

INDUSTRY PROSPECTUS

Dugurrdja Precinct

Far North Queensland's home of Health and Innovation



JAMES COOK
UNIVERSITY
AUSTRALIA



'Dugurrdja' means 'Milky Way Galaxy – Looking to the road back to good health' in the Yidinji language of the Gimuy Walubara Yidinji People

jcu.edu.au

Our commitment to Australian Aboriginal and Torres Strait Islander peoples

At James Cook University we acknowledge the Aboriginal and Torres Strait Islander peoples as the first peoples, educators and innovators of this country. We acknowledge that country was never ceded, and value the accumulation of knowledge and traditions that reflect the wisdom of ancestral lines going back some 60,000 years and recognise the significance of this in the ways that Aboriginal and Torres Strait Islander peoples are custodians of Country.

As a University, we will continue to learn ways to care for and be responsible for Country, and we will collectively seek to build a future that is based on truth-telling, mutual understanding, hope, empowerment, and self-determination.



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Message from the Vice Chancellor and President

James Cook University (JCU) and the Cairns and Hinterland Hospital and Health Service have partnered to bring to life a unique opportunity for health, research, education, technology and innovation partners in the Far North Queensland Health and Innovation Precinct (FNQHIP), now known as the Dugurrdja Precinct.

The name Dugurrdja was gifted to the Precinct by the Gimuy Walubara Yidinji people, the Traditional Owners of the Cairns City including the land on which the Precinct will stand. The name Dugurrdja means the galaxy of the Milky Way.

The vision for the Precinct is to deliver an interdisciplinary, technology-focused, state-of-the-art hub for education, training, research and innovation in Far North Queensland. The Precinct values and principles emphasise health equity, community engagement and the importance of place, innovating from a rural and remote community context but with global reach. Achieving this vision will require connectivity both within and beyond the physical precinct across a dispersed network.

Investment in, and development of the Precinct, has support from all levels of government: Federal, State and Local, with more than \$300m already committed.

JCU and the Cairns and Hinterland Hospital and Health Service seek to work with partner organisations that can add value to Precinct activities. This will include working collaboratively with clinicians and researchers, enabling education, training, and career development opportunities, fostering a culture of innovation, and leveraging public-private funding opportunities to further develop research and commercialisation capability.

JCU is committed to growing educational and career opportunities in the Far North and training the health workforce the region needs.

Professor Simon Biggs
VICE CHANCELLOR AND PRESIDENT



“The Far North Queensland Health and Innovation Precinct is set to be a world-class precinct enabling a dynamic interdisciplinary community that accelerates discovery, learning and opportunity, collaboratively servicing the region and its people into the future.”



“The health, education and research precinct will be a place where our clinicians from all disciplines will be able to partner with some of the best minds and organisations in researching health matters that are of paramount interest to far north Queenslanders.”

Leena Singh
CHIEF EXECUTIVE, CAIRNS AND HINTERLAND HOSPITAL AND HEALTH SERVICE



Project background

Queensland Government

The Queensland Government is investing record levels of funding into health infrastructure. The 2022-23 State Budget provides a transformational \$9.785 billion capital boost to the health system over six years. This includes a \$250m major expansion of Cairns Hospital which will deliver increased clinical capacity, a new standalone surgical centre, more wards and clinical spaces. It is part of a wider master plan for the future growth and development of Cairns Hospital.

Federal Government

The Federal Government has committed \$60m to the establishment of the Cairns Tropical Enterprise Centre (CTEC). CTEC will be a multi-disciplinary centre of research and education built in the heart of the Dugurrdja Precinct. JCU and the Cairns and Hinterland Hospital and Health Service will partner in the facility to deliver next generation care, education, research and innovation.

JCU

Strategically CTEC reflects JCU's ambition to create a brighter future for life in the Tropics and beyond, through education and research that makes a difference locally, and globally. An international University as reflected in our people, our places, and our research, JCU takes pride in being recognised as a leading tertiary institution. The University consistently delivers outstanding student outcomes with high employability for our graduates. We are unique among Australian universities, woven into the intellectual, economic and social fabric of our communities and set amid irreplaceable ecosystems and cultures. We provide a practical and experiential, research-rich learning environment for our students, fostering their professional expertise and intellectual curiosity.

"The Cairns and Far North Queensland community deserve the very best healthcare, not just in the short term but for years to come. The Dugurrdja Precinct is an opportunity to bring the best of medicine and care together for the community."

Senator Nita Green

QUEENSLAND SENATOR

"With the growth in our city and region this is essential. This reflects our commitment to delivering the expanded health services and good jobs our region needs."

Michael Healy MP

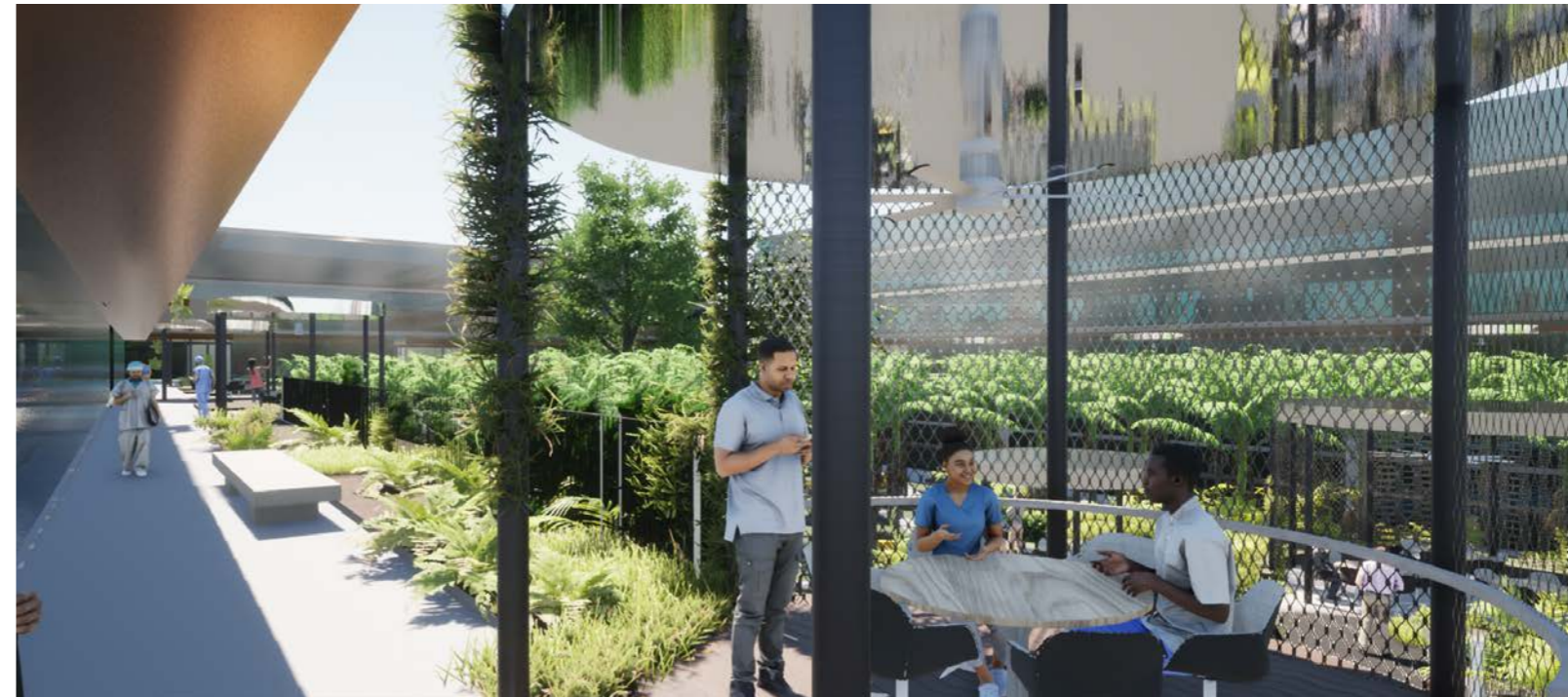
MEMBER FOR CAIRNS

Precinct overview

The Dugurrdja Precinct will be located centrally in Cairns but will benefit the Far North Queensland (FNQ) and Asia Pacific regions. The proposed collocation of health, education and training facilities will enable clinical and translational research, health services innovation and application of best evidence in health care. In addition, there are opportunities to draw upon wider disciplines and industry collaboration in digital technology,

data science and social sciences. The Precinct will enable world class research to be undertaken in Cairns that focuses on and benefits FNQ.

The Precinct will house the JCU CTEC, which will be adjacent to the new Cairns Hospital Surgical Centre which forms part of a \$250m investment in new clinical capacity and capability at Cairns Hospital.



Precinct benefits

Development of the Precinct will deliver multiple benefits:

Medical, workforce, education and research

- Expand tertiary education opportunities in Cairns both by providing opportunities for undergraduate and postgraduate research, and helping to expand the offering of tertiary education in Cairns
- Increase the availability and calibre of postgraduate training in Cairns.

Improving health equity

- Seek to recognise and reflect Indigenous values, knowledge and perspectives, and will encourage engagement with Traditional Owners and promote health equity and improvements for all members of the wider Cairns, Hinterland, Northern Peninsula Area and Torres Strait communities.

Integrated health and research training

- Enable programs to be run from the Precinct which will increase the connection of high performing secondary students with JCU and the Cairns and Hinterland Hospital and Health Service, and provide inspiring, immersive education experiences
- Incorporate research focused on the applications of digital technology in health, agriculture, tourism and other key industries.

The Precinct will be:

- A place for healing and caring
- A workplace
- A contributor to closing the gap
- A site of learning and research
- A public place in a civic context
- A node within networks of infrastructure
- An exemplar of healthy places.

The Project supports the Queensland Government's objectives for the community:

- *Investing in skills*
- *Keeping Queenslanders safe*
- *Growing our regions*

Shared values

The design, development and operation of the Precinct will be based on the following shared values:



Collaboration

Fostering an environment where multi-disciplinary teams work together to create the next generation advancements to health, wellbeing and the medical field.



Committed

Like-minded people working together to enhance the health and wellbeing of the Far North Queensland community and eliminating health inequity experienced by First Peoples.



Courage

Partnerships that are formed with the desire to push the boundaries of current thinking to ensure bold advancements in improving the health and wellbeing of the community.



Care

An environment that encourages community participation in the development of modern technologies and medicine.



Community

A sense of belonging and the importance of place for the peoples of the tropical north and our wider region.

The Dugurrdja Precinct purpose is to collocate education, training, research, and innovation activities that will generate new ideas, facilitate new partnerships and catalyse innovation across Cairns, FNQ and Asia Pacific.

Precinct principles

The Dugurrdja Precinct will be developed in accordance with the following principles:

Place

Acknowledge and respect the history of place; First Peoples and the contemporary challenges we now share to lift the health and social wellbeing of our region.

Innovation

Inspire innovative and transformational approaches to excellence in delivering world-leading sustainable healthcare in regional, rural and remote communities with global reach.

Equity

Promote equity and inclusion for all communities in Northern Australia through innovation, healthcare, research and education.

Convergence

Bring together disparate communities, sectors and disciplines to connect and collaborate.

Partnership

Commit to reciprocity and trust between Precinct partners, embracing the interdisciplinary nature of complementary sectors.

Opportunity

Attracting complementary partners with a view to growing skills, strengthening organisations and building networks that creates connectivity within the Precinct.



Social, economic and environmental sustainability

The Precinct will be designed in accordance with the principles of biophilic design, maximising natural light and materials, with landscape integrated as an anchor for the Precinct. Biophilic design can reduce stress, improve cognitive function and creativity, improve wellbeing and expedite healing. As the first building to begin construction in the Precinct, the CTEC is designed to achieve a 5 Star Greenstar rating and support the maximum Greenstar Community Rating.

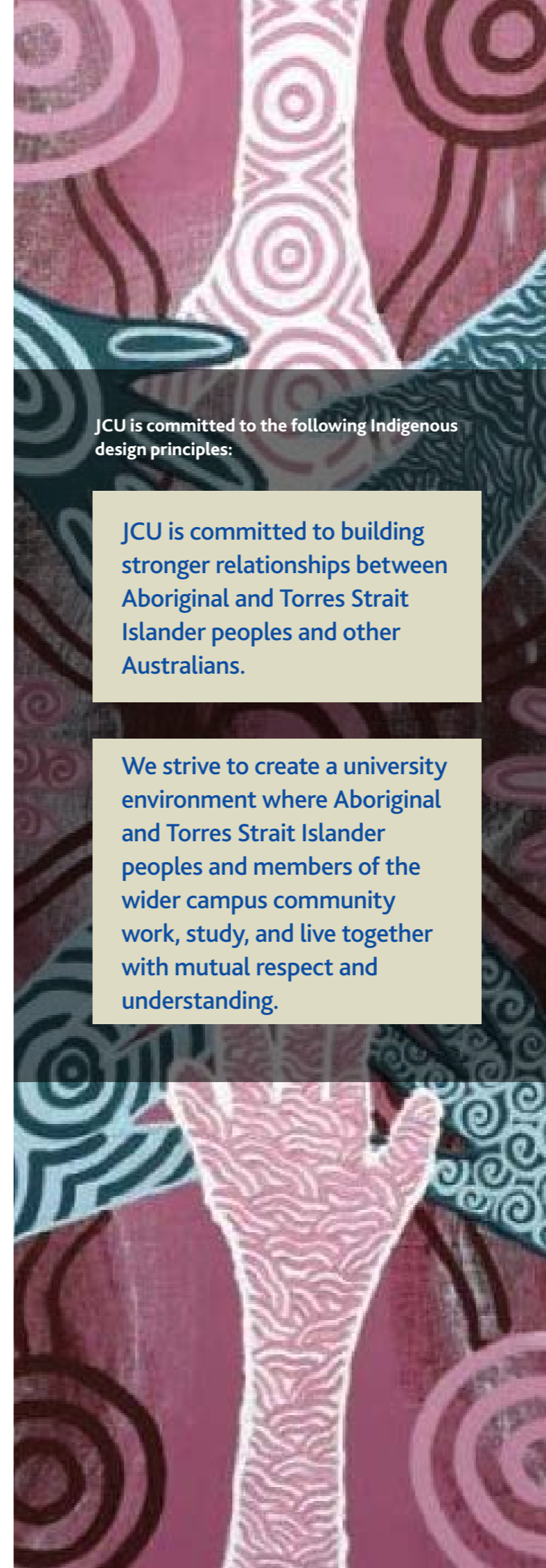
Health systems are facing new and complex challenges caused by climate change, environmental degradation and loss of biodiversity including, for example, emerging patterns of disease and disruptions to services caused by extreme weather events.

JCU recognises that sustainability is fundamental to a thriving society and is committed to the pursuit of more sustainable ways of living. It is woven into its research, teaching and operational efforts, along with the many aspects of university life and involvement with the broader community.

The United Nations defines sustainability as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

The University is also signatory to the United Nations' Sustainable Development Goals (UNSDGs) and is currently ranked No.52 in the world for the UNSDG of good health and wellbeing by the Times Higher Education Impact Rankings for 2023.

The Australian Institute of Tropical Health and Medicine (AITHM) is a significant tropical health and medical research institute based at JCU.



JCU is committed to the following Indigenous design principles:

JCU is committed to building stronger relationships between Aboriginal and Torres Strait Islander peoples and other Australians.

We strive to create a university environment where Aboriginal and Torres Strait Islander peoples and members of the wider campus community work, study, and live together with mutual respect and understanding.

Indigenous design principles

The following design principles will apply to all elements of the Dugurrdja Precinct:

- Respectful of Ancient Knowledge Traditions
- Respectful of Place, Country, and Language
- Respectful of People
- Respectful of the Hurt
- Respectful of Continuities and Discontinuities
- Unlearn, Learn and Re-learn

Implementing these principles will enable a building to be designed in a way that enhances their architectural performance, maximises the incorporation of passive design, and enables biophilic design - considering the innate relationship between people and nature.

Aboriginal health means not just the physical wellbeing of an individual but refers to the social, emotional and cultural wellbeing of the whole community in which each individual is able to achieve their full potential as a human being, thereby bringing about the total wellbeing of their community.

Consultation

JCU and Cairns Hinterland Hospital and Health Service have consulted from the outset with the Gimuy Walubara Yidinji people on the formation and planning of the Precinct, and the design of the CTEC building. The gifted name, Dugurrdja, means the Milky Way Galaxy – looking to the road back to good health.

The Dugurrdja Precinct represents good health, provides guidance to good life and good health, and is a reference point to a place where you go to get good health. The gifted name fosters a positive focus on health rather than illness.

About the location

The Precinct is centrally located less than 6 minutes from the Cairns Airport and less than 3 minutes from the CBD. The Precinct sits adjacent to the main Cairns and Hinterland Hospital and Health Service campus and is ideally placed to form part of longer-term plans for a health and innovation Priority Development Area (PDA).

The location of the Precinct means that it is highly accessible to all forms of transport. Regular bus services are provided along Sheridan Street with a stop adjacent to the Precinct. Car parking will be available directly to the north of the Precinct.



Opportunities

- JCU CTEC (3,400m² GFA)
- Development Parcel 1 (1,500m²)
- Development Parcel 2 (1,500m²)
- Development Parcel 3 (1,500m²)
- Development Parcel 4 (1,500m²)
- Development Parcel 5 (2,300m²)
- Cairns Hospital Surgical Centre 1 (2,267m²)

Why here

- Ocean Views (from 2nd storey)
- 6 minutes (Domestic & International Airport)
- 15 minutes JCU Smithfield Campus
- 3 minutes Cairns CBD
- 15 minutes walk to Cairns CBD
- 3 minutes walk to Cairns Hospital

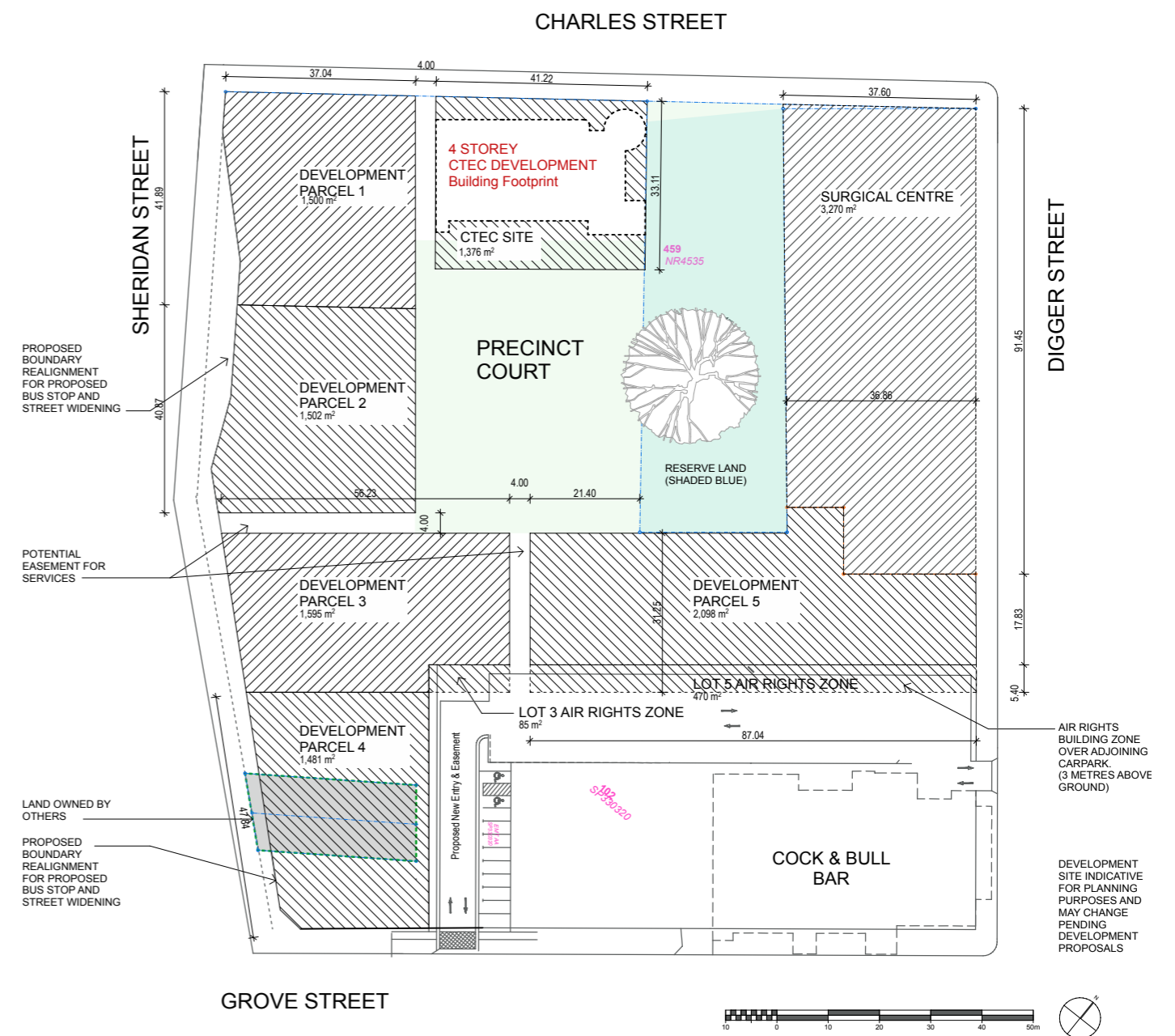
About the site

The size of the development parcels are indicative and they can be resized or merged to form appropriate size lots.

Developments should address both the Precinct Court and the public street, and embrace the biophilic theme of the Precinct as well as the Indigenous Design Principles and Precinct Principles.

When the Precinct is of a sufficient scale to support a commercial multi-level car park for which land is currently being purchased, it will be positioned on the north side of Charles Street.

The University is currently going through the approval process to attain a Ministerial Infrastructure Designation for the Precinct, and the application has the support of Cairns Regional Council, Cairns and Hinterland Hospital and Health Service and Queensland Government.



Development opportunities

The Precinct consists of a number of development opportunities.

Collocation of complementary services offers numerous advantages:

- Expertise consolidation – fostering innovation and new ideas
- Proximity of services – enabling greater collaboration
- Unified vision – maximising social, economic and environmental outcomes
- Innovation opportunities – supporting ongoing investment
- Community – broader economic and social benefits
- Attractive workplaces – purpose designed state-of-the-art facilities
- The major Precinct facilities will be within the block bounded by Charles Street, Sheridan Street, Digger Street and Grove Street except for the existing Cock and Bull Tavern and a property near the corner of Sheridan and Grove Streets which have been excised. A new easement has been created for access to their car park
- The property to the north of Charles Street is proposed to accommodate the car parking for the Precinct
- The existing Cairns Hospital E-Block car park which will form part of the network of carparking requirements for the Precinct.

The central courtyard will become the spatial anchor for the Precinct, placing it within the context of the Tropics. This new urban space in Cairns will be an important public place for researchers, students and staff of the Precinct, creating an identity and sense of belonging for its community for tropical health and innovation.

“JCU’s Cairns Tropical Enterprise Centre, which will accommodate teaching and research in medicine, allied health and related disciplines, and is due for completion in 2025, will stand alongside the new Cairns Hospital Surgical Centre.”

Professor Simon Biggs
VICE CHANCELLOR AND PRESIDENT

Committed developments

Cairns Tropical Enterprise Centre (CTEC)

The CTEC will seek to recognise and reflect Indigenous values, knowledge and perspectives, and will encourage engagement with Traditional Owners and promote health equity for all members of the wider Cairns, Hinterland, NPA and Torres Strait communities. CTEC will be constructed to accommodate:

- Latter year (Years 4-6) medical student education, and the education of students from other health disciplines who are undertaking clinical training placements at the Cairns Hospital
- To support the education and clinical training of students on placement in rural and remote settings across the broader Cairns and Hinterland Hospital and Health Service footprint
- Research and innovation, encouraging collaboration between JCU, the Cairns and Hinterland Hospital and Health Service and other parties, with initial focus on the development of health treatments, services, digital technologies, population health, and the translation of research to improve healthcare delivery and community health outcomes.

Key design principles for CTEC will include:

- Enabling and encouraging collaboration between the individuals and organisations that engage with the Precinct
- Minimising the construction of duplicate spaces within the Precinct ensuring that the funding being invested in infrastructure is used to optimal effect
- Creating a welcoming environment in which people want to work, visit and collaborate
- Delivering a facility that is aesthetically, environmentally, culturally, and functionally excellent, that will be inviting to community members seeking to engage with the Dugurrdja Precinct and be respectful of the Indigenous heritage of the region.

Cairns Hospital Surgical Unit

The Queensland Government has committed \$250m for the major expansion of Cairns Hospital to increase clinical capacity. The Cairns and Hinterland Hospital and Health Service is partnering with JCU to collocate its new surgical centre on the Precinct. It will incorporate operating theatres, a ward, clinical and research spaces to expand access to care for patients and learning opportunities for staff and students. It is expected to open in 2026. The Cairns Hospital expansion project also incorporates a refurbishment of existing areas of Cairns Hospital to create two additional wards also due to open in 2026.

“The \$250m expansion of hospital capacity in Cairns further enhances our position as the largest major hospital in Far North Queensland. Our collocation with James Cook University as part of the Precinct will serve to further strengthen our existing partnerships reflecting our shared priorities of education, training and research.”

Leena Singh
CHIEF EXECUTIVE, CAIRNS AND HINTERLAND HOSPITAL AND HEALTH SERVICE



Core principles

Through its \$60m funding contribution the Federal Government supports the core principles that underpin the development of CTEC and the Precinct:



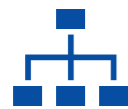
DIVERSITY MATTERS

CTEC is to be diverse, both operationally and culturally.



IT'S TROPICAL

Creating a brighter future for life in the Tropics and beyond.



AGGLOMERATION

Agglomerating organisations and activity for success.



GOVERNANCE MATTERS

An expert and diverse Board of management will be established for the Precinct.



PLACE MATTERS

Place is central in establishing the knowledge community needed to drive a knowledge economy.



ECONOMICS MATTERS

The critical mass created by the collocation of a university with public and private health partners will attract further investment from allied services and industries.



COMMUNITY MATTERS

The knowledge economy will thrive in a rich mixed-use creative Precinct that attracts investment, organisations and knowledge workers.

Innovation opportunities

The Precinct will provide a built environment which people connect with, and which harnesses their pursuit of skills, knowledge, research and innovation. The Precinct will:

- Increase the connection of high performing secondary students with JCU and health partners, and provide inspiring, immersive Science, Technology, Engineering, Arts and Mathematics (STEAM) education experiences
- Be technology focussed
- Enable research to be focussed on the applications of digital technology in health, and other key industries
- Enable and encourage commercial partners to boost investment and innovative activities.

The realisation of these innovation opportunities will:

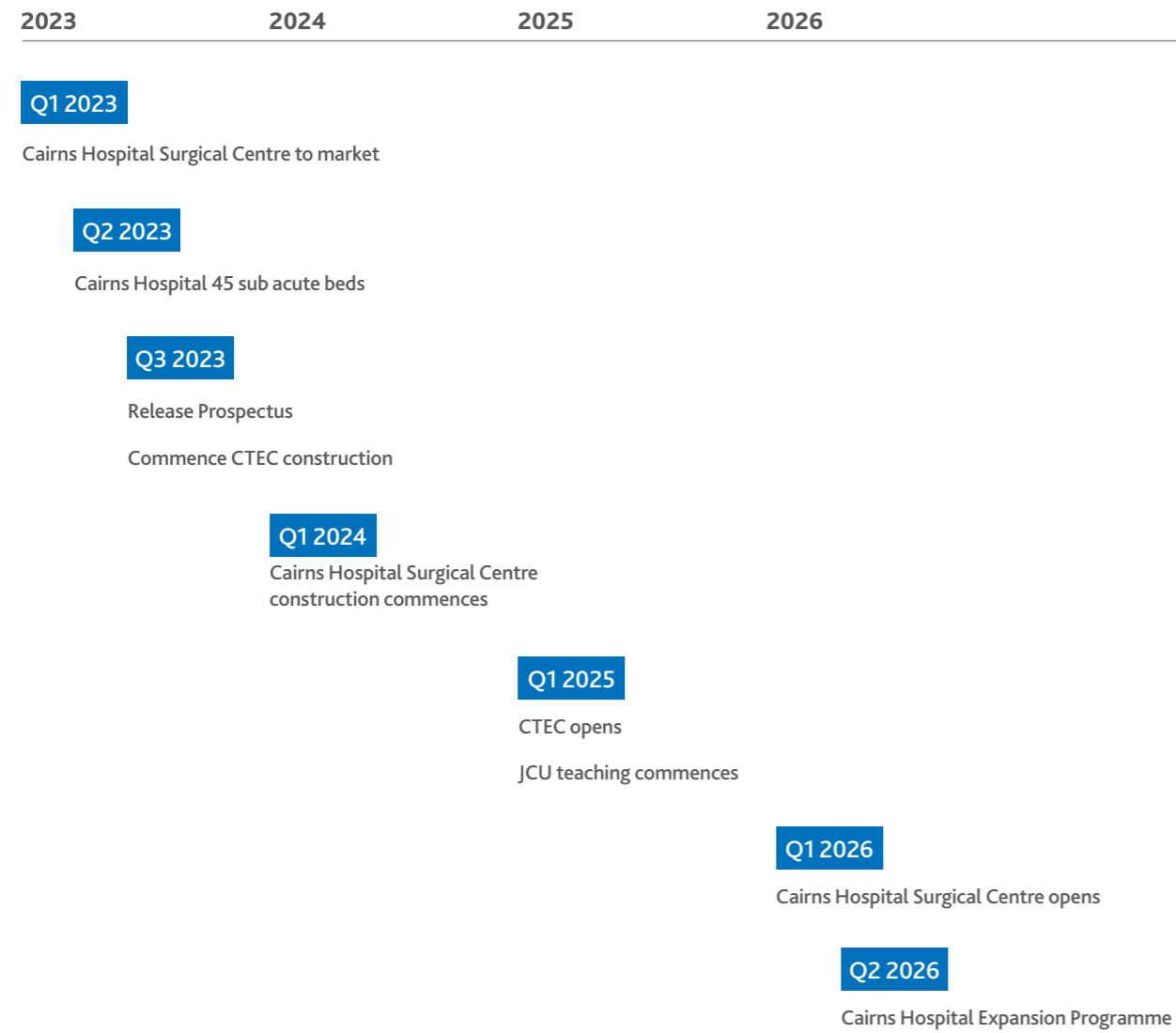
- Create skilled jobs and grow the local knowledge economy locally within Cairns and across FNQ
- Foster and grow innovation in models of care/service, especially in healthcare across FNQ
- Improve health outcomes across FNQ
- Improve health outcomes for Aboriginal and Torres Strait Islanders.



JCU achieved the ranking of 'world class' or higher in 83 percent of research fields, as rated by Excellence in Research for Australia for 2018.

Project Delivery

The proposed timeline is as follows:



About the Cairns region

The estimated residential population of the Cairns region was 169,312 in 2021. The region has experienced an average annual growth rate of 1.9% over the last 10 years. It is predicted that two thirds of Tropical North Queensland's population growth (approximately 70,000 people) will be accommodated within the Cairns region, with up to 50,000 ultimately accommodated within the Mount Peter Master Planned Area.

The Cairns Regional Council area encompasses a total land area of over 4,100 square kilometres and features significant areas of national park and state forest, rural areas and growing urban areas.

Cairns CBD, which is the tourism gateway to Tropical North Queensland, is served by Cairns International airport, a 6 minute drive from the Precinct.

About JCU Cairns

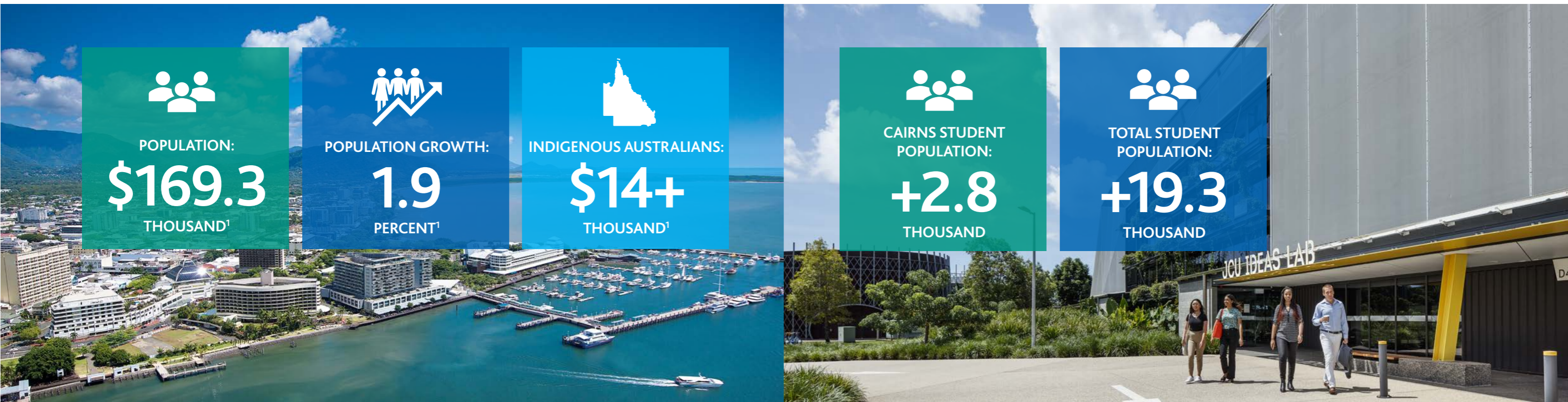
JCU is committed to providing pathways and opportunities for all students and creating a brighter future for life in the Tropics. As the leading higher education institution in Northern Queensland, with over 2,800 students in Cairns alone, JCU has a central role in education opportunities and research outcomes throughout the region. JCU graduates and their work shape future decisions for communities, and many students come from rural, regional, and remote areas.

In 2023, an inaugural cohort of first-year medical students commenced in Cairns, as a result of the federal government commitment for new Commonwealth Supported Places. These first-year students join the

senior medicine students currently completing years 4-6 in Cairns, and by 2026, Cairns will be home to medical students studying across the full program from years 1 - 6.

Growth in the medicine program will increase the number of students active in the Cairns CBD. The opening of CTEC in 2025 will see increased activity in and around the Precinct.

The development of the Precinct and CTEC further reinforces JCU's position in Cairns and its ability to service the growing communities to the south of Cairns CBD.



“The development of the Dugurrdja Precinct will enhance Council’s plans to shape Cairns for the future. The design and development of the Precinct will promote local economic growth, creating jobs for the future. Working with James Cook University, good design and planning will help us protect and embrace many of the things that make Cairns special: our unique environment, economic, social and cultural values.”

Cr Bob Manning OAM
MAYOR OF CAIRNS, CAIRNS REGIONAL COUNCIL

“The Dugurrdja Precinct is not just a cornerstone for Cairns, it’s a transformative moment for the broader Far North Queensland region. With cutting-edge healthcare solutions the precinct will act as a hub of innovation that will benefit generations to come. Not only will it boost our local economy, it will pave the way for ground-breaking research and greatly improve local healthcare delivery.”

Hon Warren Entsch MP
FEDERAL MEMBER FOR LEICHHARDT

“The development of the Dugurrdja Precinct will build on successive government investments and enable current and future partnerships between James Cook University, the Cairns and Hinterland Hospital and Health Service, and the Northern Queensland Primary Healthcare Network. These will in turn improve the ability of Cairns to build its own medical, nursing, and allied health workforce, to expand its clinical services and to translate research into practice to improve health outcomes for Far North Queensland communities.”

Jacinta Reddan
CHIEF EXECUTIVE OFFICER, ADVANCE CAIRNS

¹ Australian Bureau of Statistics (2021)



Registration of Interest

Please reply to the following as part of your registration of interest

| Criteria | Description | Response requirements |
|----------|------------------------------------|---|
| RC1 | Confidentiality Deed | Please Complete the Confidentiality Deed |
| RC2 | Proponent Details | Provide key company / entity / structure information |
| RC3 | Experience and Capability | Demonstrate experience and capability of Executive Team |
| RC4 | Facility Scope and Scale | <p>As a potential Precinct Partner what is the scope of your proposed Facility and how will it interact with the Precinct – physically and operationally?</p> <p>Please outline the local demographic needs that underpin service delivery model including your:</p> <ul style="list-style-type: none"> • Vision for your project as part of the Precinct • Your approach to working with JCU and other Precinct partners in the short and long term • Approach to sustainability. |
| RC5 | Colocation | The colocation of health and education create a multiplier effect, how will your organisation contribute to this and leverage from it? |
| RC6 | Knowledge Workforce | The creation of a health and knowledge workforce is essential to the survival of regional and rural Australia, how will your organisation benefit from and support this workforce? |
| RC7 | Opportunities and Risks | As a potential Precinct Partner what do you see as the: <ul style="list-style-type: none"> • Opportunities and benefits associated with co-location • The key delivery and operational risks |
| RC8 | Financial and Commercial Structure | Proposed Financial and Commercial Structure |

Contact us

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