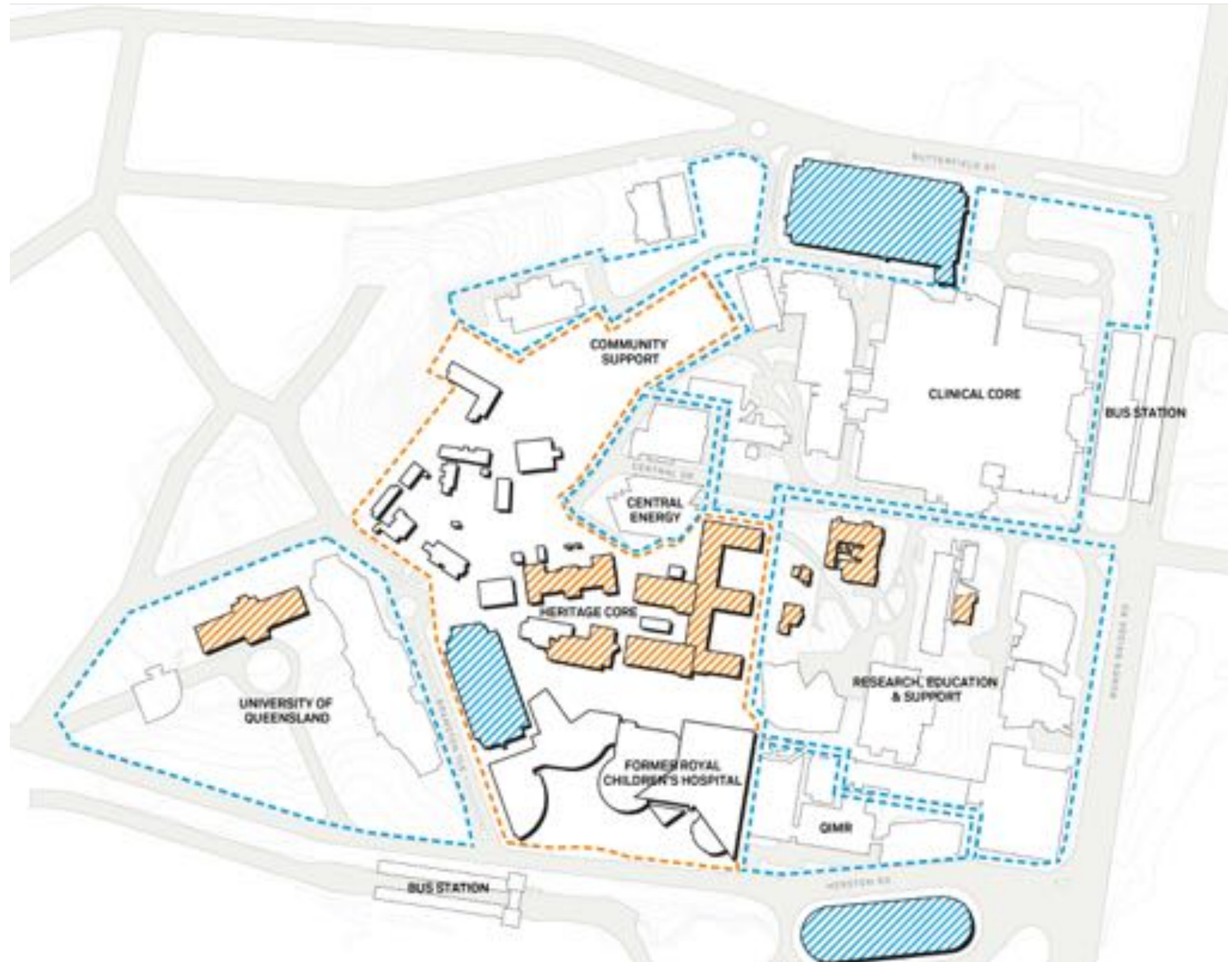
_ Royal Brisbane and Women's Hospital

Education and Research

_ Queensland Institute of Medical Research

_ The University of Queensland

_ Queensland University of Technology



02 _ THE PROJECT

AUSTRALIAN HEALTHCARE SYSTEM - POINTS OF DIFFERENCE

Australian healthcare system

The quick overview - dual funding system

ROLE OF GOVERNMENT



Australian Government

Australian Government National Policy

- _ Part funds
- _ Regulates GP and primary health care

State and Territory Governments

- _ Administration
- _ Part funds
- _ Regulates hospitals and

WHO IS COVERED

The Medicare logo, consisting of the word "medicare" in a white, lowercase, sans-serif font on a dark teal background.

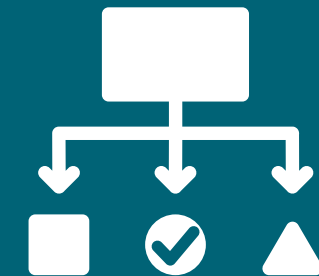
- _ Medicare provides universal coverage
- _ Private health insurance plays a complementary and supplementary role
- _ Private health insurance is encouraged through taxes and subsidies

WHAT IS COVERED (Medicare)



- _ Free or subsidised access to most medical services
- _ Some allied health services referred by a medical practitioner
- _ Prescriptions pharmaceuticals

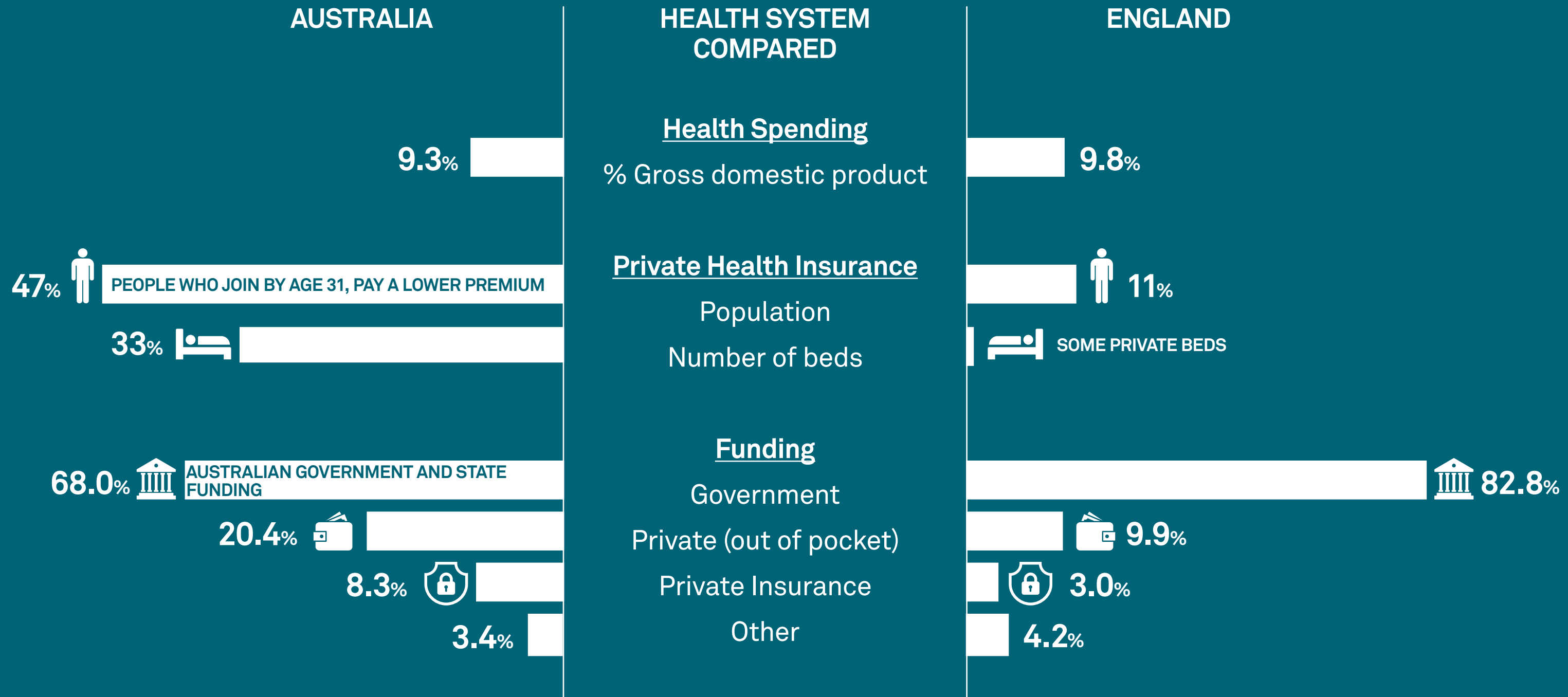
PRIVATE HEALTH INSURANCE FUNDS



- _ Private hospitals
- _ Private care in public hospitals
- _ In-hospital specialists
- _ Ancillary services
- _ Offers choice in:
 - a) Location
 - b) Timing
 - c) Specialist care

Australian and England - healthcare systems compared

Private health care plays a more significant role in the Australian context

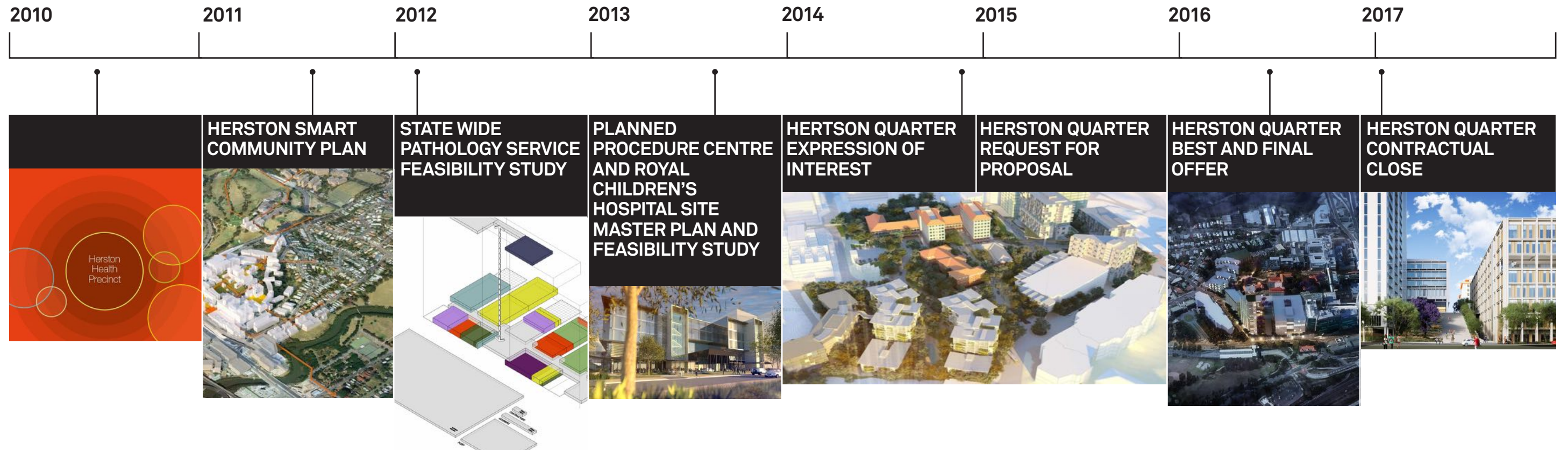


01 _ SCENE SETTING

HERSTON QUARTER - THE JOURNEY SO FAR

The Journey so far

Master plan through to contractual close

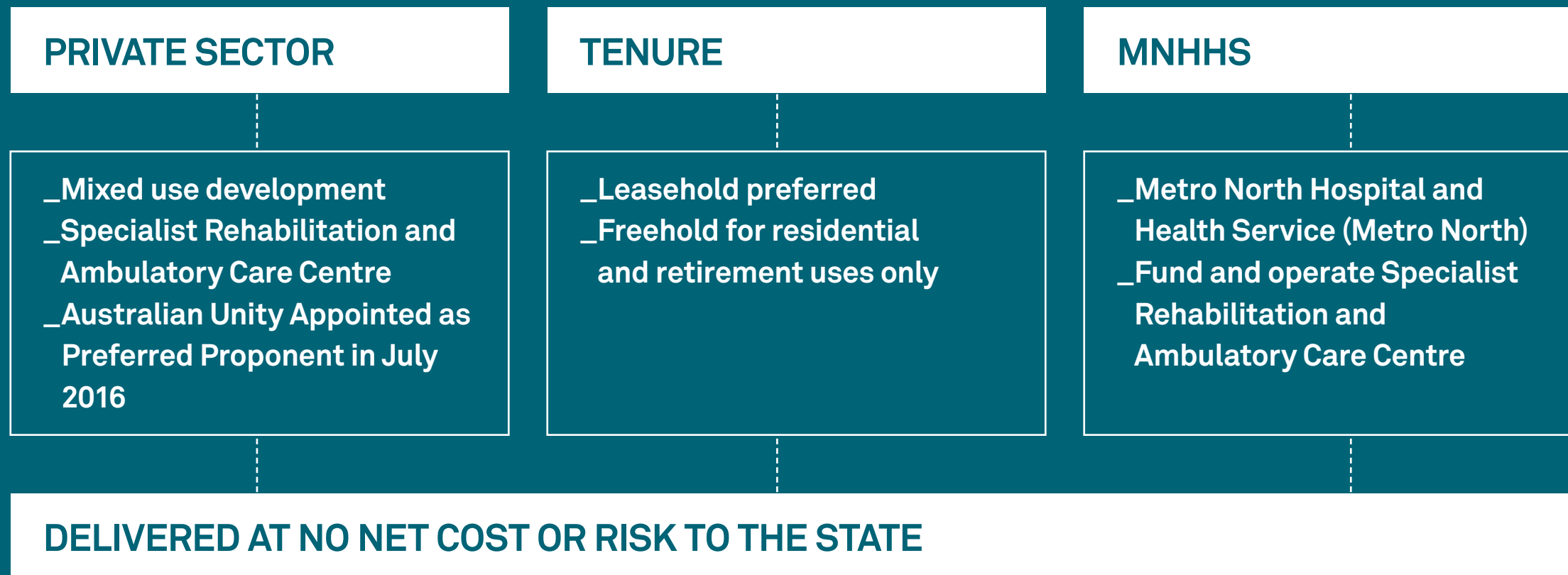


02 _ THE PROJECT

PROCUREMENT OVERVIEW - A PPP VARIANT

Government Considerations

Key principles



Benefits to the State

The value add

- _ \$1.1 Billion redevelopment project
- _ 700 construction jobs annually
- _ Extensive public realm - delivered and maintained for 99 years
- _ Adaptive re-use of significant heritage buildings
- _ Delivery of the Specialist Rehabilitation and Ambulatory Care Centre



Herston Quarter Heritage Core

Five heritage buildings at the core of the precinct

Benefits to the MNHHS

The value add

- _ 1,200 car parks for the benefit of the precinct
- _ Removal of maintenance obligations for vacant buildings
- _ Transfer of in-building contamination risk
- _ Transfer of \$1.5 Million site contamination risk
- _ Significant investment in public realm, site amenity and place-making

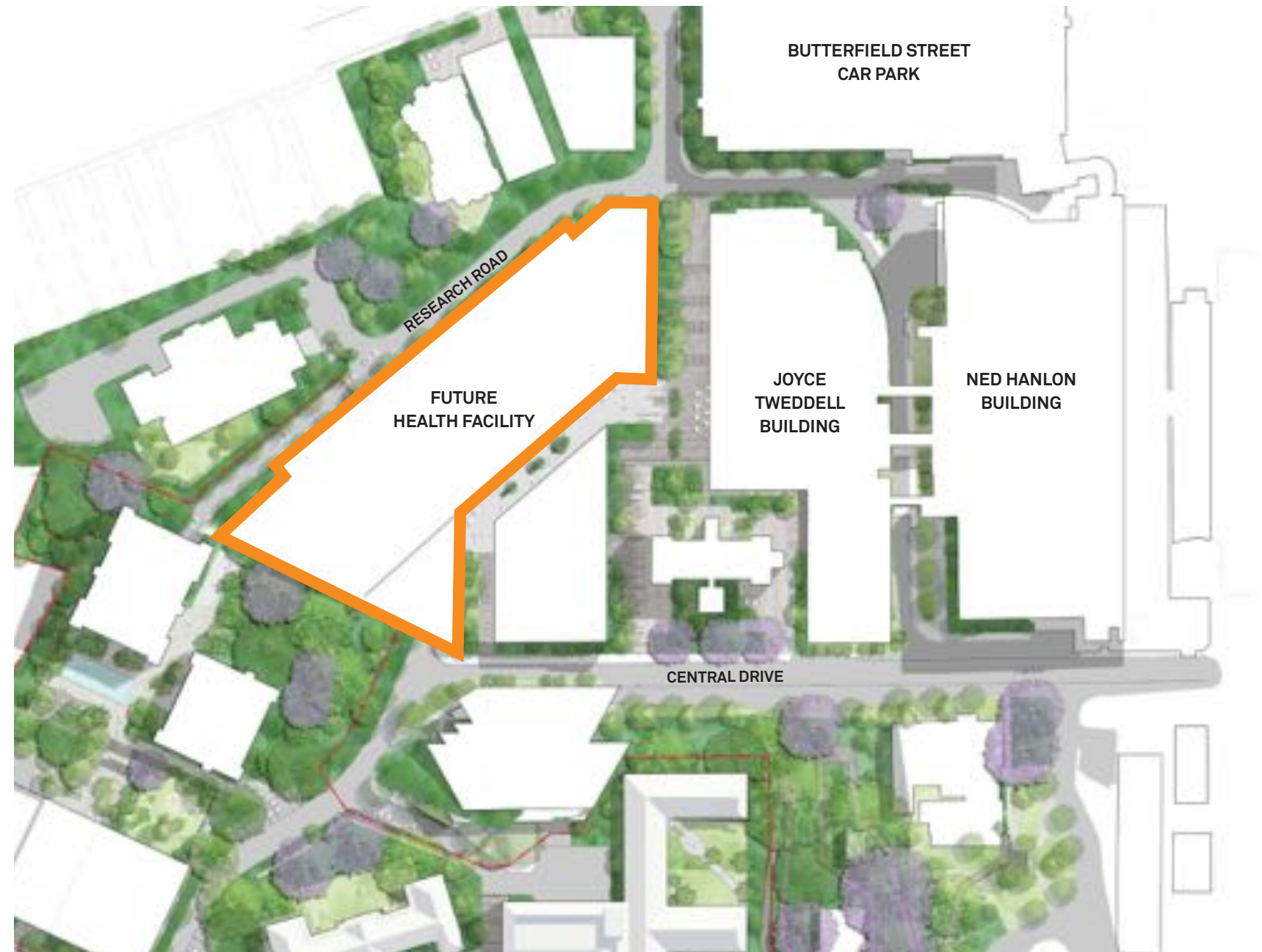


Specialist Rehabilitation and Ambulatory Care Centre
Rehabilitation Courtyard

Car parking outcomes

The value add

- _ No decrease in carparking during the development
- _ Extension of the existing discounted staff car parking regime
- _ New car parking facility located closer to the RBWH core
- _ New car parking facility provides a platform for future development
- _ Continuation of rent and profit sharing for the car park
- _ Car parking is a strong contributor to the overall commercial viability of the redevelopment - satisfying unmet demand



Provision for a future health facility above the new car parking facility

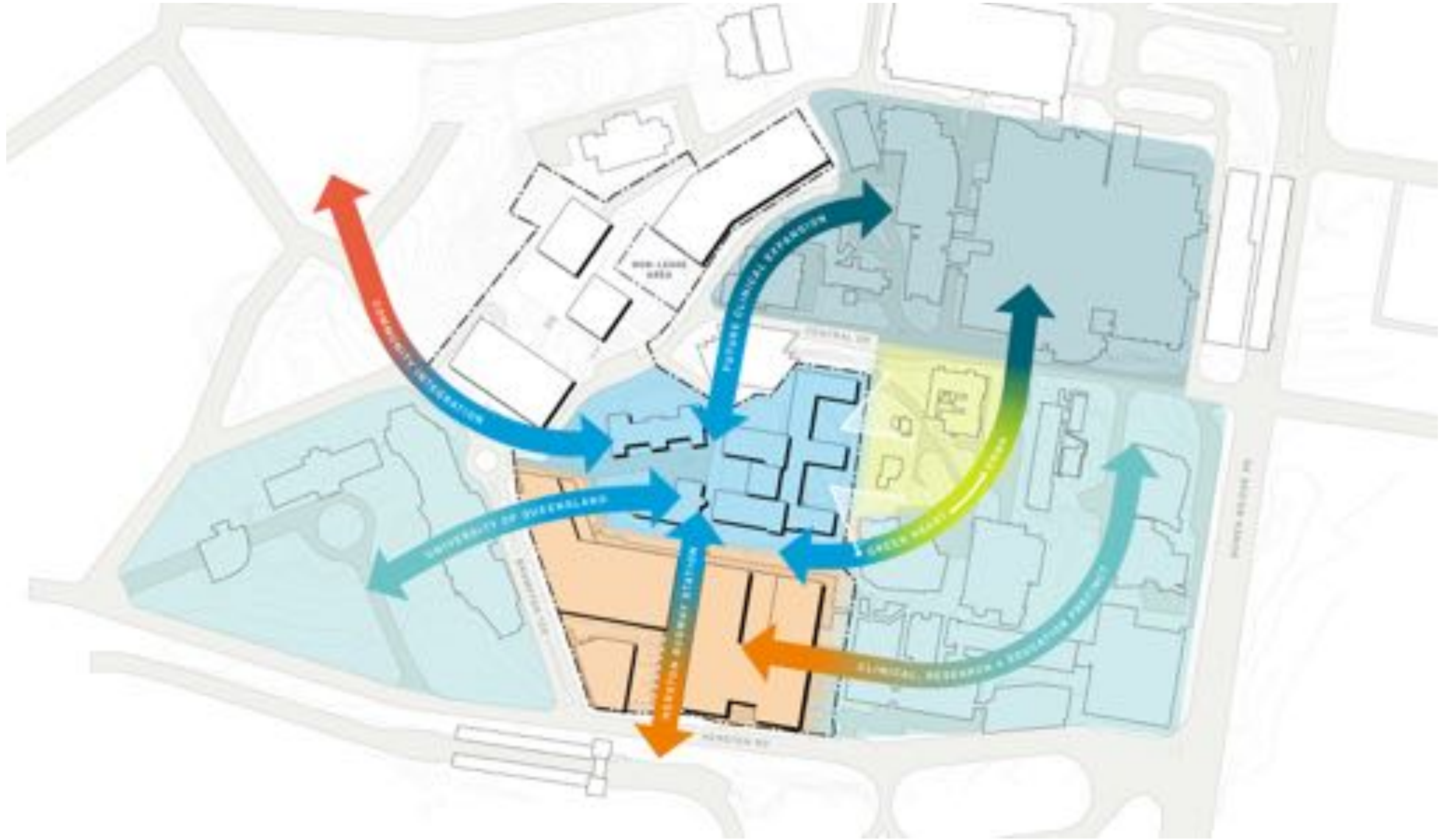
Preliminary Concept Exploration

02 _ THE PROJECT

MASTER PLAN - LETTING THE CITY IN

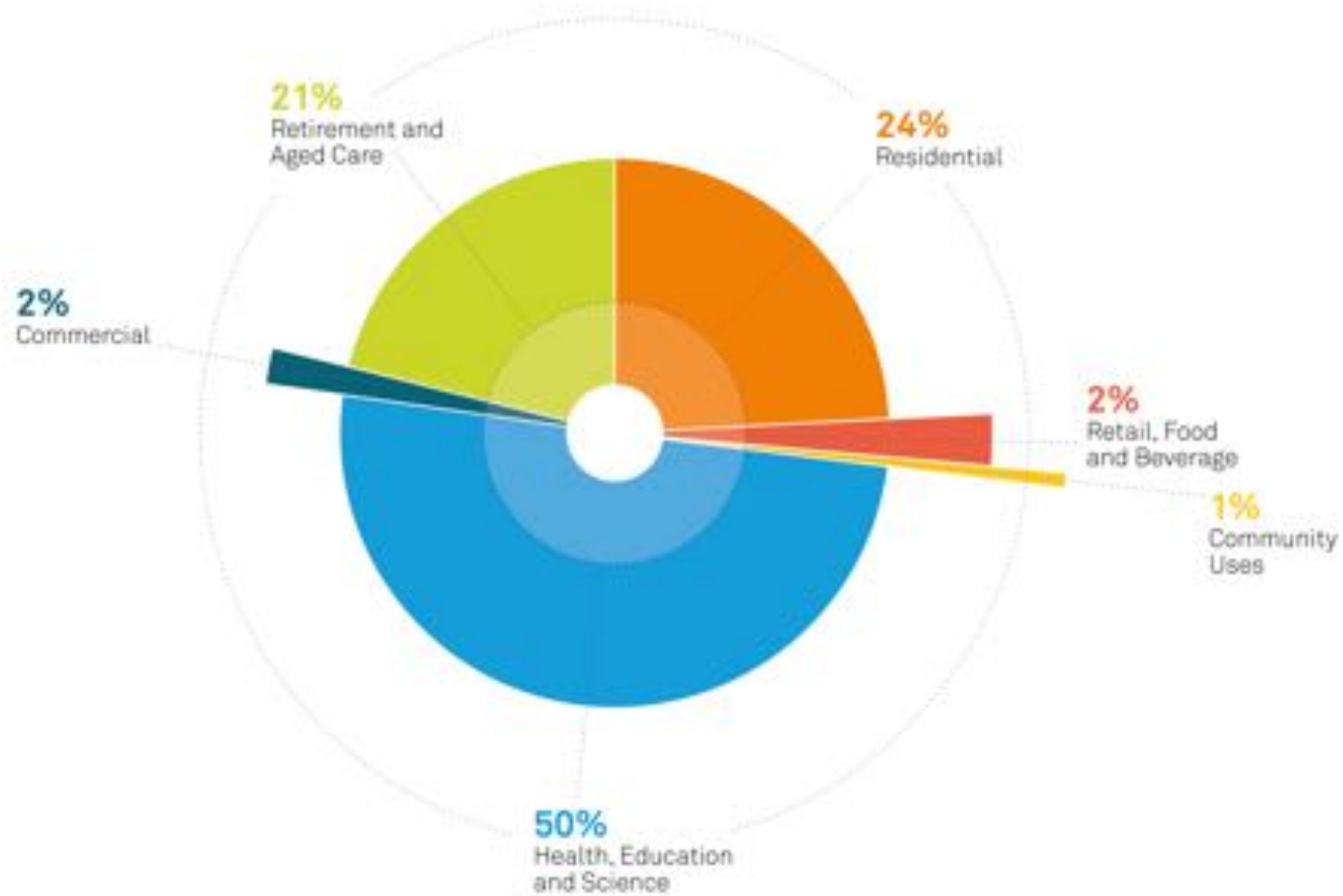
Herston Quarter integration

Master plan concept



Herston Quarter

Health and biomedical and mixed use proposition



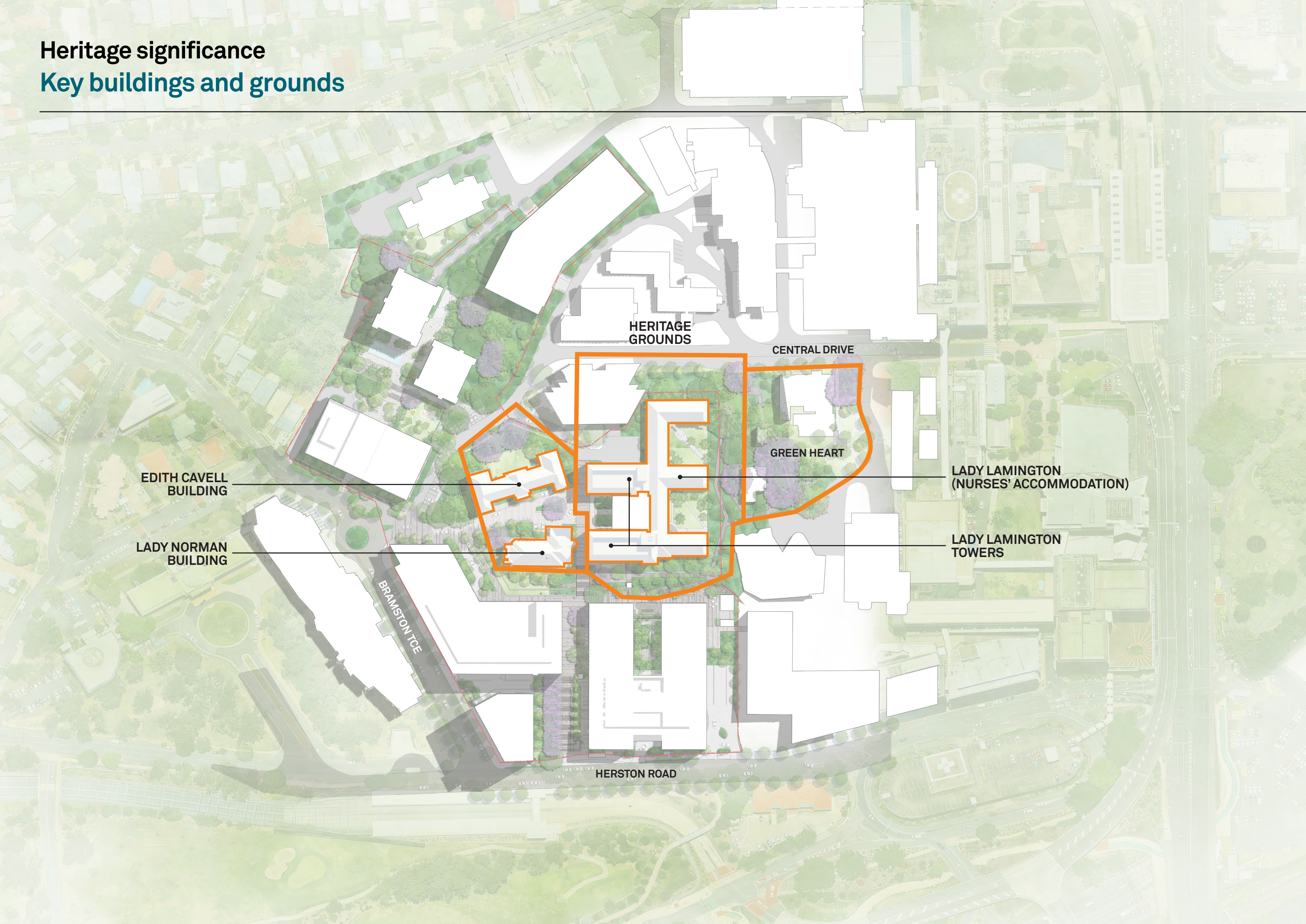
Master plan

Key features



Heritage significance

Key buildings and grounds



HERITAGE GROUNDS

CENTRAL DRIVE

GREEN HEART

EDITH CAVELL BUILDING

LADY LAMINGTON (NURSES' ACCOMMODATION)

LADY NORMAN BUILDING

LADY LAMINGTON TOWERS

BRAMSTON TCE

HERSTON ROAD

Spanish Steps

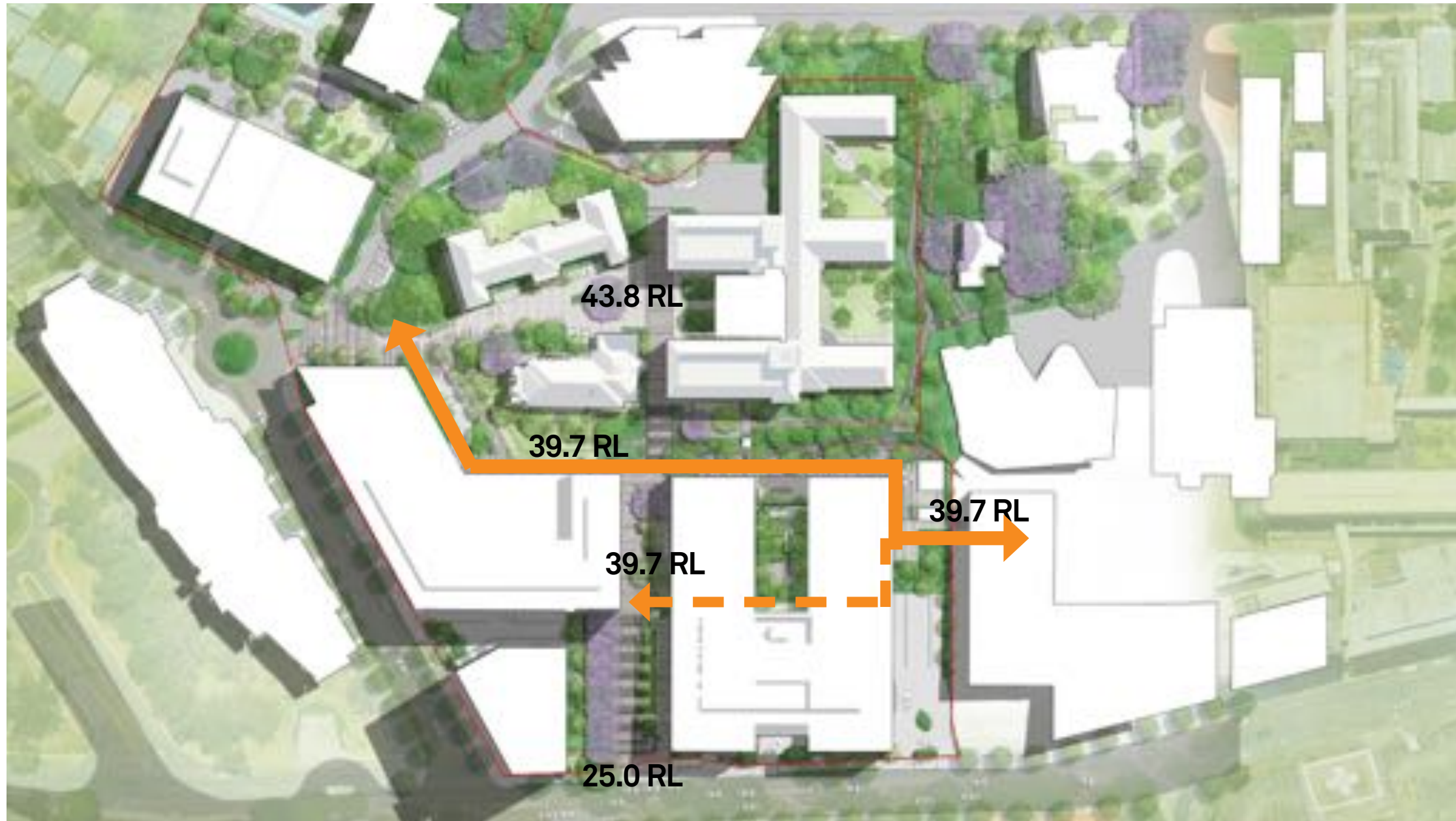
Opening up, linking and revealing the Heritage Core



Spanish Steps
A new significant public realm and entrance linking Herston Road to the Heritage Core

Dealing with Topography

Three new primary levels are created, improving site wide accessibility



Heritage Core level at 39.7 RL

Specialist Rehabilitation and Ambulatory Care Centre Activation and connectivity at the heritage interface



Connecting into the Skywalk System
Promoting connectivity to and through the Herston Quarter

Lady Lamington Towers

Restoration and adaption of heritage assets



Spanish Towers
Open the Heritage Core and Buildings to the community

02 _ THE PROJECT

SPECIALIST REHABILITATION AND AMBULATORY CARE CENTRE
- INTEGRATED CARE

Service Capacity

Rehabilitation and surgery

- _ Major expansion of rehabilitation services
- _ General and specialist rehabilitation
- _ 60 general and 40 specialist rehabilitation beds
- _ Inpatient, outpatient and day hospital services
- _ Surgery and endoscopy services
- _ 7 operating theatres and 3 procedure suites
- _ 32 bed surgical ward



Specialist Rehabilitation and Ambulatory Care Centre
Herston Road Frontage

Design Considerations

Well designed health facilities

- _ Connect seamlessly to the broader health precinct
- _ Promote access through intuitive wayfinding and program
- _ Systemised approach to maintain circulation and space program across floors
- _ Promote health and wellbeing through environmental design
- _ Re-imagine the role of civic and public architecture on a health precinct
- _ Deliver a strong useable landscape and public realm interface



Specialist Rehabilitation and Ambulatory Care Centre
Rehabilitation Courtyard

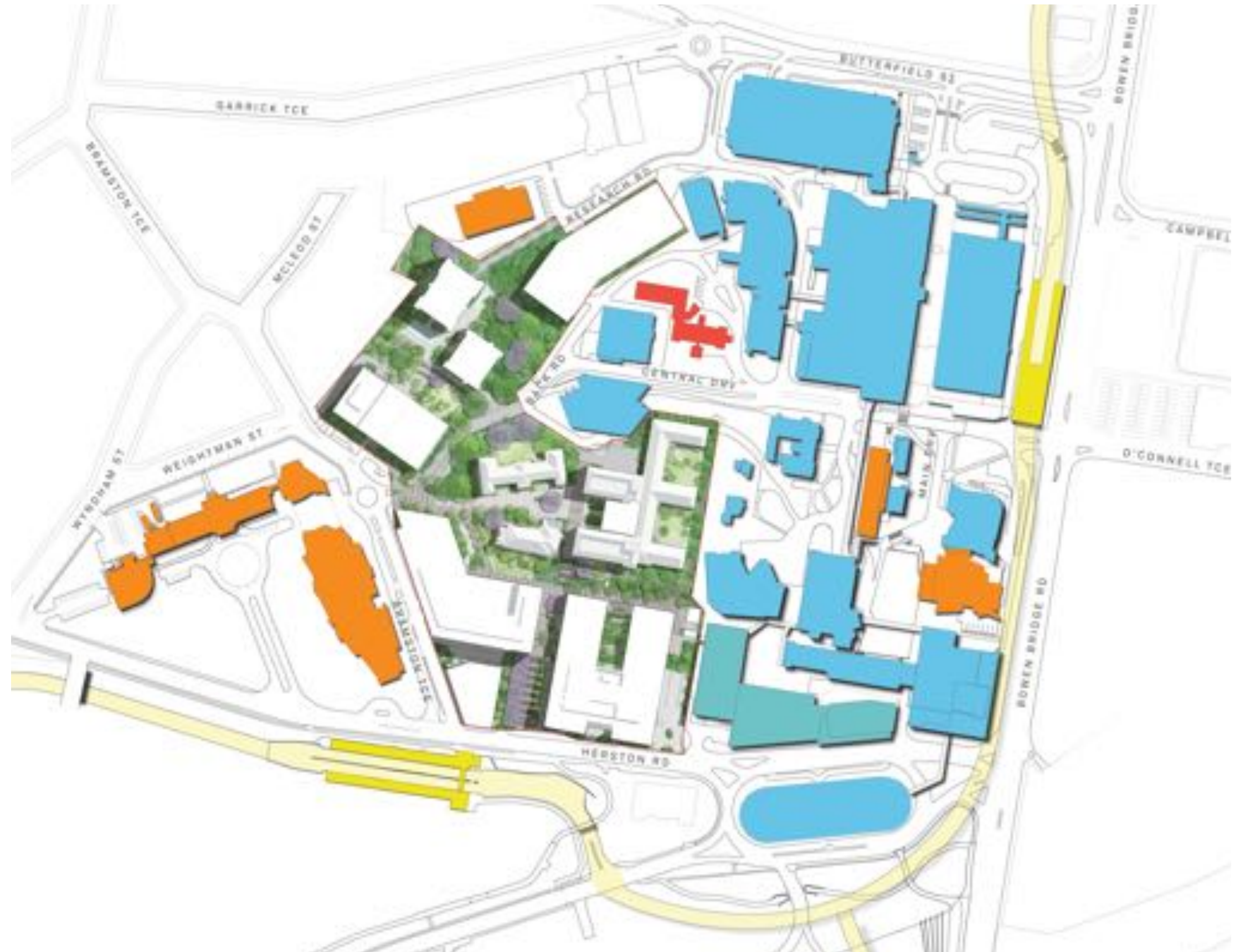
03 _ CONCLUSION

POSITIONING, PARTNERING AND PLACE-MAKING

Positioning A new model for a world class health precinct



Partnering Health, education, research and the private sector



PRECINCT OWNERSHIP

- University of Queensland (UQ)
- Queensland University of Technology (QUT)
- Queensland Health
- Queensland Institute of Medical Research (QIMR)
- Bus station / Inner Northern Busway

Place-making
Re-living old assets for a new century



13 June 2017

THANK YOU



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Hospital and Health Service

HASSELL