Sunshine Coast Health Campus

Sunshine Coast Business Council – Ripple Effect Conference
Thursday, 11th August 2016
Ben Simpson | Regional Manager, Stockland
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• Current Status – Oceanside
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“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”
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

Stockland
It's your place
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

<table>
<thead>
<tr>
<th>Pipeline</th>
<th>Lodged</th>
<th>Approved</th>
<th>Under Construction</th>
<th>Opened</th>
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</thead>
<tbody>
<tr>
<td><strong>Stockland Development Pty</strong></td>
<td><strong>Midson Construction</strong></td>
<td><strong>Stockland</strong></td>
<td><strong>Opal Aged Care</strong></td>
<td><strong>Evans Long</strong></td>
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<tr>
<td>Residential Apts</td>
<td>Serviced Apts/Tavern</td>
<td>Retirement Village</td>
<td>Aged Care</td>
<td>Pulse</td>
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<tr>
<td>4 Storey, 80 Apts</td>
<td>8 Storey, 60 Apts</td>
<td>1 x 8 Storey, 140 Apts</td>
<td>1 x 6 Storey, 150 Apts</td>
<td>Health + GF Retail</td>
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<tr>
<td>[Open 2018]</td>
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<td>[Open 2016]</td>
<td>6 Storey, 4,500m²</td>
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<td><strong>Gardener Vaughn</strong></td>
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<td><strong>Renard Group</strong></td>
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<td>Residential Apts</td>
<td>Best Western Plus Hotel</td>
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<tr>
<td>8 Storey, 60 Apts</td>
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<td>8 Storey, 60 Apts</td>
<td>8 Storey, 60 Apts</td>
<td>4 Storey, 80 units</td>
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<td>[Open 2018]</td>
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<td><strong>Arena REIT Ltd</strong></td>
<td><strong>Excel Development Group</strong></td>
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<td>Residential Apts</td>
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<td>Residential Apts</td>
<td>Child Care Centre</td>
<td>Multi Deck Car Park</td>
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<tr>
<td>8 Storey, 60 Apts</td>
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<td>8 Storey, 60 Apts</td>
<td>75 place</td>
<td>6 Storey + GF Retail</td>
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<tr>
<td>[Open 2017]</td>
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<td>[Open 2017]</td>
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<td><strong>Minion Development</strong></td>
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<td>Commercial &amp; Health</td>
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<tr>
<td>6 storey, 8,500m²</td>
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<td>[Open 2017]</td>
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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
Early Learning Centre
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
Economic contribution

2013
- A $13.8 billion economy
- High value industries provide 59,000 employment opportunities
- 13.6% of goods and services produced for export outside the region
- Household income levels: 22.3% below the state average

2033
- A $33 billion economy
- High value industries provide 100,000 employment opportunities
- 20% of goods and services produced for export outside the region
- Household income levels: above the state average

Oceanside
- $1.22 billion GRP in 2033
- 6.8% contribution to growth in GRP
- 4,515 high value industry jobs
- 11% contribution to growth in high value employment
- $147.3 million in exports per annum ($2011)
- Addresses loss of $602.8 million in SC exports over 2006 to 2011 period
- Average individual income of $79,000
- 59% above state average income
- 81% above SC average income
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.

“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
Cc-owner and developer of Best Western Plus

“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

Dr Muhammad Abdus-Salam, Birtinya Resident
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