

# VICTORIAN COMPREHENSIVE CANCER CENTRE MELBOURNE, VICTORIA, AUSTRALIA

Project Sponsor  
Equity Investor  
Financial Arranger



<b>LOCATION</b>	Melbourne, Victoria, Australia
<b>CLIENT</b>	Victorian Government
<b>VALUE (NPV)</b>	A\$1.27 billion
<b>BUILDER</b>	Grocon/PCL Joint Venture
<b>ARCHITECT</b>	Design Inc/Silver Thomas Hanley Joint venture with McBride Charles Ryan
<b>FINANCIAL CLOSE</b>	December 2011
<b>COMPLETION DATE</b>	Mid 2016
<b>DURATION</b>	25 years (Operating Term)

**THE VICTORIAN GOVERNMENT HAS CONTRACTED PLENARY HEALTH TO DESIGN, BUILD, FINANCE AND MAINTAIN THE VICTORIAN COMPREHENSIVE CANCER CENTRE (VCCC). THE VCCC IS A UNIQUE AND AMBITIOUS ENDEAVOUR; A NEW CENTRE ON A LANDMARK MELBOURNE SITE, IN A FAMOUS BIOMEDICAL PRECINCT.**

The facility will be purpose built for cancer research, treatment and care and will be the new home for Peter MacCallum Cancer Centre. It will link with cancer services at The Royal Melbourne Hospital, The Royal Women's Hospital and The Royal Children's Hospital, providing all patients with access to the best services and facilities, and create new research and teaching facilities for the University of Melbourne and Melbourne Health. The centre brings together this powerful alliance in a collaborative work environment for world-leading research, education and clinical activities.

The 120,000m<sup>2</sup> VCCC will be built over 13 levels and include two bridge links to the Royal Melbourne Hospital where Plenary Health will also deliver a further 12,000m<sup>2</sup> of extensions and refurbishment.

The project will deliver:

- 160 overnight inpatient cancer beds
- a 42-bed capacity intensive care unit
- 110 same day beds
- a dedicated clinical trials unit with 24 treatment places
- over 25,000 square metres of research space
- eight operating theatres and two procedure rooms
- eight radiation therapy bunkers
- education and training facilities (a 250 and 60 person lecture theatre plus 47 seminar/meeting rooms throughout).





THE NEW DESIGN IS TO BE SYMBOLIC AND REPRESENTATIVE OF THE BRINGING TOGETHER OF THE PROJECT PARTNERS, OF THE CREATION OF NEW NETWORKS AND CLUSTERS OF COLLABORATION. THE BUILDING WILL HAVE AN IMAGERY THAT IS EXPRESSIVE OF OPTIMISM AND PROGRESS.

#### **DESIGN FEATURES**

##### **Architecture**

The new design is to be symbolic and representative of the bringing together of the project partners, of the creation of new networks and clusters of collaboration. The building will have an imagery that is expressive of optimism and progress.

It will be instantly recognisable, both locally and internationally.

##### **Public Realm, Accessibility and Wayfinding**

The VCCC will be easy to access. The building will be surrounded by colonnades, retail facilities and high quality materials to create an intriguing pedestrian environment and will greatly contribute to the public realm in Melbourne. The generous central atrium is a key element in the design and it will immeasurably enhance the internal environment of the centre. The Atrium will assist patients and carers in their journey through the building. The atrium space will also not only provide light and way finding throughout but will be the focus of formal and informal collaboration and interaction for the staff and users of the centre.

##### **LOCAL ECONOMIC IMPACTS**

Plenary Health committed to the Victorian Government's Local Industry Development Plan.

This will include the creation of 500 new full-time equivalent jobs (including 50 new apprenticeships) on site.

On site labour resources will average 700 persons for the expected four years of construction, peaking in the order of 1,100 persons.

Offsite resources involved in support industries, including design and manufacturing, is expected to average 2,500 persons for the project duration.

There will be tens of millions of dollars in work for local industry.

##### **INNOVATIONS**

- Largely reliant on bank debt for financing, the project achieved the longest tenor of bank debt of this volume in the Australian market since the GFC. In somewhat of a breakthrough, Plenary included local Australia superannuation funds across all levels of the capital structure.
- Plenary looked for an innovative commercial solution to future proof master planning. To ensure future expansion for project partners could be achieved, Plenary delivered significant integrated future expansion capacity up-front, at no additional cost to the State.
- Plenary Health committed to developing a sustainable VCCC facility of which energy efficiency is a major platform. A major innovation has been to reduce the energy load of the facility's data centre which could consume up to 40% of the building's energy.

##### **RELATED PROJECTS**

Cancer Centre for the North  
Bridgepoint  
Humber River