



Sunshine Coast Health Campus

Sunshine Coast Business Council – Ripple Effect Conference

Thursday, 11th August 2016

Ben Simpson | Regional Manager, Stockland

Content

- Vision
- Current Status – Oceanside
- Current Status – Health Precinct
- Investment Opportunities
- Economic Contribution
- New Audiences
- Investment Attraction
- Next Steps

Vision

“Australia’s healthiest City, on the Beach”

“a centre for health and medical excellence, a thriving 24 hour hub that celebrates new ideas and innovation and that showcases our enviable Sunshine Coast lifestyle to rest of the World”



Diverse community life



Research and
medicine



24/7 hub of activity



Economic driver



Connecting
with water



Connected



Part of the Coast lifestyle

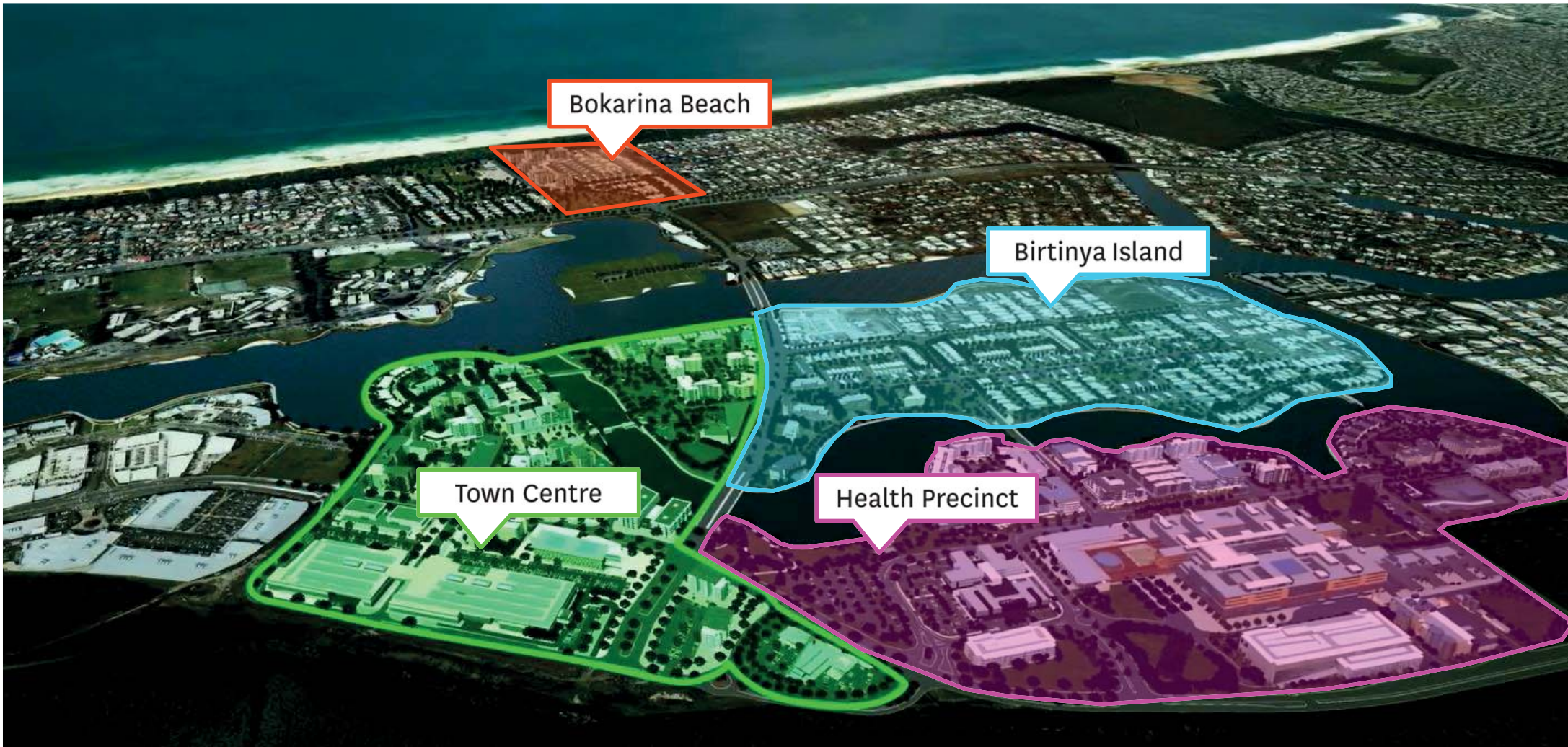


Holistic
health &
wellbeing



Entertainment

Current Status - Oceanside





Bokarina Beach

- ~3,000 future population
- 287 homes sites
- 7 apartment sites, 800+ apartments
- Maximum height – 8 storeys
- 3,500m² of ground floor retail
- Child care centre
- 7ha of open space
- Beach access
- Surf Life Saving Club site
- Lake connection and pedestrian underpass under Nicklin Way
- Preliminary earthworks investigations commenced
- Nicklin Way upgrade commence – end 2016
- Project launch – early 2017





Birtinya Island

- ~5,600 future population
- 200 home sites remaining
- 10 apartment sites, 780 apartments
- Maximum height – 8 storeys
- 3 commercial sites, 15,600m²
- 7 parks
- Civil construction completion 2017





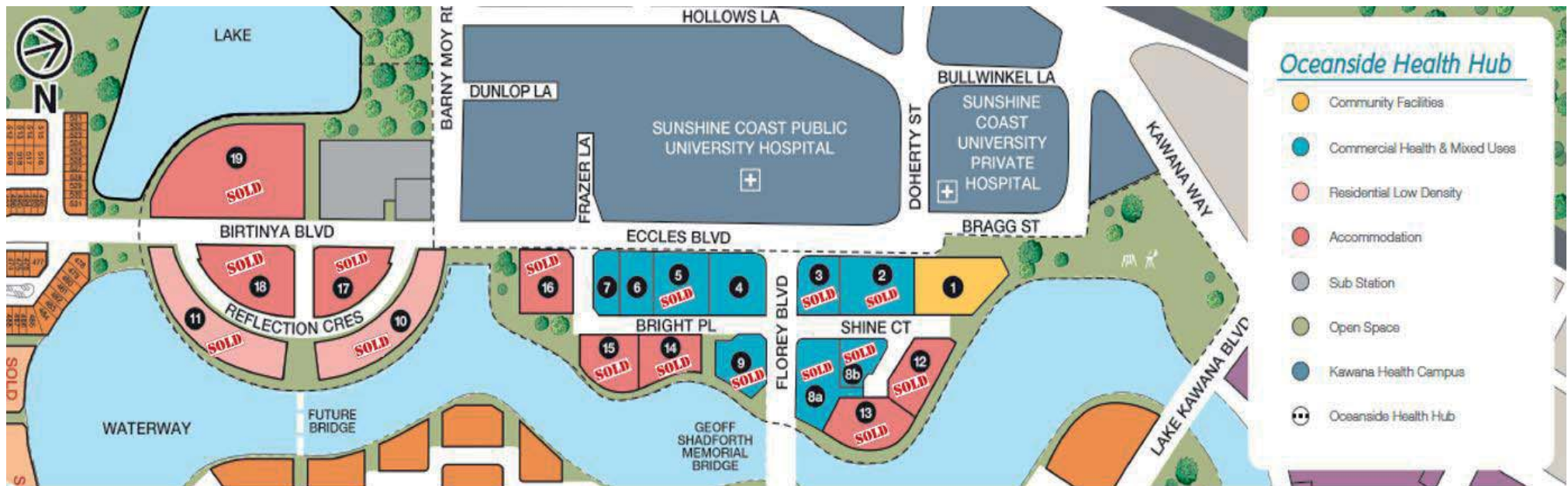
Town Centre

- ~3,900 future population
 - 18,500m² shopping centre
 - 1,000+ apartments, including hotels
 - Maximum height – 10 storeys
 - 60,000m² of commercial/health industry GFA
 - Walkable Waterfront
 - Town Square
 - Pedestrian Bridges to Sports Precinct
 - Entertainment
 - Service Station
- Approval and construction commencement targeted early 2017



Current status – Health Precinct

- First of its kind in Australia – master planned to accommodate a broad range of complementary business and accommodation uses. A highly collaborative, 24/7 medical, science, research, technology, live, work, play precinct.
- 80% of Health Precinct sites sold – 3 sites remaining
- 45% developed or under development
- 80% to be developed out in next 12 – 18 months



Current status – Health Precinct

Pipeline	Lodged	Approved	Under Construction	Opened
<u>Stockland Development Pty</u> Residential Apts 4 Storey, 80 Apts [Open 2018]	<u>Midson Construction</u> Serviced Apts/Tavern 8 Storey, 60 Apts [Open 2018]	<u>Stockland</u> Retirement Village 1 x 8 Storey, 140 Apts [Open 2018]	<u>Opal Aged Care</u> Aged Care 1 x 6 Storey, 150 Apts [Open 2016]	<u>Evans Long</u> Pulse Health + GF Retail 6 Storey, 4,500m ²
	<u>Gardener Vaughn</u> Residential Apts 8 Storey, 60 Apts [Open 2018]	<u>RGD Property Group</u> Residential Apts 8 Storey, 60 Apts [Open 2017]	<u>RGD Property Group</u> Residential Apts 8 Storey, 60 Apts [Open 2017]	<u>Renard Group</u> Best Western Plus Hotel 4 Storey, 80 units
		<u>RGD Property Group</u> Residential Apts 8 Storey, 60 Apts [Open 2017]	<u>RGD Property Group</u> Residential Apts 8 Storey, 60 Apts [Open 2017]	<u>Arena REIT Ltd</u> Child Care Centre 75 place
		<u>Minion Development</u> One Health Commercial & Health 6 storey, 8,500m ² [Open 2017]		<u>Excel Development Group</u> Multi Deck Car Park 6 Storey + GF Retail [Open 2016]

Committed Uses – Health Precinct

- Aged Care
- Palliative Care
- Retirement Village
- Child Care
- Residential Accommodation
- Motel and Conference Facilities
- Medical & Allied Health Operators (GP's and Specialists)
- Doctors, Specialists and Clinicians
- Pathology, Collection and Labs:
 - Hematology
 - Oncology
- Retail – Pharmacy and other tenants soon to be announced
- Ancillary retail, café, banking services
- Multi-deck car parking





Eccles Boulevard



Multi-deck Car Park



Best Western Plus



Early Learning Centre



PULSE

PULSE

SALE or LEASE

SALE or LEASE

Pulse



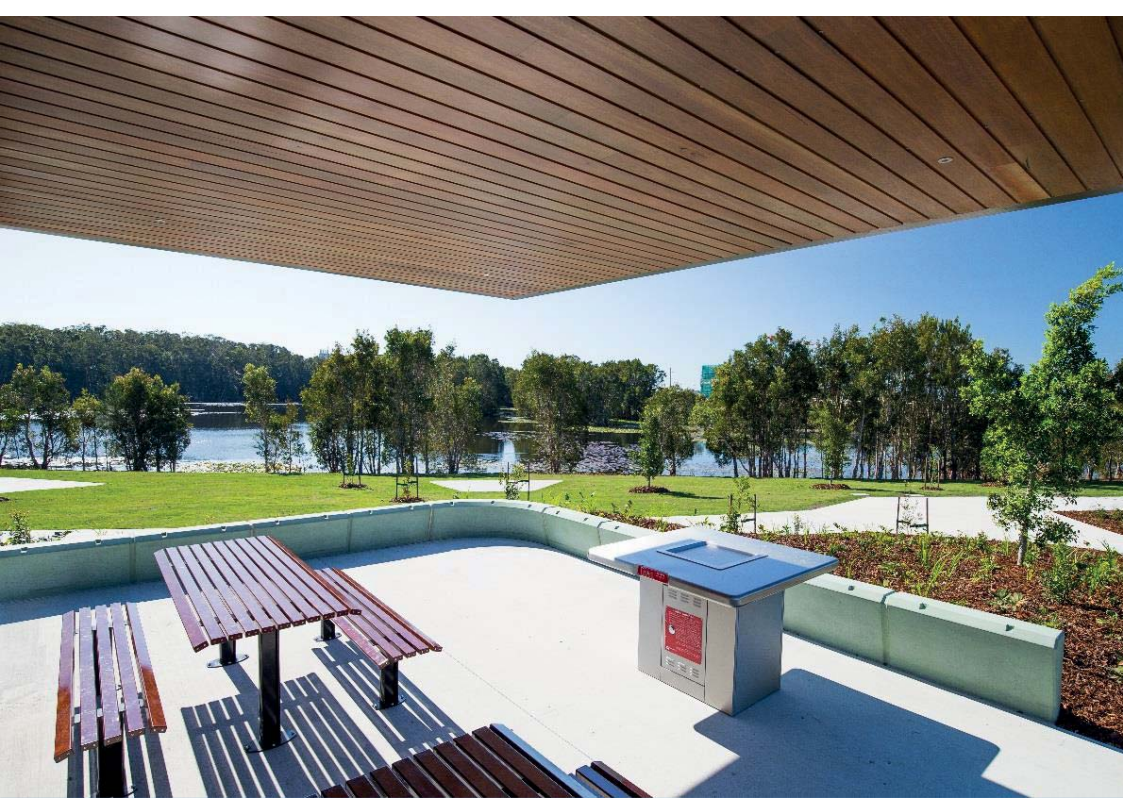
Sunshine Coast University Private Hospital

Private Hospital



Waterfront lots

Opal Age Care



Open Spaces

Sale opportunities – Health Precinct



Lot 7:

- 2,054m² site
- Health / Commercial use + GF retail
- ~4,000m² GFA
- 2017 Sale

LOT 6:

- 2,038m² site
- Health / Commercial use + GF retail
- ~4,000m² GFA
- 2017 sale

LOT 4:

- 3,600m² site
- Health / Commercial + GF retail
- ~6,000m² GFA
- 2017 sale

Available Tenancies – Health Precinct



**MULTI-DECK
CARPARK:**
Ground floor retail
~300m²

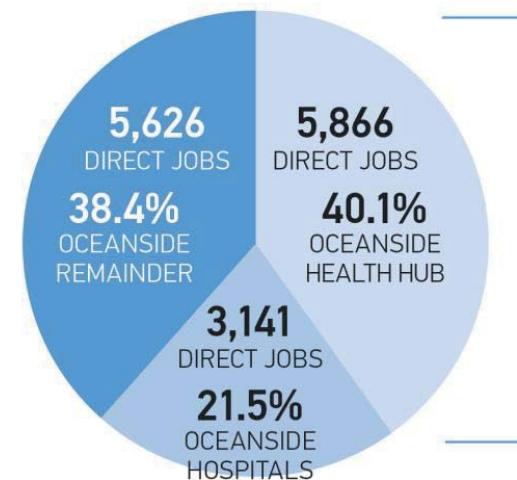
PULSE:
~800m²
remaining

ONE HEALTH:
8,000m²
awaiting pre-
commitment

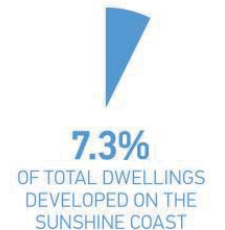
Economic contribution

Investment in the Health Precinct is **key to the future economic prosperity of the Coast – between now and 2033:**

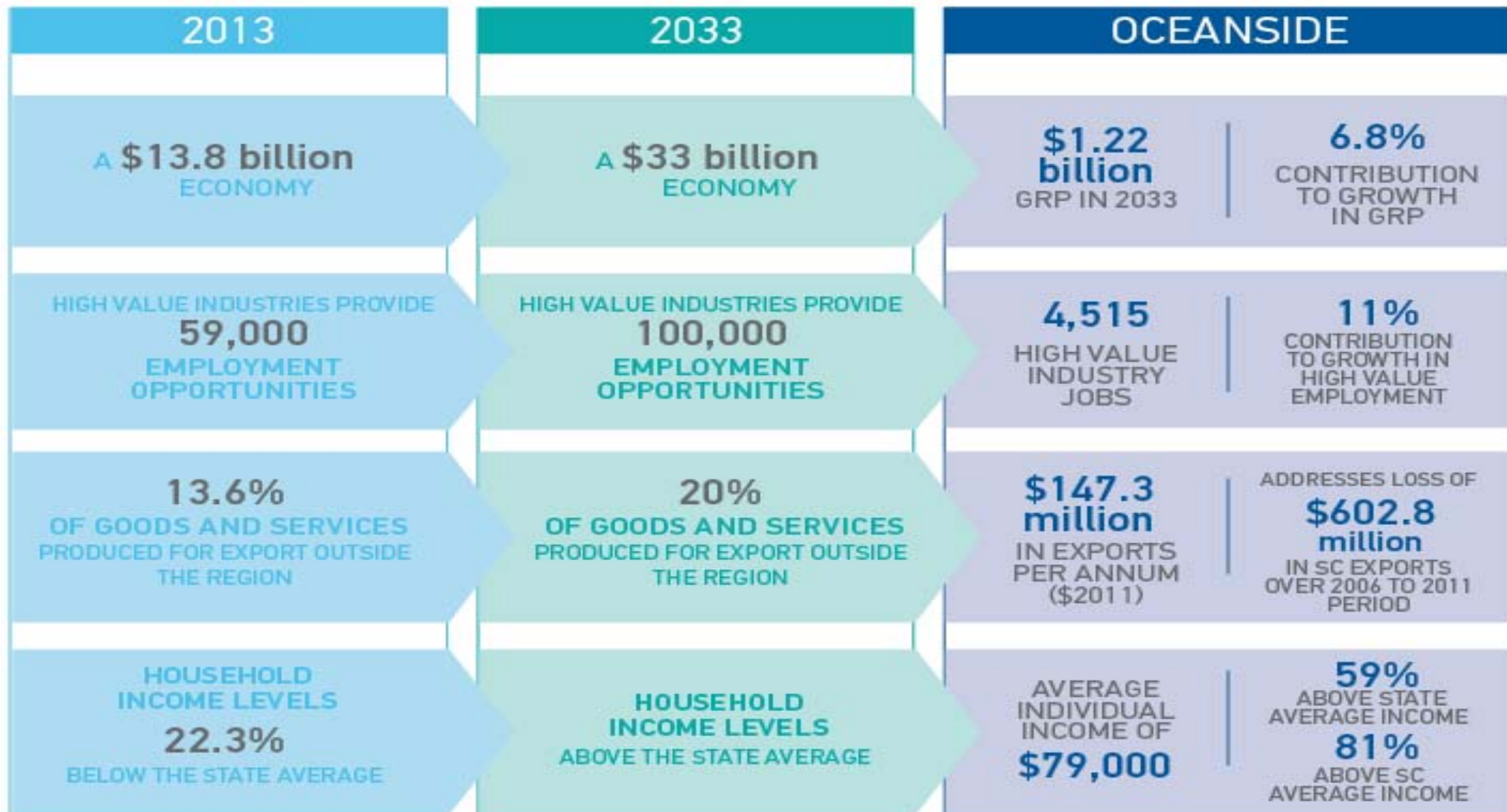
- ~\$2.5 billion to be invested (incl. Hospitals)
- ~9,000 new direct jobs
- ~18% of the total direct jobs to be generated on the Sunshine Coast
- ~650 new dwellings built
- ~32,000m² of allied health, specialist hospital facilities, health accommodation and health-related research, education and training facilities delivered



14,632
DIRECT JOBS
AT OCEANSIDE



Economic contribution



New Audiences

The opportunities presented by the Health Precinct are attracting new audiences to the Sunshine Coast:

- 9,500 people yet to move into Oceanside;
- high quality housing, infrastructure, amenity and educational opportunities are essential, close to work; and
- these audiences have different needs and tastes and they are constantly changing.



“It represents state-of-the art health care for the broader Sunshine Coast Community, and will significantly impact growth and development for the region.”

Michelle & Aaron Bear
Health Professionals
and Aura Residents



“The opportunities come from the demand for a very large range of services that the hospital and associated businesses will create in the area. Accommodation is one.”

Bruce McDiarmid
Co-owner and developer of
Best Western Plus

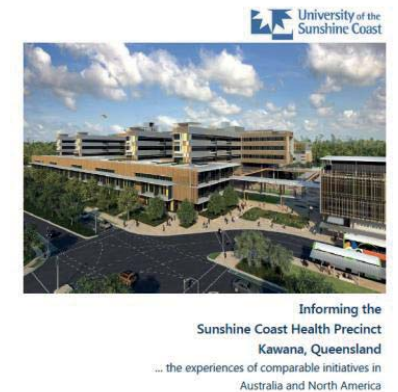
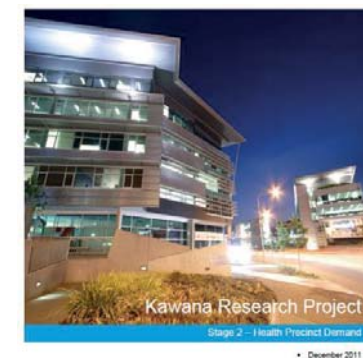
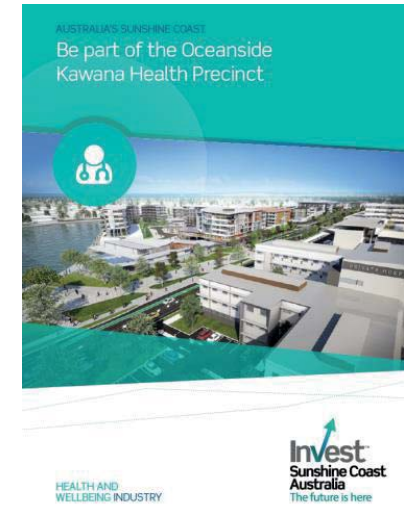


Dr Muhammad Abdus Salam, Birtinya Resident

Investment Attraction

Key stakeholders in the Precinct have collaborated closely over the last four years to identify opportunities and attract investment. Initiatives included:

- ongoing research, case study exploration and study tours
- inclusion in RED strategy
- promotion of Precinct through *Invest Sunshine Coast* initiative and collateral
- implementation of *Health and Wellbeing Taskforce Action Plan*
- site specific marketing activities
- various trade missions



Next Steps

- Lock down and announce University partner
- Identify key points of differentiation to develop competitive advantage
- Refine Precinct vision and promote broadly
- Continue to target key audiences and end users that align with vision:
 - research and development
 - innovation and education
 - pharmaceutical
 - medical products
 - health funds
 - government agencies
 - oncology
 - rehabilitation
- Identify additional land within balance masterplanned area with flexibility for health, education, research uses
- Investigate Health Precinct governance model

—
Thank you