



HealthCite CARDINIA



**Sustainability, Self Sufficiency and Wellness Promotion in
Health Precincts**

Healthy by Design

Dr. Robert Payne

1. Introduction

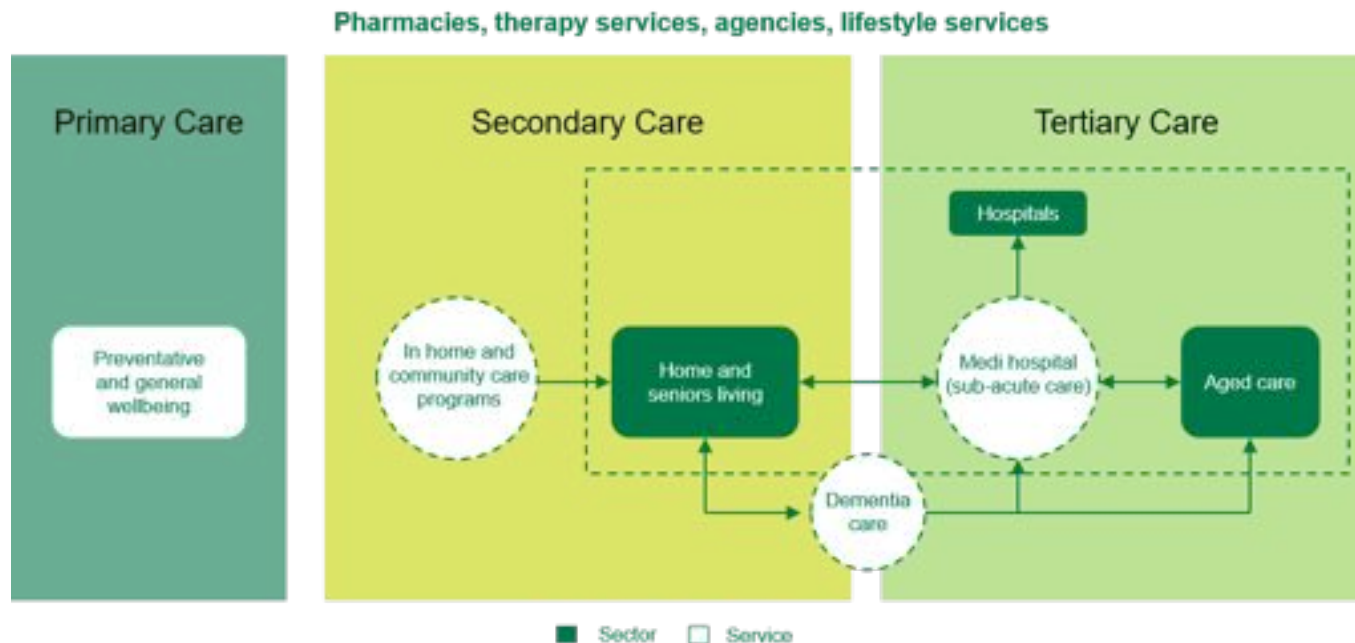
Australian Healthcare Context.

Definition of health sector:

In this context, the health sector includes primary health (preventative, general wellbeing and GP's), secondary health (retirement villages, in home care services), tertiary care (residential aged care, specialised care services and hospitals) with allied health services supporting the continuum.

Position of focal areas within continuum of care:

The relevant focal areas to consider are aged care and retirement villages.



Healthcare Snapshot.

Working age people (15-64) to support every person over 65



Healthcare Funding



\$161.6
BILLION
healthcare
industry

+85
150% INCREASE
POPULATION
1996 - 2016

Total health expenditure
as a percentage of GDP
2013 **11.1%** 2017 **15.8%**

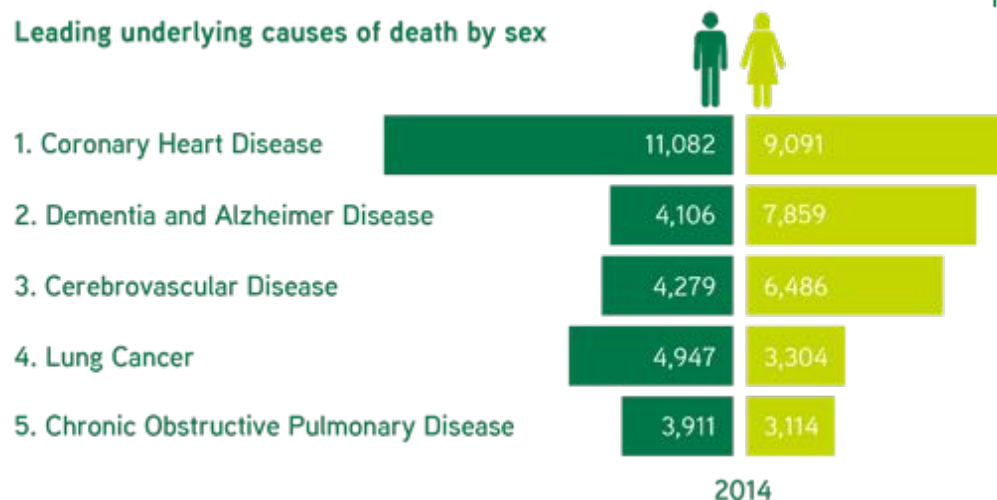
Shift in Value- Cost to Consumer



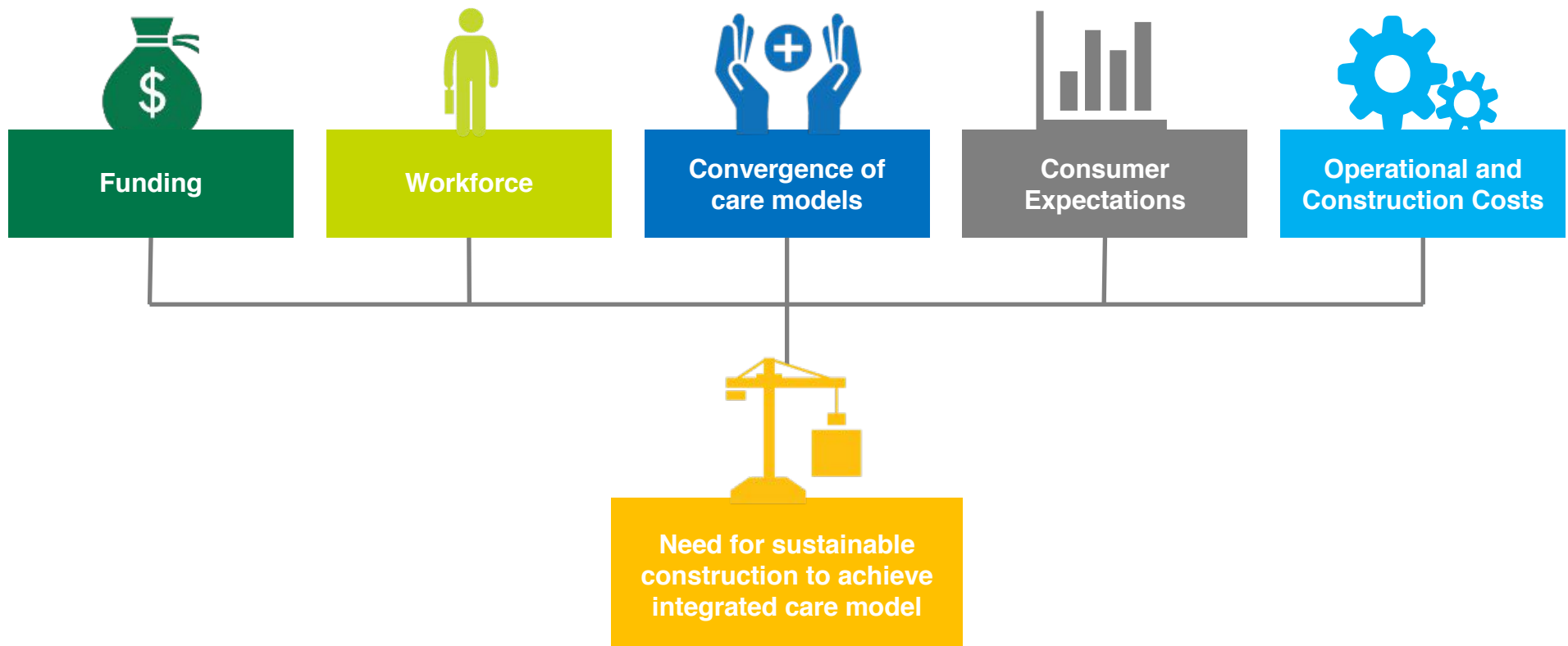
Change in Gov. Subsidies



Leading underlying causes of death by sex



Healthcare Issues.



Evolution of Care & Accommodation.

What, how, when and where you want care.

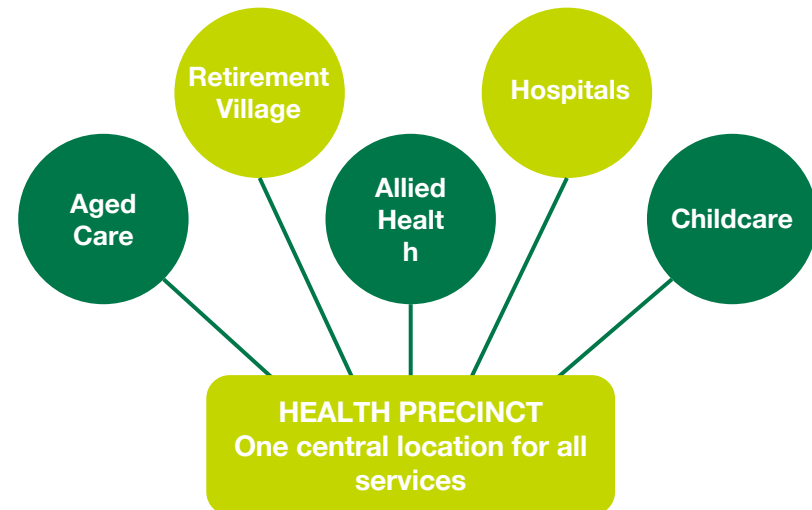
A shift to holistic person centric care
that is consumer directed

Care Models



Convergence in care models drives
integration/co-location

Seamless Integration



2. The Three Pillars Concept



HealthCite is the solution.

An integrated Model of Care. A design for the future.



Sustainability

“Meeting the needs of the present without compromising the ability of future generations to meet their own needs”
– WCED



Self-Sufficiency

Centralisation of associated health functions to meet all health needs of the individual at the one location



Wellness Promotion

Holistic health care catered to the whole life of health to enable individuals to live well at every age

Sustainable Design.

Indicators of environmental consciousness.



Site Planning

Designing to form a connection to nature



Energy

Providing onsite generation of renewable energy



Form and Façade

Ensuring visual and functional design



Construction Practices

Minimising noise pollution for enhanced patient care



Water

Harvesting water to manage resource flows



Community

Prioritising individual engagement at all levels

Self-Sufficient Design.

A centralised provision of associated health functions.

Enabling **streamlined delivery of comprehensive health** facilities and services

Meeting all the health needs of an individual at the **one location** to reduce inefficiencies

Providing generalist and specialist health to cater for **the current and future generation**



Aged-Care at HealthCite.

Transitioning to community-based care.

5.1%

Five-year industry
growth projection

An ageing population will
have the largest impact on
demand for health services



On-site aged-care facilities will **reduce patient-transportation challenges**



Enhancing **accessibility to and convenience of** medical facilities



Community Health at HealthCite.

Contributing to the holistic well-being of all occupants.



Childcare to assist medical staff in balancing family and work commitments



Multi-purpose **recreational activities** to provide convenient rehabilitation opportunities



Appropriate **retail** mix to serve medical staff and visitors

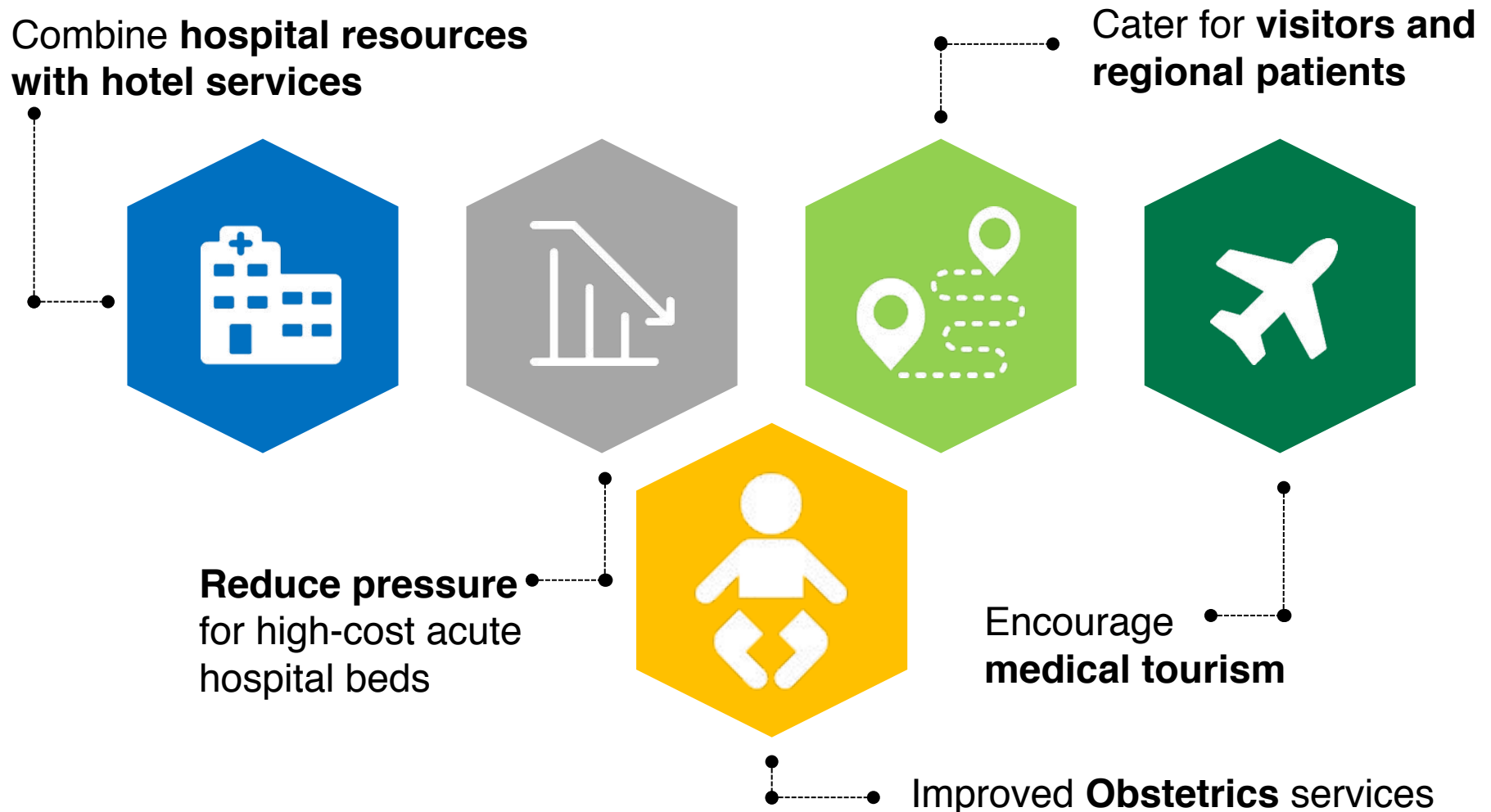


Dedicated attention for **specialist treatment** and rehabilitation



Medi-Hotel at HealthCite.

Offering a safe and comfortable alternative.



Key Worker Housing at HealthCite.

Stabilising employment levels with affordable housing.

34%

Nurse attrition rate
in Victoria 2007-12

**Encourage nurses and medical
staff** to remain in the industry

23%

FTE nurses at
HealthCite

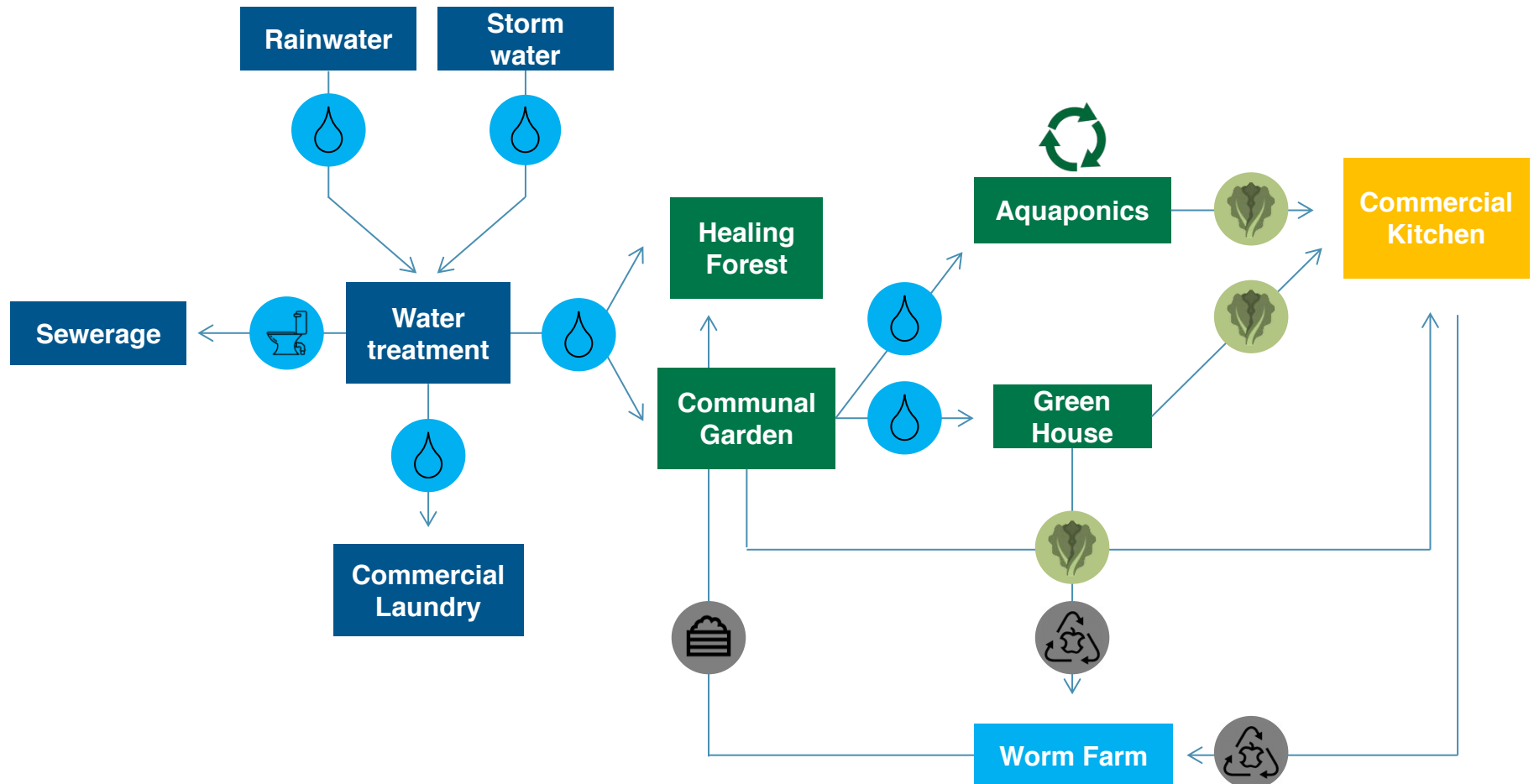
Offer affordable housing in the
direct vicinity of the precinct

An **easier and less anxious transition** to
various housing options as people progress
through the age cycle



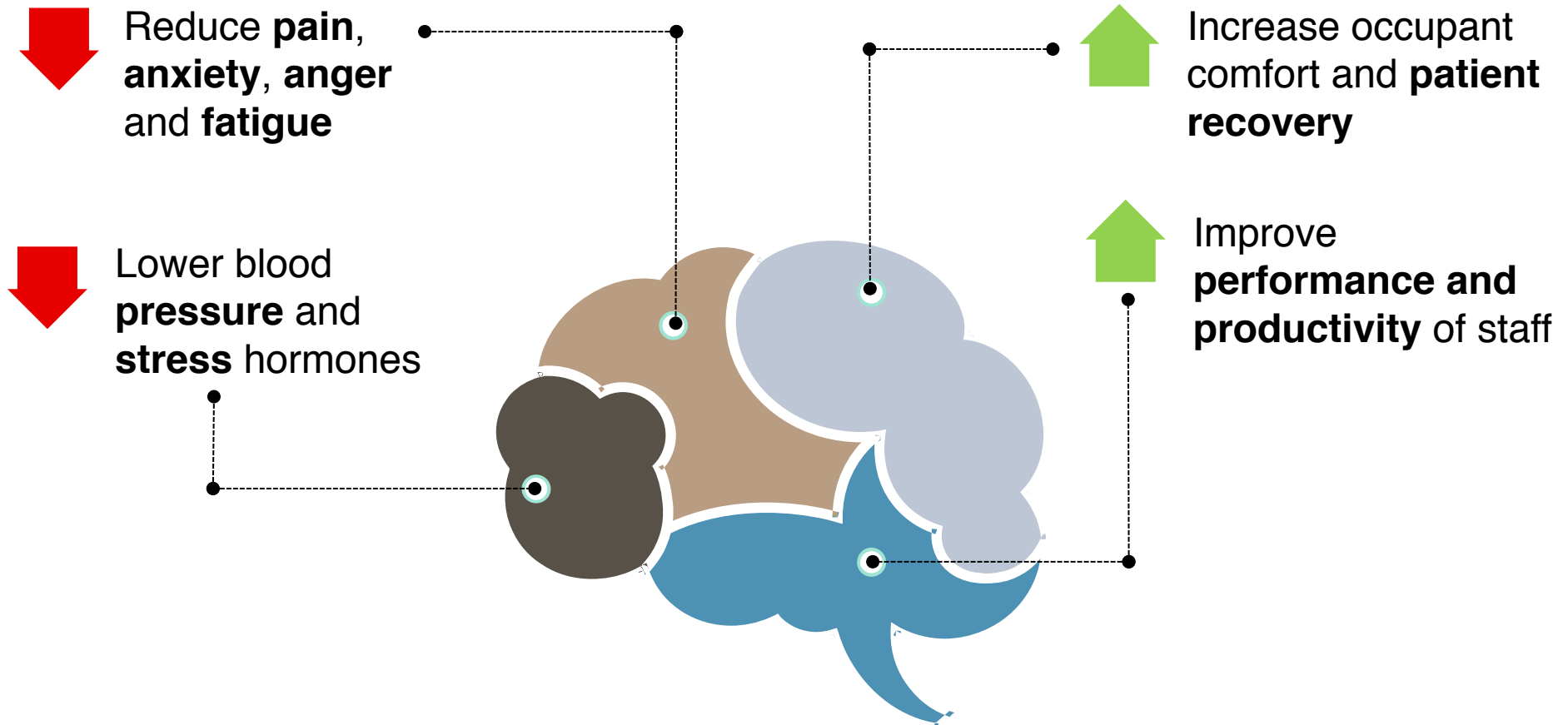
Life-Cycle Program at HealthCite.

Achieving environmental self-sufficiency.



Biophilic Design at HealthCite.

Promoting physical and emotional wellness.



Wellness Promotion in Design.

Re-connecting to nature through biophilic design.



Foster **holistic healthcare** to help individuals live well throughout the **whole life of health**

Integrate nature to enhance comfort and patient wellbeing

Adopt EBD to create a **healthy and healing environment**

The Healing Forest at HealthCite.

Nourishing individuals' mental and physical health.



Facilitating the **positive interactions** between people and nature



Offering **passive and active** engagement



Improving cognitive, psychological and physiological **well-being**



HealthCite

HealthCite

3. The Operational Mechanics

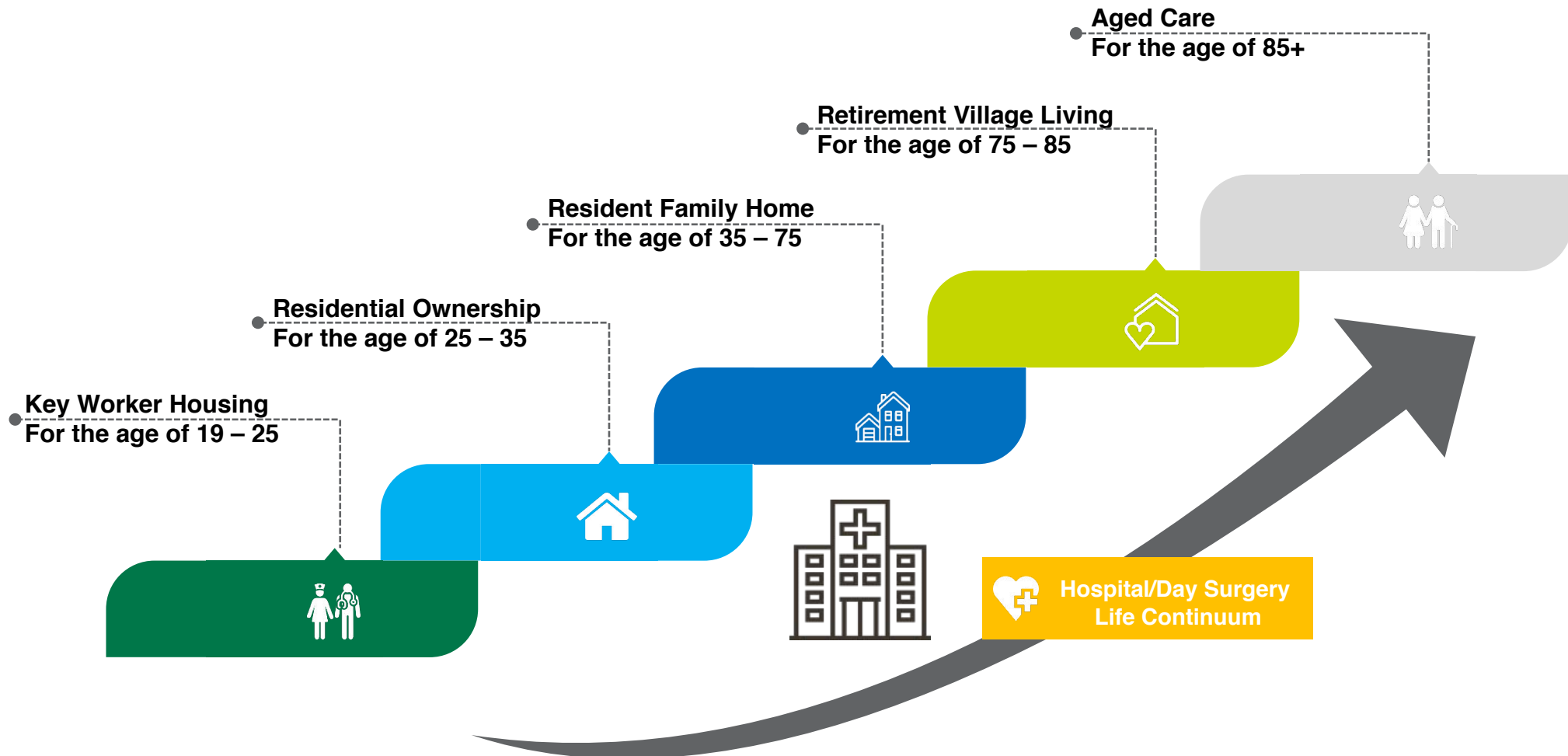


Services at Your Doorstep.

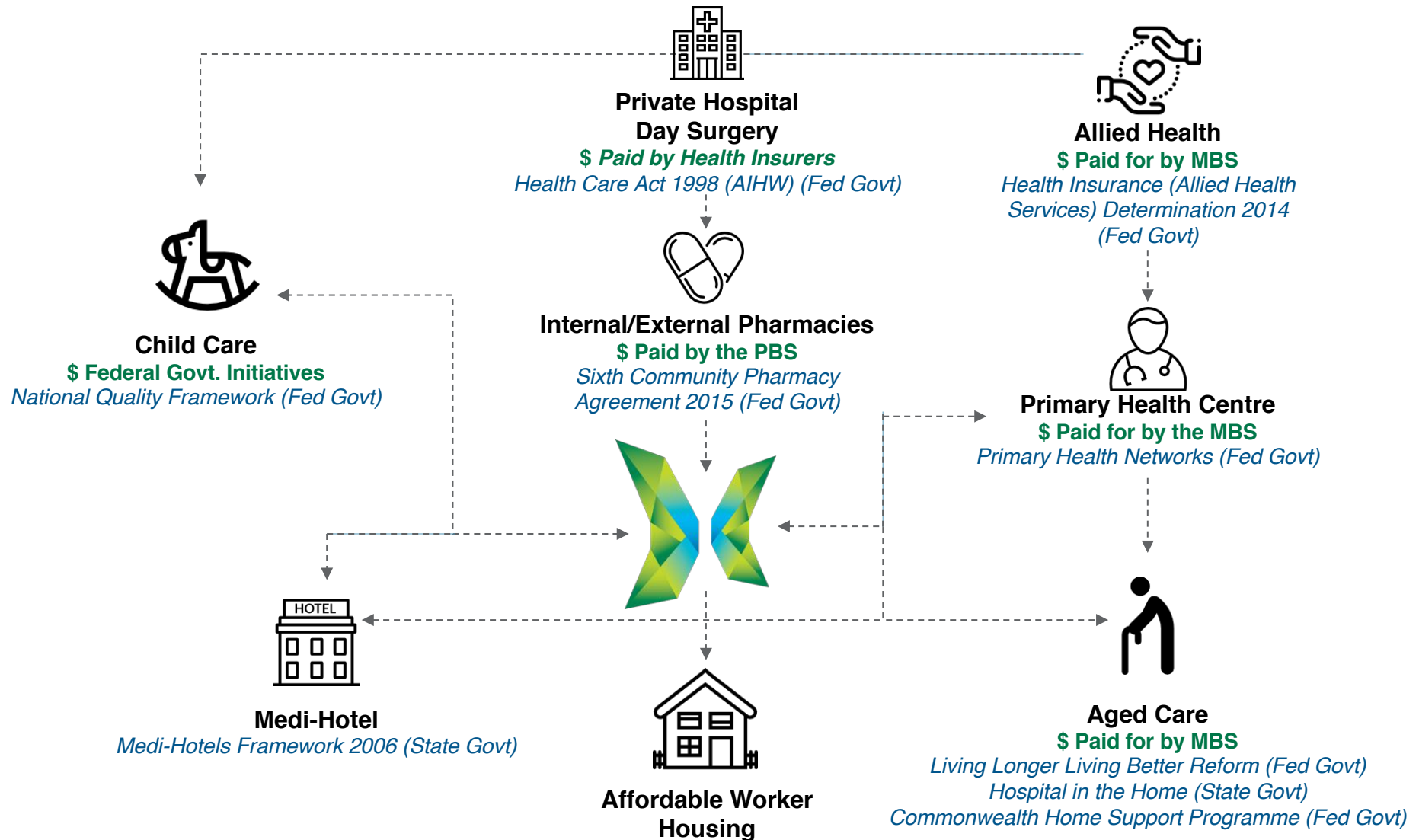


Care for All Stages.

Housing options for all stages of life.



Integration of Services and Funding.



Synergies.

Conglomeration of health, social and business services.

01
Increase efficiencies
of scale

02
Offset hospital
profitability risks

03
Increase efficiencies
of operation

04
Benefit the neighbouring
communities



Benefits.

Create economic and social benefits to the community.

Economic Benefits



Easy Access

Providing easy access from all directions for emergency services



Job Creation

Generating 1,627 FTE jobs for construction and 2,884 FTE jobs for operation



Key Worker Housing

Reducing medical staff and nurse attrition rates from the VIC average of 34.2%

Social Benefits



Activity Space

Proving activity spaces to promote health across all ages



Infrastructure

Building more infrastructure to the community



Natural Environments

Connecting the inhabitants of the precinct to the natural environments

Integrated Model of Care.

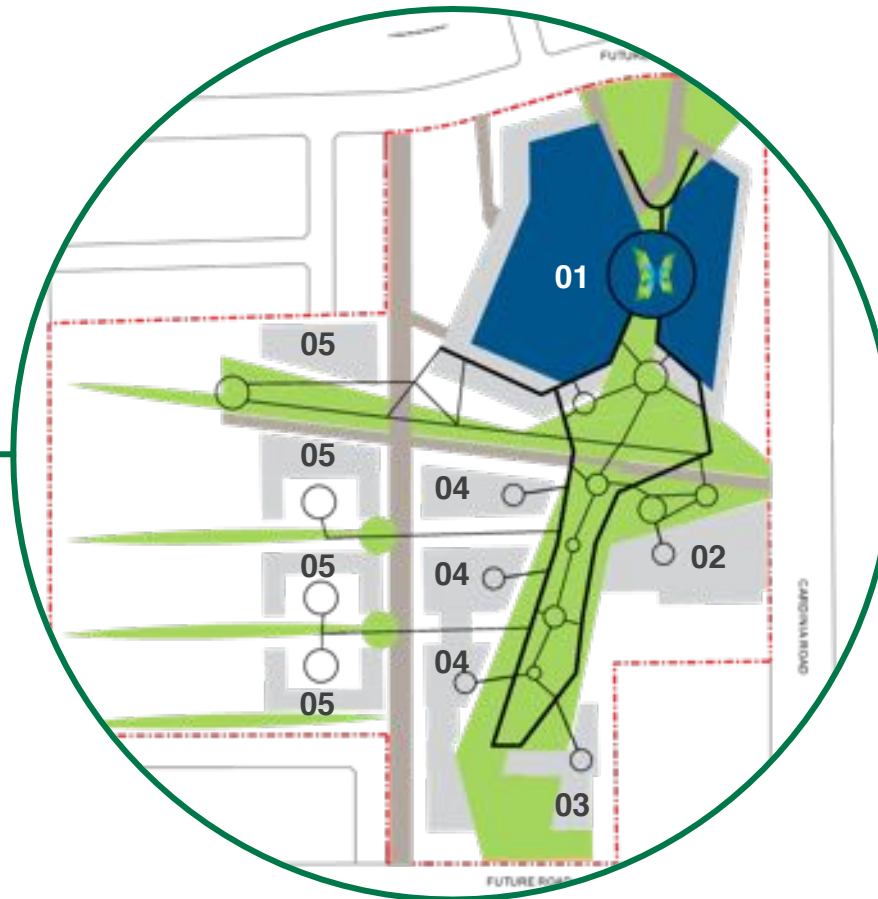
Connect Internal and External stakeholders.

Practitioners (Architects / Engineers)
Local, State and Federal Government
Financiers
Healthcare Operators
Communities

External Network

Internal Network

- 01** Hospital and Day Surgery
- 02** Community Health
- 03** Medi-Hotel
- 04** Aged-Care Facility
- 05** Retirement Village



4. The Outcome



Better Healthcare.

A new level of coordinated health across all generations.



Readily **accessible**
support, education and
care services



**Prompt and efficient
delivery** of world-class
facilities



Holistic healthcare and a
positive experience

Potential to Replicate.

A replicable concept in various commercial settings.

Opportunity to take advantage of **large land parcels available** in outer metropolitan



Established procedures for business, finance, risk and governance



Integrated nature enables **flexibility to adapt** to new locations



Delivering to multiple locations in **Australia and overseas**



Future Locations.

Identifying new locations based on a situation analysis.

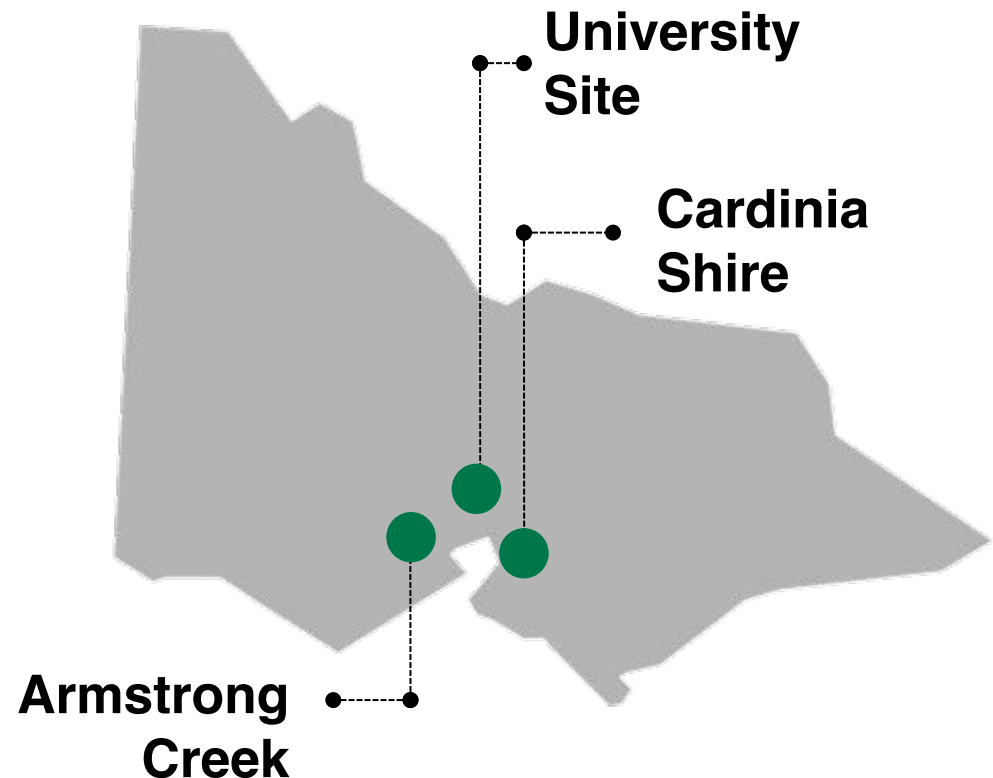
Economic Parameters

**Disease Incidence &
Research Support**

Competitive Analysis

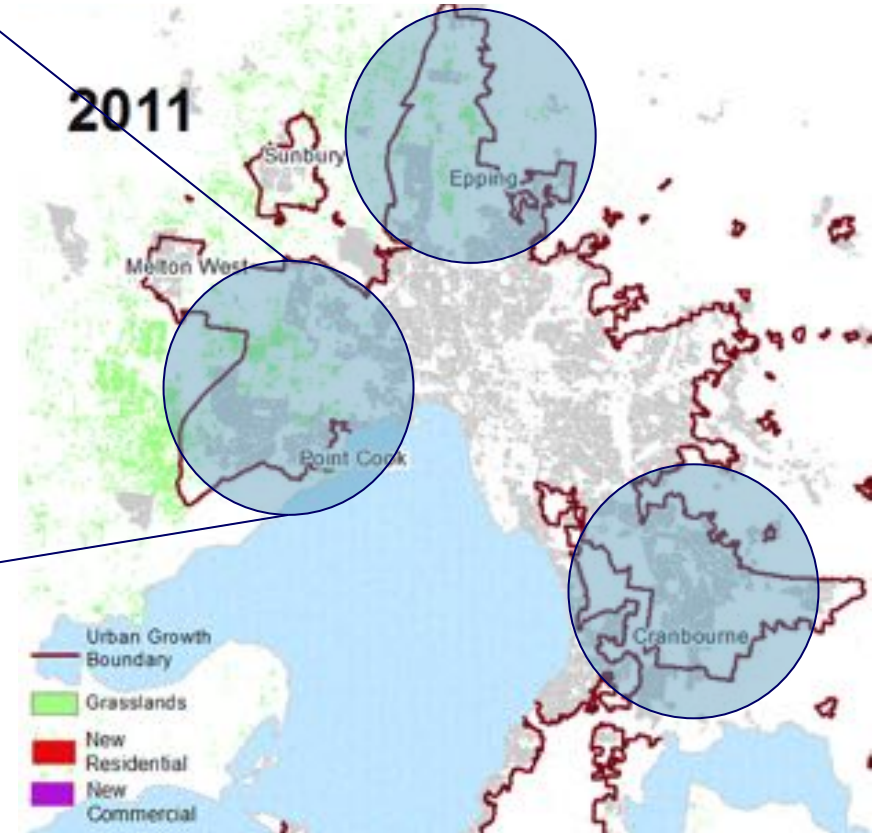
Government Policy

Aged-Care Analysis



Urban Growth Zones.

Victoria 2011 to the future.



Lasting Impact of HealthCite.

An integrated solution to future health challenges.

01 Integrated primary care, day surgery and acute care hospital

02 Co-located residential age care facility and retirement village

03 Accessible and affordable housing for workforce

04 Overnight accommodation at the medi-hotel



Provision of health services, jobs and public places



Centralised provision for more efficient and healthier cities



HealthCite CARDINIA



Guildfords