



# ASX Announcement

## Lend Lease Brisbane Investor Site Tour Day booklet

9 April 2015

Attached is the booklet distributed to attendees at site visits conducted in Brisbane and Sunshine Coast today.

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# BRISBANE INVESTOR SITE TOUR DAY 2015

Thursday 9 April 2015

  
**Lend Lease**









# ITINERARY

## Thursday 9 April

9.00am	Meet at Brisbane Showgrounds Sales Office
9.15am	Welcome
9.25am	Brisbane Showgrounds presentation plus Q&A
10.10am	Brisbane Showgrounds site tour
11.30am	Transfer to Sunshine Coast Public University Hospital
12.45pm	Lunch and Sunshine Coast Public University Hospital presentation plus Q&A
1.25pm	Sunshine Coast Public University Hospital site tour
2.40pm	Transfer to Brisbane
4.00pm	End of day







## NOTES



## BRISBANE SHOWGROUNDS REGENERATION

### *HISTORY IN THE MAKING*

### At a Glance

#### PROJECT

Regeneration of the Brisbane Showgrounds by the RNA and Lend Lease.

#### LOCATION

Gregory Terrace, Bowen Hills, Brisbane, Australia - 1.6 kilometres from CBD.

#### ORGANISATIONS INVOLVED

- The RNA owns and operates the Brisbane Showgrounds and is a not for dividend member based organisation governed by a 21 member council. Its charter is to promote and encourage the development of Queensland agriculture and business.
- Lend Lease is the RNA's project partner for the Brisbane Showgrounds Regeneration Project. The project includes the upgrade of Brisbane Showgrounds including the completed state-of-the-art Royal International Convention Centre, Plaza and Porte-Cochere together with 5.5 hectares of new development comprising of The Green and The Yards residential apartments, Kings Gate commercial precinct and the creation of King Street. It will be a vibrant new destination where 15,000 people will live, work and play.

The project is being delivered via Lend Lease's integrated business model, with the group providing funding partners, development management, project management, design management and construction.

#### SIZE

22 hectares and represents the largest Brownfield development of its kind in Australia. The project includes 340,000m<sup>2</sup> of new residential, commercial and retail buildings, together with an additional 76,000m<sup>2</sup> of new development on RNA retained land.

#### INVESTMENT

The project value of the new residential/commercial/retail development is estimated at \$2.9 billion. This is funded primarily by Lend Lease and through a \$65 million loan from the Queensland Treasury Corporation.

#### ECONOMIC BENEFITS / JOB CREATION

The regeneration project is expected to deliver \$300 million per annum in economic benefits to Queensland, while supporting Brisbane's future economic and population growth by creating more than 2,000 jobs.

## Regeneration Timeline

#### APR / 2011

Construction began on transforming the Industrial Pavilion into the world-class \$59 million Royal International Convention Centre (Royal ICC).

#### JUL / 2011

Removal of Frank Nicklin Building.

#### SEP / 2011

Designs of the Lend Lease commercial development component unveiled.

Work began on related infrastructure.

#### OCT / 2011

The Green sales suite opened and the first release of apartments at 'The Green' went on sale.

#### AUG / 2012

Ground floor of Royal ICC opened for exhibition space at Ekka 2012.

#### NOV / 2012

RNA staff moved into brand new 950m<sup>2</sup> office in Royal ICC.

#### DEC / 2012

Removal of the RNA Administration Building.

Construction on the new 7,000m<sup>2</sup> \$7.7 million Plaza commenced.

#### MAR / 2013

Royal ICC opens for its first events.

#### OCT / 2013

Completion of the Plaza.

Construction commenced on K1, the first commercial tower at Kings Gate commercial sector and on The Green residential apartments.

#### JAN / 2014

King Street infrastructure started.

#### SEP / 2014

Stage two of the Brisbane Showgrounds Regeneration Project announced – four-star Rydges hotel confirmed, construction of King Street and 401 new residences at The Yards.

Record sales at The Yards – 160 apartments sold in four hours.

Commerce Building removed.

Gregory Terrace upgrade.

#### OCT / 2014

South Yard released early due to record sales of North Yard.

#### NOV / 2014

King Street started.





# At a Glance

## 2015/16 planned works\*

Stage two of the RNA's 15 year \$2.9 billion Brisbane Showgrounds Regeneration Project is underway with more project milestones expected in 2015.

- **Early 2015**  
Construction commences on Rydges four-star, international hotel
- **MID 2015**  
Residents move into apartments at The Green
- **MID 2015**  
Kings Gate commercial sector opens for business
- **MID 2015**  
Retail precinct on King Street to have commenced
- **EARLY 2016**  
Four-star Rydges hotel to open on King Street

\* Future dates are indicative only.



# At a Glance



**Rydges Hotel**

The new four-star Rydges hotel will be located in the heart of the Brisbane Showgrounds and new King Street precinct. It will attract more national and international conferences to the Royal International Convention Centre with accommodation available onsite.



**The Green**

The Green is Lend Lease's first residential apartment building within the Brisbane Showgrounds Regeneration Project. Designed by architects Cox Rayner, The Green is the perfect mix of urban life with an emphasis on green space.



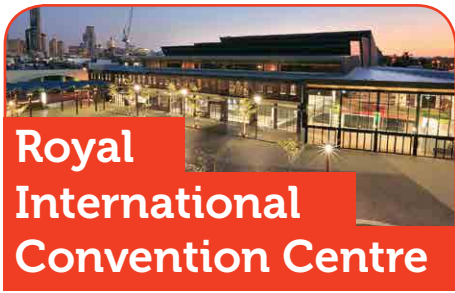
**Kings Gate**

Kings Gate is the commercial precinct that will be the workplace of many Brisbane professionals.



**King Street**

King Street is Brisbane Showgrounds new retail high-street, linking St Paul's Terrace to Gregory Terrace. It will feature up to 40 stores including fresh food providers, cafes, restaurants and bars.



**Royal International Convention Centre**

The state-of-the-art Royal ICC offers world-class service for conferences, major events, exhibitions, banquets and weddings within a boutique convention centre, just 1.6km from Brisbane's CBD.



**The Marquee**

The 12 metre high Marquee, with open sides, offers a stunning open-scale outdoor venue perfect for music concerts and festivals.



**The Yards**

The Yards are the newest residential offering at the Brisbane Showgrounds. The apartments have been designed to embrace and reflect the remarkable industrial, rural and urban heritage of this unique precinct.



**The Plaza and Porte-Cochere**

The Plaza and Porte-Cochere provide a stunning entrance for the Royal ICC and a seamless connection to the Main Arena.



**Cattle and Horse pavilions**

New multilevel cattle and horse pavilions will be designed and constructed to better accommodate stock during Ekka; and outside of showtime provide additional car parking facilities.



# In Detail

## CONSTRUCTION

The 15 year regeneration project commenced in April 2011. 2013 marked historic project milestones with the completion of major stage one works including the Royal International Convention Centre in March 2013 followed by the adjoining Plaza and Porte-Cochere. Stage two works are underway with the construction of The Green residential apartments and K1, the first tower in the Kings Gate commercial precinct, the announcement of the four-star Rydges Hotel and The Yards residential apartments.

The annual Royal Queensland Show (Ekka) will continue to operate throughout the life of the project.

## VISION

The regeneration of the Brisbane Showgrounds has already begun to re-energise the annual Ekka and will see the site become a year-round destination for the community. Brisbane Showgrounds will be the centrepiece of a new urban village precinct.

## SIGNIFICANCE

This world-class regeneration of a famous landmark synonymous with Queensland's social heritage and culture represents an historic milestone for Brisbane. It is not simply an urban renewal but rather a transformation of 22 hectares, 1.6 kilometres from the CBD, into a vibrant year-round destination. For the RNA and Lend Lease, this once in a lifetime collaboration signals an opportunity to build a legacy for future generations to enjoy by ensuring the Ekka remains at its rightful birthplace while giving the Brisbane Showgrounds the facelift it richly deserves. The regeneration project will ensure the Brisbane Showgrounds becomes the destination for fashion, design, lifestyle and culture, hosting world-class events and shows all year round.

## SUPPORT

The regeneration of the Brisbane Showgrounds has the bipartisan support of the Queensland Government, State Opposition, Brisbane City Council, the Federal Government and Federal Opposition plus many within Brisbane's business, agriculture, industry and community sectors.

## BACKGROUND

In 2003 the RNA Council began a process to achieve two vital goals for the benefit of not just RNA members, but the people of Queensland. The goals involved guaranteeing the annual Ekka – the event Queenslanders voted their most iconic – would remain at the Brisbane Showgrounds where it was first held in 1876, and ensuring the long term financial viability of the RNA. Some seven years later, this vision was realised with the approval of Brisbane Showgrounds Master Plan in November 2010 by the Urban Land Development Authority. This approval paved the way for construction to begin in April 2011, and represents a historic milestone for Brisbane.

## TRANSPORT

The completion of the efficient Airport Link and Northern Busway, along with other planned transport infrastructure projects, ensures the Brisbane Showgrounds is more accessible to the community.

## PROJECT STAGES

The Brisbane Showgrounds Regeneration Project is now in its fourth year of the 15 year project:

### Stage one - completed

- Industrial Pavilion transformed into a \$59 million state-of-the-art convention and exhibition centre which contains three flexible halls featuring an Australian only custom built operable ceiling grid system, a 1,200m<sup>2</sup> commercial kitchen with world-class catering and exhibition space for indoor/outdoor events. The Royal ICC held its first event in March 2013.
- \$7.7 million 7,000m<sup>2</sup> Plaza and Porte-Cochere.
- \$7 million in enabling infrastructure works to improve stormwater and sewer works.

### Stage two - underway

- Development and completion of Lend Lease's residential apartments, The Green, and commercial precinct, Kings Gate.
- Development and completion of a four-star Rydges hotel.
- Development and completion of King Street and associated public realm.
- Development and completion of The Yards residential apartments.

Other major stages will occur in the project including design and construction of a cattle pavilion and horse pavilion and further residential, commercial and retail development.

## ENERGISING THE EKKKA

The Brisbane Showgrounds regeneration and updated state-of-the-art facilities have secured the Ekka's location at the Brisbane Showgrounds, making Brisbane one of the only Royal Shows in the country to maintain its country and city links by holding the show right here at its original inner-city location. The Ekka has and will continue to operate throughout the life of the Brisbane Showgrounds Regeneration Project. In 2013 Ekka guests were able to experience the Royal ICC first-hand as it housed some of the Ekka's largest and most popular events and competitions.

The regeneration will also ensure that handlers can continue to stay in close proximity to their prize winning animals, with new proposed state-of-the-art large animal facilities.

## MORE INFORMATION

For more information on the Brisbane Showgrounds Regeneration Project you can view or download a special Q&A at the RNA website at [www.rna.org.au/redevelopment](http://www.rna.org.au/redevelopment), or Lend Lease website at [www.rnaredevelopment.lendlease.com.au](http://www.rnaredevelopment.lendlease.com.au).





## NOTES





LIVE  
king street  
BRISBANE  
SHOWGROUNDS





*King Street awaits you*



## *Alive, all year round*

Brisbane Showgrounds is an iconic place, cherished for its annual transformation into an eclectic sea of colour, energy, culture and smiles.

Now, Brisbane Showgrounds is transforming into a place *for life*. It's Brisbane's newest and most desirable place to live, work and play, on the doorstep of the city.

In one of the largest mixed-use, urban regeneration projects in Australia, Lend Lease and the Royal National Agricultural and Industrial Association of Queensland (RNA) are re-energising the Brisbane Showgrounds as a modern, thriving, mixed-use lifestyle precinct. Our masterplan is creating a connected and integrated hub of contemporary event, residential, commercial and retail spaces.

The Brisbane Showgrounds of tomorrow will be built on the unique heritage of yesterday, and local authentic ideals. A perfect blend of local tradition and innovation.

— king street —

# *It's Brisbane alive*

— X —  
**And where Brisbane lives**



## A precinct of discovery

King Street will be the heart and pulse of this diverse neighbourhood.

It will be a place of discovery and independent style. It will be a place to immerse yourself in edgy retail outlets and bars, local and global foods, well-crafted products and a vibrant arts community. It will be a place to live, day and night, in Brisbane's most spirited entertainment quarter. King Street is also a next-generation workplace of flexibility, technology and collaboration.

Young at heart yet warm in its history, King Street will be a year-round social and events precinct with a passion for culture, creativity and life.

## Brisbane's newest super precinct

Brisbane Showgrounds stands alone as the most regionally significant redevelopment in Brisbane since South Bank. Located in the heart of Bowen Hills, on the cusp of Fortitude Valley and just 1.6km from the CBD, the 22-hectare site will evolve into a true extension of the city.

Creating a place where 15,000 people will ultimately live, work and socialise, Brisbane Showgrounds is planned to be home to:

**King Street**  
**a 300-metre**  
*retail high street*

**The Yards**  
**401 residential**  
**apartments**

**Kings Gate**  
**80,000<sup>sqm</sup>**  
of commercial office  
space across four towers

a 200+  
room ★★★★★ hotel

new and refurbished  
**RNA events**  
*and leisure facilities*

**The Green**  
**356 residential**  
**apartments** (SOLD OUT)

new and existing  
**green space**  
*to be enjoyed by the public*

**The Royal**  
**Exhibition and**  
*Convention Centre.*


Up to an additional **1,800** future residential apartments and **66,000sqm** of future commercial office space





*A Brisbane icon since 1876*



A woman with dark hair tied back, wearing a light blue denim jacket and a small earring, is looking at a rack of dark-colored shirts in a store. The background is slightly blurred, showing more clothing and store fixtures.

## *A place to thrive*

Brisbane Showgrounds will not only become its own flourishing neighbourhood. It will also attract thousands of visitors through its proximity to major local workplaces and residences. These include Green Square with its 4,000 office workers and 56,000m<sup>2</sup> NLA, the 7,450-strong workforce of the Royal Brisbane Hospital, the residents of 1,500 new apartments in Bowen Hills and Water Street, and many other local centres of potential customers.

## *Since 1876*

Since 1876, the Brisbane Showgrounds site has been home to the annual Royal Queensland Show, affectionately known as the 'Ekka', bringing city and country together for 10 days each year. Young and old gather to enjoy world-class entertainment, thousands of exhibits and animals, and award-winning food and wine. The revitalisation of the Brisbane Showgrounds will reflect this legacy through authenticity, traditional values, a local-centric community, and a focus on all things original and new.



# *King of Brisbane's high streets*

*The Green Residential Apartments, King Street*



*Illustration indicative only and an artist impression*





# *Come in* **WE'RE** **OPEN**

This is an environment tailor-made for retail prosperity. Local population growth outstrips Brisbane and Australian averages, hosting a vibrant mix of the young and ambitious with higher than average incomes. Locals have a love of discovery and a propensity to spend on authentic products and social experiences.\*

\*RNA Showgrounds - Brisbane Assessment of Market Potential, DuaneIQ - Feb 2013



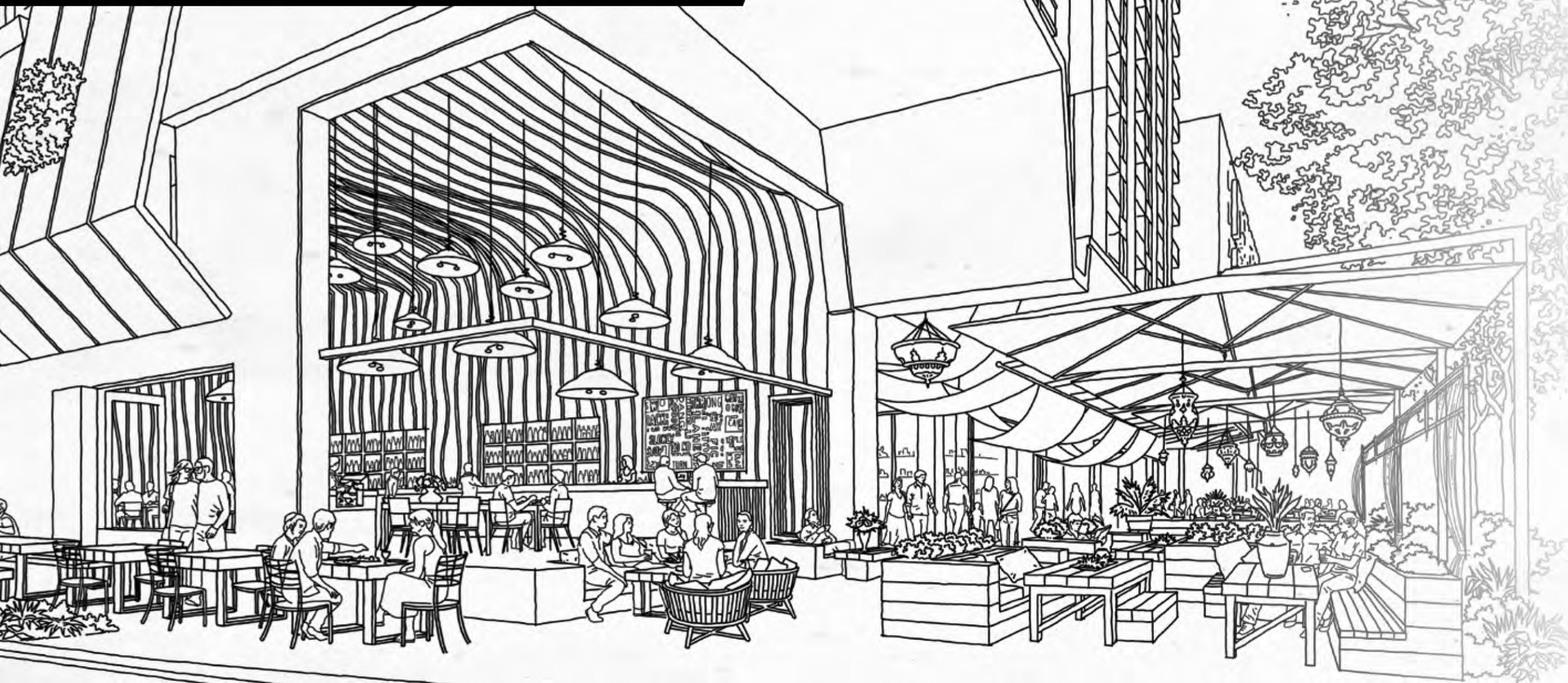


## *Trade in a community focused on you*

As a King Street trader you will be an intrinsic part of the local neighbourhood, creating a retail experience that is personal, engaging and inclusive. You will share your talents with people who value them. More than mere customers, they're people who will become your friends and advocates.



## *The Yards Residential Apartments, King Street.*



*Illustration indicative only and an artist impression.*

## *The tapestry of King Street retail*

King Street is a place where you can realise your dreams, experience success and thrive.

The retail precinct will ultimately be a shopping and dining hub where the community can ***discover something real***. An urban eclectic mix of passionate local traders and independent artisans with the freedom to tell their story. Unique crafts, organic products from 'paddock to plate', and a modern twist on the local history.

- Quality food and beverage retailers
- Independent and incubator retailers showcasing bespoke products
- Local and global foods
- A mix of fresh food and proposed markets
- Fine wine and locally brewed beer
- An ingrained coffee culture
- A mix of convenience retail to service local residents.



# *One destination, many experiences*

King Street will be a buzzing social heart in which to live and be alive. It's one destination for a myriad of lifestyle experiences. Fabulous food, a lively arts scene and shopping that is out of the ordinary. And it's all on the doorstep of those who live, work and play here. A neighbourhood where convenience is king.

## ***The main event - food***

King Street celebrates food as the element that brings people together. From lazy outdoor breakfasts to late intimate dining, King Street will offer a mix of quirky cafes, stylish restaurants and food-oriented bars to suit every taste and occasion. The best of local and international food and beverage will be served through the hands of passionate provedores, restaurateurs, sommeliers and baristas.

For lovers of cooking, there will be everything a foodie needs from everyday provisions to the exotic, all in one street.

## ***Year-round entertainment***

The Brisbane Showgrounds already attracts more than 800,000 people to over 200 events a year. With the creation of exciting new event spaces and proximity to the Royal International Convention Centre, King Street will be a constant source of world-class entertainment and events. An array of live music and performers, festivals, lifestyle expos, gala balls, business events, summits and more will keep people flowing through King Street, day and night, all year round.







*Connected to the best of Brisbane*

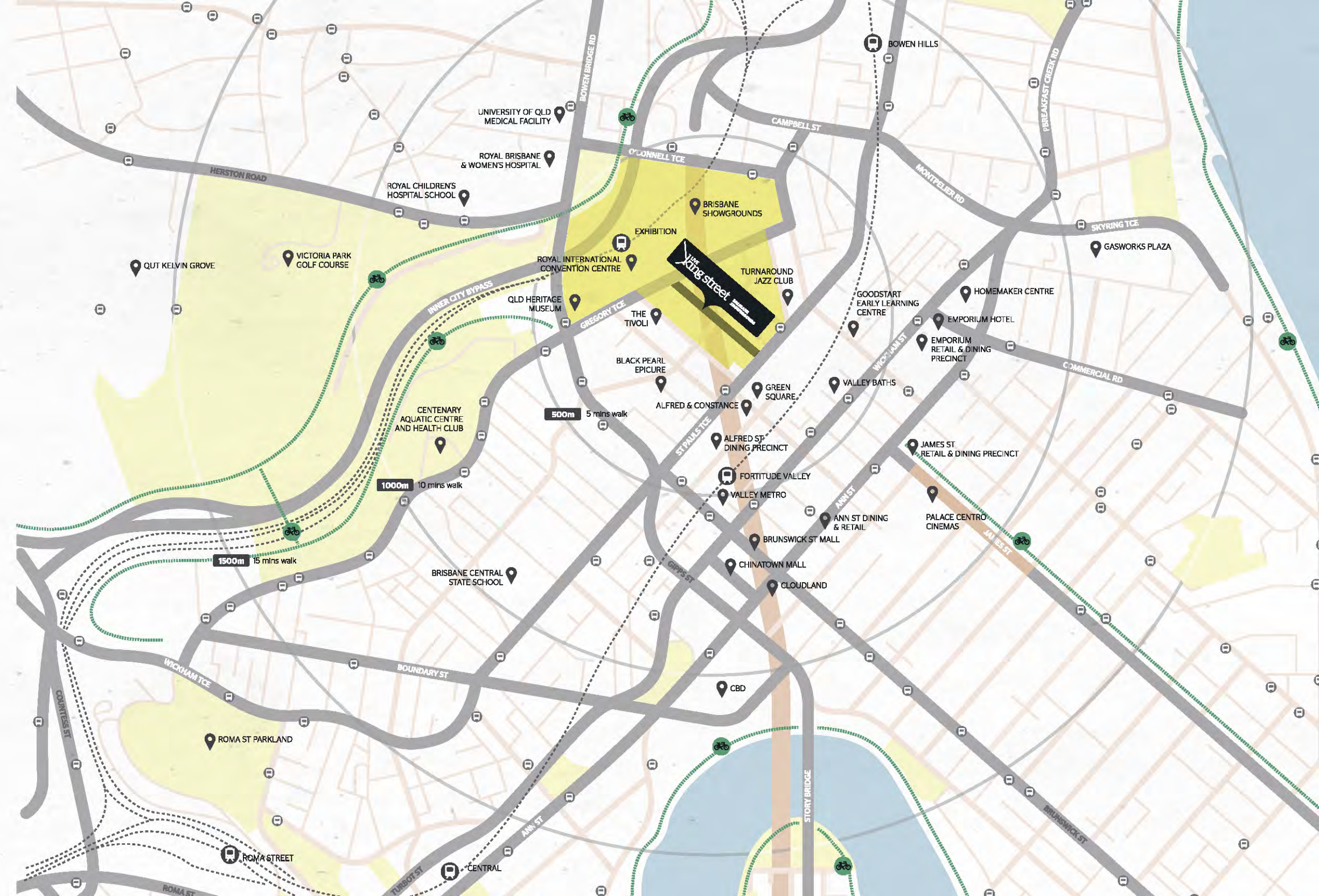


# Get yourself connected

King Street is the backbone that connects Brisbane's most vibrant areas - Fortitude Valley, New Farm and the CBD. With easy access to the city and beyond, there's no other location quite like it.

King Street sits at the heart of a lively entertainment, retail, dining and events quarter and a burgeoning office precinct. It also provides a natural, seamless link to the quality amenity and service offerings of its surrounding areas. Connecting Gregory Terrace and St Pauls Terrace, King Street neighbours the Royal International Convention Centre, Royal Brisbane Hospital and medical facilities, university campuses, Victoria Park Golf Course, the historic Valley Baths, public transport services, and so much more.

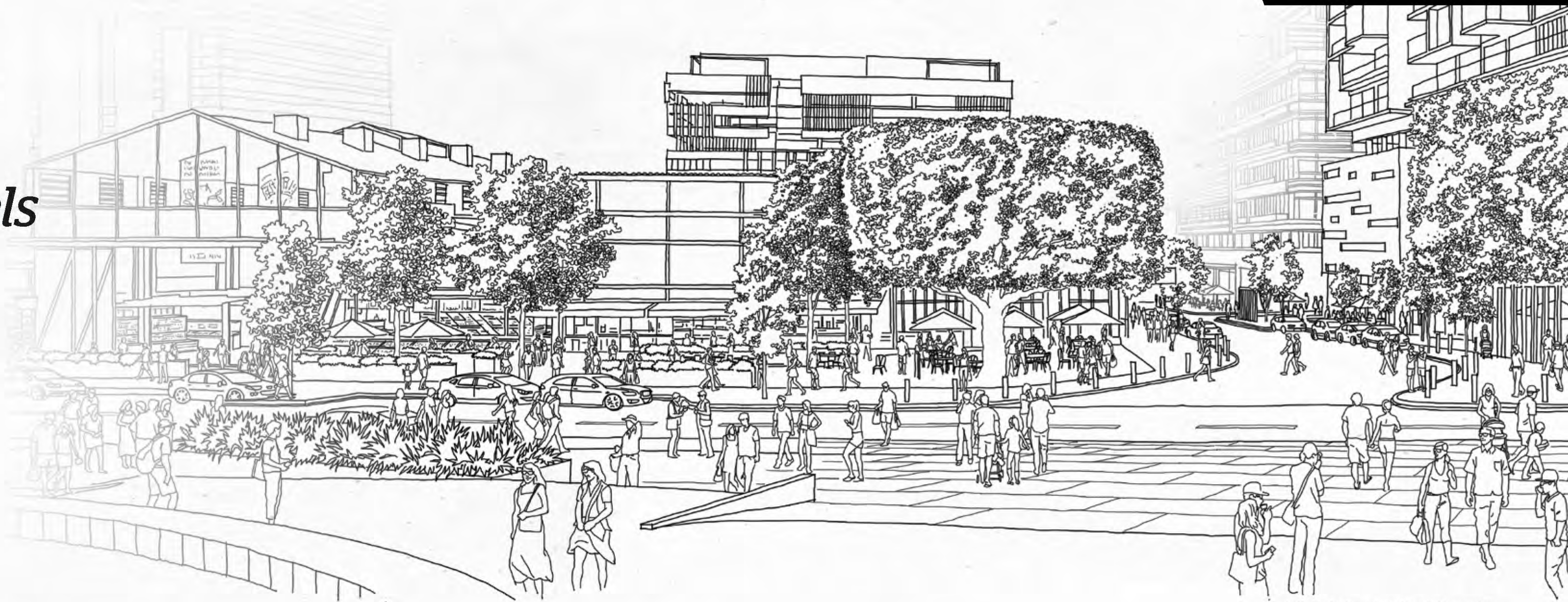
The prime positioning of this prosperous community enhances the opportunity to live, work and play in one inner city location.





## *Truly connected... how it feels*

The King Street community loves freedom. The freedom to enjoy a morning bike ride, then grab a coffee from their favourite King Street café as they walk to work or the train station. The freedom to visit the local barber for a trim in their lunch break, or swing by the supermarket on their way home. The freedom to catch up with friends at a restaurant downstairs before enjoying live music just up the street. Connected and central, King Street is everyday life at its best.



*Illustration indicative only and an artist impression*





# *A growing market*



## Catchment area projection\*

# 2km © radius

from King Street + Bowen Hills + Fortitude Valley  
+ Spring Hill + Newstead + Herston + Windsor

Projected residents and workers

## 105,000

people by 2017

Affluent  
residents  
and office workers  
predominantly aged

## 20-39

## years

Culturally diverse with more overseas nationalities than Brisbane Metro



**Average age decreasing**

while the Brisbane Metro age is increasing



## The Brisbane Showgrounds regeneration plans to create...

A place for  
**3,700**  
residents  
and **8,000**  
workers

An integrated  
**super precinct**  
of retail,  
residential,  
commercial,  
educational  
& cultural hubs

A community where

# 15,000

people will **live, work** and **play**

## Soaring population growth\*

Local population  
to grow **8.2%** p.a. to  
**16,070 people**  
by **2026**, substantially  
*higher than the growth*  
rate averages for Brisbane  
**(1.9%)** and Australia **(1.4%)**

## Higher income than Brisbane Metro\*

Local per capita income  
**\$49,000** pa



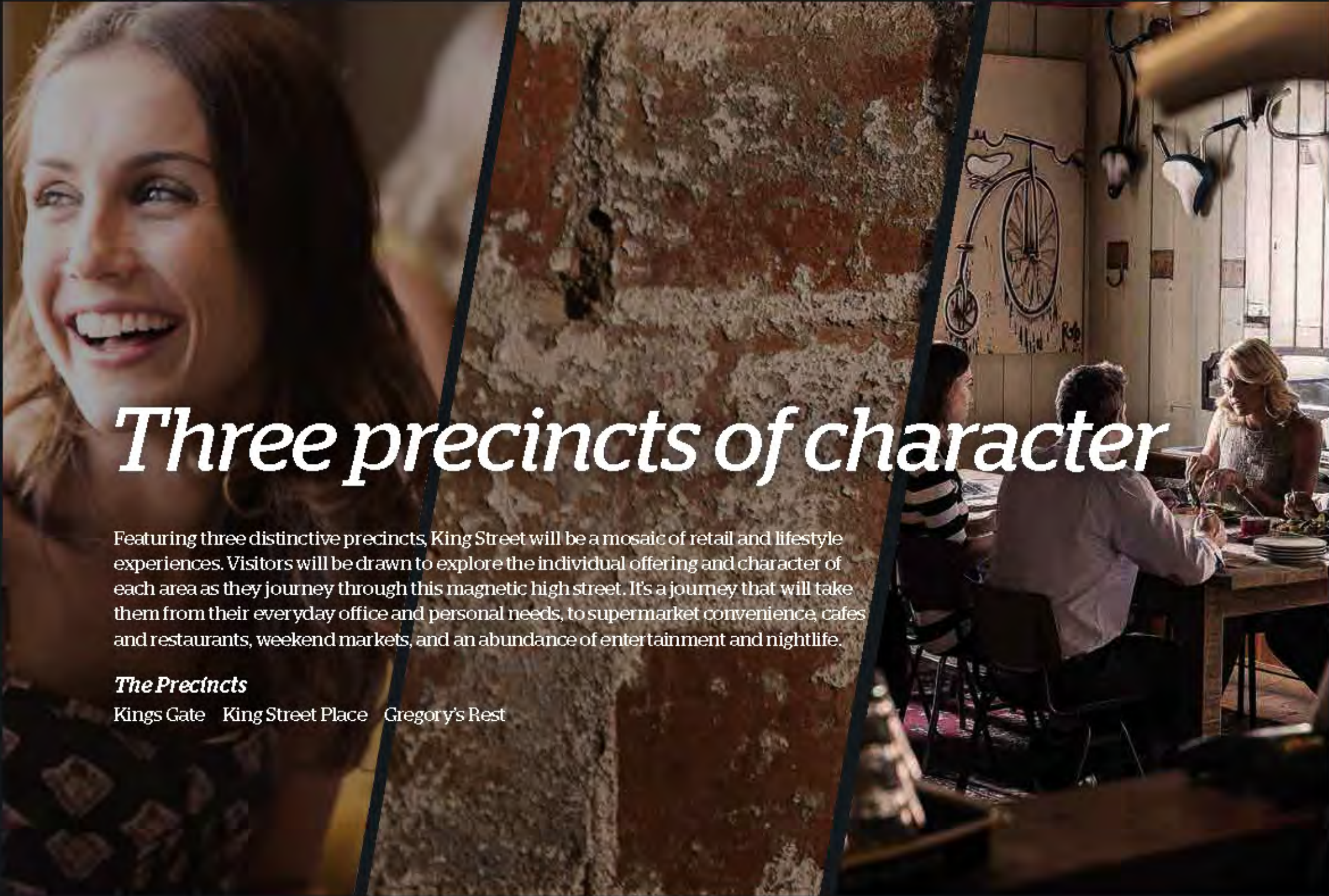
**\$34,000** pa  
for the Brisbane CBD

**59%** of retail spend  
is on **food**  
and **beverage**  
**driving both a**  
**day time &**  
**night time economy**

\*RNA Showgrounds, Brisbane - Assessment of Market Potential Duane IQ - Feb 2013

\*\*Advice from Duane IQ - October 2014

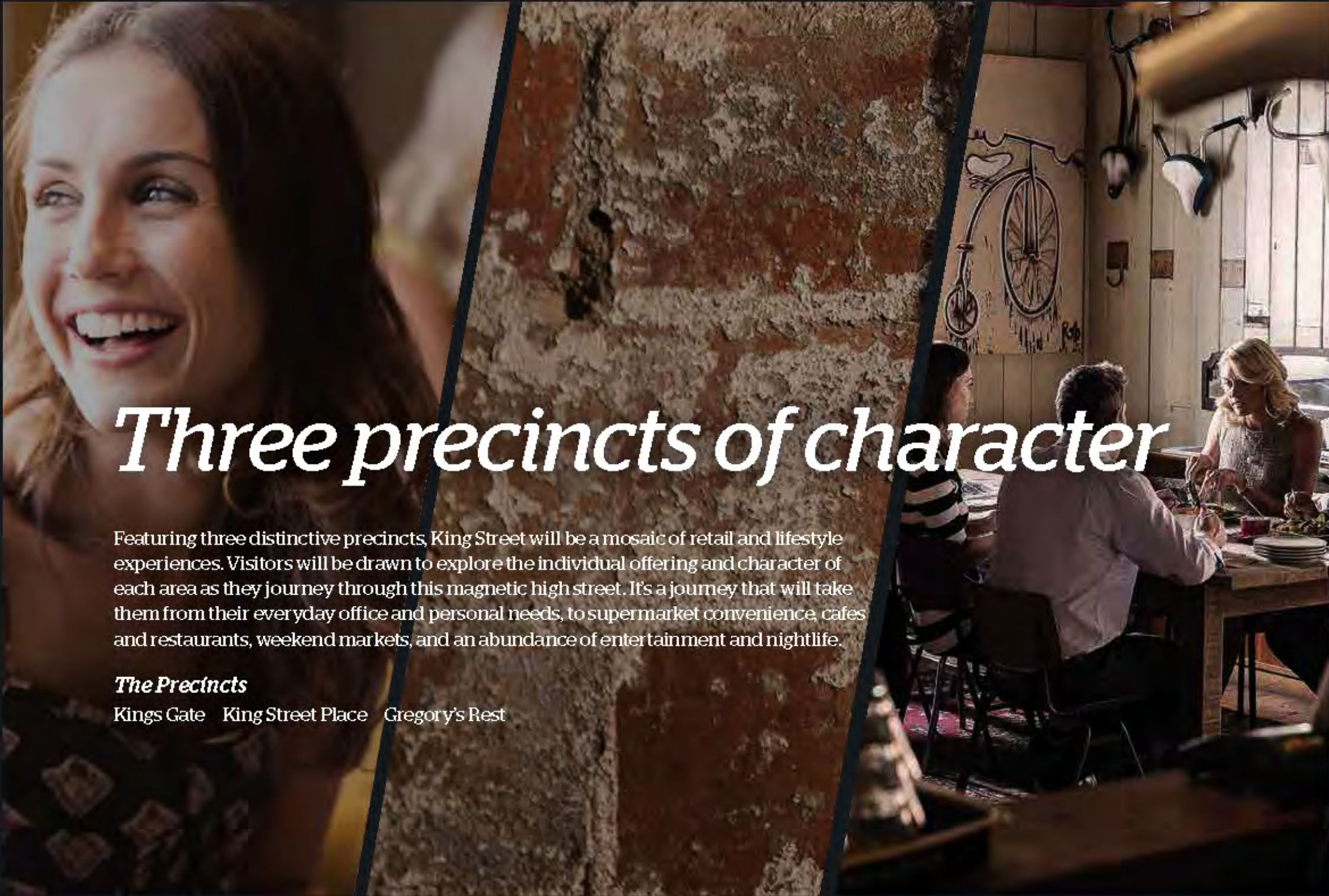




# Three precincts of character

Featuring three distinctive precincts, King Street will be a mosaic of retail and lifestyle experiences. Visitors will be drawn to explore the individual offering and character of each area as they journey through this magnetic high street. It's a journey that will take them from their everyday office and personal needs, to supermarket convenience, cafes and restaurants, weekend markets, and an abundance of entertainment and nightlife.

**The Precincts**  
Kings Gate King Street Place Gregory's Rest



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# Kings Gate

Gateway to a thriving commercial precinct

Kings Gate, with its prime positioning on St Pauls Terrace, opens the door to King Street with a compelling entrance.

Kings Gate will meet the retail needs of King Street's commercial centre and growing local workforce. Office workers will appreciate the immediate convenience of a range of services, whether they need a newsagent, dry cleaning or fresh flowers. At the lobby café they will have the freedom to grab lunch on the go or a coffee from a local barista. For those with more time, the corner restaurant will offer fabulous food for a table-service lunch or dinner and drinks.

Kings Gate also provides a direct link between King Street, the Valley area and CBD. All in easy walking distance for a busy local office community.

Kings Gate 1, King Street

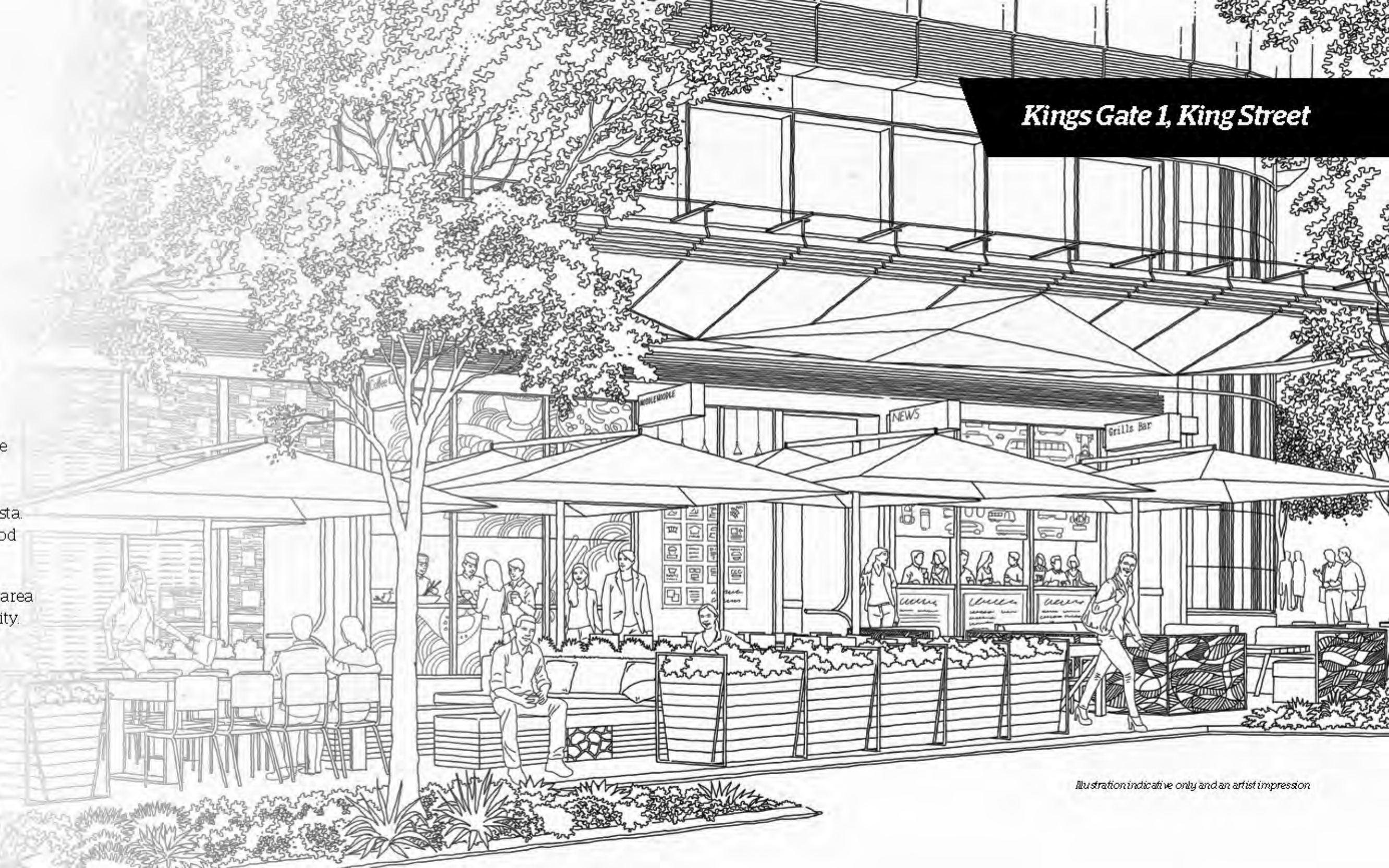


Illustration indicative only and an artist impression



Render indicative only and an artist impression





## *King Street place*


### The axis of activity

The Neighbourhood Intersection will be at the heart of life in King Street. Located at the central crossroad within King Street and the broader Valley and Spring Hill area, it will be the place to meet and the place to eat.

Residents, workers and visitors will gather at this hub before strolling along King Street to dine or enjoy live entertainment. The street corners of King Street Place will come alive with food and beverage options ranging from restaurant and street dining to takeaway.

It's a place to enjoy a convenient work lunch, from gourmet cafés and delis to relaxed street dining on tree-lined footpaths. Everyday needs will be well catered for, whether it's collecting a parcel, stopping by the beauty bar, booking travel or visiting the local general store. King Street Place will also feature a supermarket with extended opening hours, to meet the needs of a young and busy lifestyle.





# Gregory's Rest

Alive at night

Gregory's Rest is where King Street will come to life at night... an exciting mix of events, dining, light and atmosphere to suit every mood. Visitors will discover the contemporary bar and restaurant of the new hotel, edgy cafés and restaurants, and hidden retail spots in offbeat heritage buildings.

Distinguished by twin sculpted fig trees and artistic street lighting, Gregory's Rest will be the symbolic gateway to the Showground precinct. It commands an elevated position with the spectacular evening backdrop of the Showground oval, grandstand and heritage façade of the Royal International Convention Centre.

Its unique character will be accentuated by local heritage buildings juxtaposed against the modernity of residential buildings. With its views over the open spaces across Gregory Terrace, Gregory's Rest will have a relaxed style that creates a sense of calm for those who live and work locally.

It will be a global food precinct where visitors can stimulate their senses with the freshest produce and international cuisine and wines. Food-focused bars, laneway cafés and relaxed restaurants will take their guests on a culinary journey around the world.



# Gregory's Rest

— ✕ —  
Cafés • Bars • Street Dining





*A retail offer that's hard to refuse*



## THE MIX

Up to 4,000m<sup>2</sup>  
*of specialty*  
**retail**

**Tenancy**  
*size averaging*  
**80-120m<sup>2</sup>**

**supermarket retail**

**Heritage destination retail**  
in the historic John Reid Pavilion

### Car parking

Ample car parking at King Street will give visitors time to stay, explore and enjoy the neighbourhood. The precinct will feature up to 360 car park spaces, with potential for more spaces in the wider development.

### Day, night and weekend economy

King Street will be alive day, night and weekends. A constant source of social kinetic energy.

By day, King Street will focus on the needs of office workers. Its daytime economy will be driven by convenience services, street corner cafes and the 'ant trail' linking the supermarket and associated retail to the neighbouring Green Square office community.

By night, the market focus will shift to Gregory's Rest with its hotel and wine bars, and cafes with dinner service.

On weekends, the economy will be centred around King Street Place and Gregory's Rest, with residents and visitors drawn to this precinct in search of fresh food and casual daytime dining.



# *The physical fabric of King Street*

- King Street is 22.2m wide and approximately 300 metres long
- Urban environment to the south and a low-scale heritage precinct to the north
- Four city blocks, each with a frontage of circa 60 metres
- Building scale varying from 1 to 18 storeys
- Character-focused reuse of heritage buildings
- Low-speed traffic and on-street parking
- 7-metre wide north facing footpaths
- Outdoor rooms and street dining
- 70 new indigenous trees planted to create a boulevard.

# *The face of our customer*

## **Residents**

- Ambitious 25-39 year old professionals (70% of future residents)
- Young educated singles (30% of future residents)
- Primarily renters in single or dual income households
- Love to spend on food and beverage
- Want easy access to everything their lifestyle demands

## **Workers**

- Workers based in the Kings Gate office building within King Street
- Early to mid-level professionals aged under 40
- Significantly higher income than the average for the Brisbane CBD
- 'Work hard, play hard' lifestyle
- Digitally savvy and connected

## **Visitors**

- Culturally diverse
- Value contemporary environments
- Appreciate entertainment and the arts
- Search for interesting and quirky places to shop, socialise and relax

Statistical information is based on Resident Population demographics: THI, Census 2011, prepared by LLA.

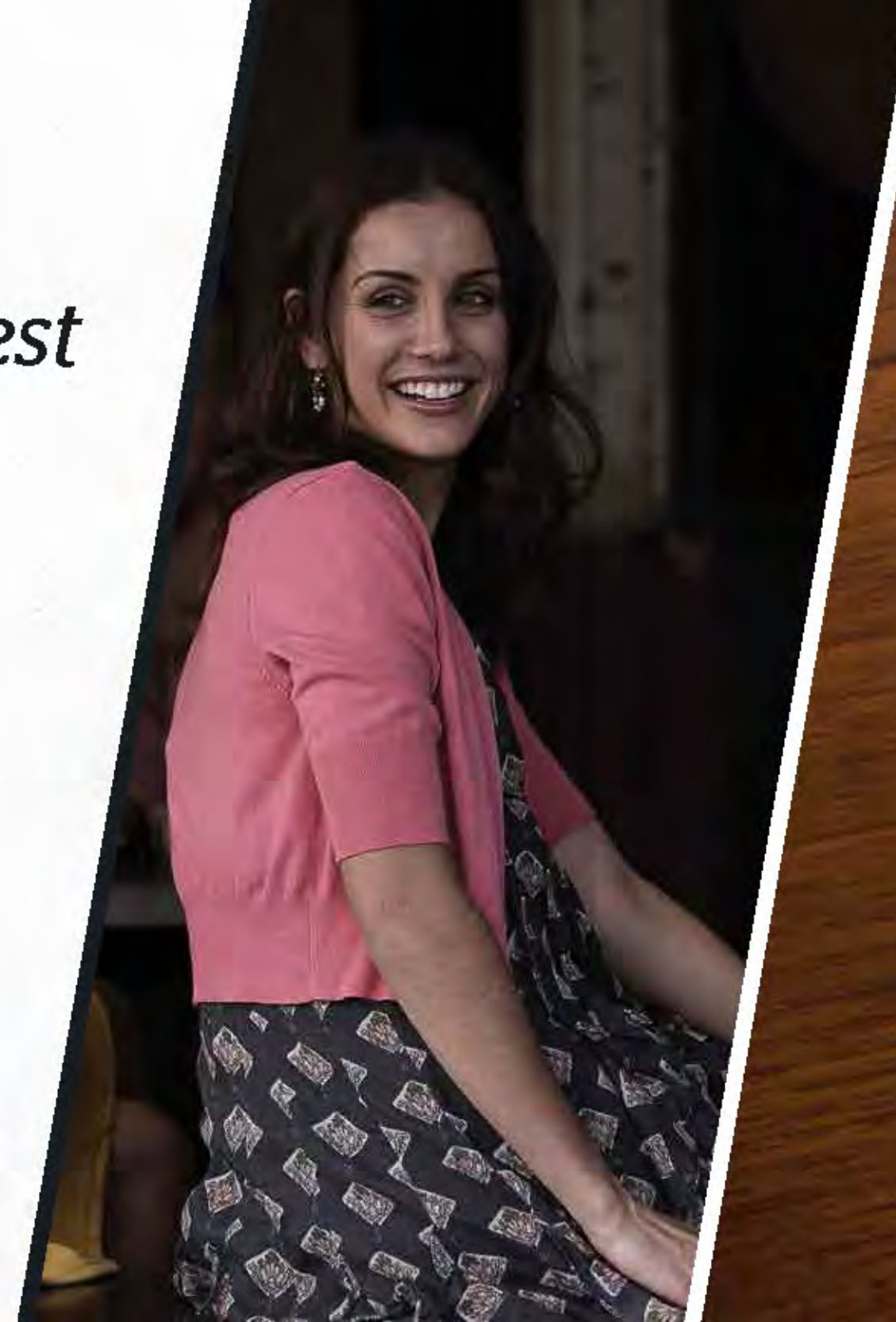


# Urban regeneration at its best

Lend Lease aspires to be a global leader in sustainable urbanism. We aspire to create the best places. Places that enhance how people live, work, play, shop and connect. Places that create a better future for communities to prosper. We strive to enrich lives by caring for people, supporting healthier minds and bodies, creating healthier cultures and building healthier communities.

King Street is urban regeneration at its best. It will be a neighbourhood where sustainability is a natural part of everyday life, in all shapes and forms...

- Place-making social infrastructure
- A digital community
- Pop-up retail and event activation
- Urban design and landscaping
- Visually appealing public art
- A pedestrian-friendly environment



## Our **10 PRINCIPLES** for sustainable urbanism



1.  
Co-create the spaces between - make the community part of the process
2.  
Enable a 20 minute living model - to food, retail, entertainment, transport and services
3.  
Cultivate community and social cohesion and interaction
4.  
Craft the first 10 metres - create authentic and inviting spaces
5.  
Incorporate 'green' transport options
6.  
Foster local economies
7.  
Maximise building and infrastructure performance
8.  
Design for health and wellbeing
9.  
Respect and preserve culture and heritage
10.  
Design with nature





Lend Lease reserves the right to change any concept or any design elements of King Street as depicted at any time. In investigating whether or not to occupy premises within King Street, intending occupiers must make and rely on their own enquiries in relation to, and in evaluation of, the information, predictions, opinions and statements contained in this brochure.

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## NOTES





Sunshine Coast Hospital and Health Service

## Sunshine Coast Public University Hospital

# New public tertiary teaching hospital

**The Queensland Government is investing in a new public tertiary teaching hospital on the Sunshine Coast to meet growing demand for hospital services and train local residents to be the health workforce of the future.**

Sunshine Coast Public University Hospital will revolutionise healthcare on the Sunshine Coast and offer a range of new and expanded free public hospital services. This will mean an estimated 10,000 patients each year will not have to travel to Brisbane for complex treatments.

The new public hospital will open with about 450 beds in 2016, growing to 738 beds by 2021. It is being delivered as part of the Kawana Health Campus, which will incorporate the hospital's Skills, Academic and Research Centre, Ramsay Health Care's private hospital and opportunities for health-related commercial developments.

Sunshine Coast Public University Hospital will form part of Sunshine Coast Hospital and Health Service's (SCHHS) network of hospitals, which includes Nambour General Hospital, Caloundra Health Service, Gympie Health Service, Maleny Soldiers Memorial Hospital and a comprehensive range of community and primary health services.

These health services are supported by the purchasing of healthcare services from Noosa Hospital and, between the end of 2013 until mid-2018, SCHHS will also contract the co-located private hospital to assist in treating public patients while the new public hospital is built and commissioned.

### Hospital services

- Emergency services
- Comprehensive cancer centre, including radiotherapy and chemotherapy
- Specialised medical and surgical services, including neurosurgery, cardiac surgery, maxillofacial surgery, a major trauma service and paediatrics
- Maternity service, including a special care nursery for unwell newborns
- Rehabilitation service
- Mental health unit
- Renal service
- Interventional and diagnostic clinical support services, including a PET scanner for diagnosing certain types of cancer and cardiac catheterisation laboratories
- Ambulatory care (outpatient) services
- Allied health services

### Location

Sunshine Coast Public University Hospital is being built on the corner of Lake Kawana Boulevard and Kawana Way at Kawana on Queensland's Sunshine Coast.

### Transport

- Easy access to public transport, including a dedicated bus stop and access to the future Kawana Transit Precinct
- Dedicated drop-off zones at the public and private hospital entries
- 3,500 car parking spaces on the Kawana Health Campus, including two multi-deck car parks
- Over 180 parking spaces for people with a disability
- Provisions for public patients frequently accessing the hospital for renal dialysis and cancer care

**exemplar**  
HEALTH





## Public private partnership delivery

This project is Queensland's first public hospital public private partnership (PPP). PPPs have been used by governments all over the world to deliver large social infrastructure projects such as hospitals, schools and roads.

The Sunshine Coast Public University Hospital PPP will be delivered by Exemplar Health, a consortium comprising Lend Lease Building (builder), Spotless Facilities Services (facilities manager), Lend Lease Infrastructure Investments and Siemens (equity providers), and Capella Capital (asset manager).

Exemplar Health will design, construct, finance, commission and maintain the hospital buildings and grounds for a period of 25 years from late 2016 when the hospital opens. The contract requires the facilities to be maintained to a high standard through the contract term. This will enable clinicians and hospital management to focus on patient care, while Exemplar Health maintains the built environment.

The PPP contract includes a limited scope of operational support services that are closely linked to the hospital building and its systems, but it does not include the provision of any clinical services. Operational support services included in the PPP include security, pest control and car parking services.

## Construction

The public hospital is being built by Exemplar Health's design and construction partner, Lend Lease Building. Exemplar Health estimates that about 1,800-2,000 jobs will be created during the peak of construction activity.

## Project milestones

Late 2012	Construction commences
December 2013	<ul style="list-style-type: none"> <li>- Completion of design development</li> <li>- First multi-deck car park opens to service the private hospital</li> <li>- Completion of Kawana Way duplication</li> </ul>
Mid-2013 to end 2014	Main hospital superstructure construction
Early 2014 to mid-2015	External facade construction
From mid-2014	Internal fit-out and finishes
Late 2016	Public hospital opens (450 beds)
2021	Public hospital fully commissioned (738 beds)

## Contact us

### Sunshine Coast Public University Hospital project

For more information about the public hospital project please contact the project team on:

Website	<a href="http://www.health.qld.gov.au/scpuhospital">www.health.qld.gov.au/scpuhospital</a>
Email	<a href="mailto:SCPUH-information@health.qld.gov.au">SCPUH-information@health.qld.gov.au</a>
Phone	07 5314 2700
Postal address	Sunshine Coast Public University Hospital Project Office K1 Building, 16 Innovation Parkway, Birtinya Q 4575

### Lend Lease

For construction-related enquiries please contact Lend Lease on:

1800 hotline	1800 30 20 21
Email	<a href="mailto:SCUHenquiries@lendlease.com">SCUHenquiries@lendlease.com</a>
Postal address	GPO Box 2479, Brisbane Q 4001





The January 2015 photo supplied by Lend Lease Building provides an update of the construction progress at the Sunshine Coast Public University Hospital site





The January 2015 photo supplied by Lend Lease Building provides an update of the construction progress at the Sunshine Coast Public University Hospital site





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## NOTES







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