



Meadowbrook

HEALTH CENTRE



OPD
building assets, creating value

About OPD



OPD is a family business with a clear vision of what better working can look like.

We operate with a quick and pragmatic approach to meet our customers' needs.

When Brisbane's business district started growing out of the CBD in the 1990s, we began working with communities, especially those on Brisbane's south side, to design and develop dedicated business hubs that could become positive assets to locals.



Site Acquisition

OPD maintains strategic property holdings to accommodate a wide variety of requirements. Where our current holdings are unsuitable, OPD is positioned to act quickly to find and secure the right property for our clients.

In 1998, Managing Director, Bill Henderson, introduced the innovative concept of 'office parks' to South East Queensland. Since then, we have developed nine state-of-the-art office parks and over 100,000 square metres of high-quality office space across the region.



Design & Development

OPD's development pipeline and long-held relationships with key consultants, contractors and trades allows us to achieve considerable time and cost savings. We deliver first-class results and savings to our clients.

OPD's portfolio extends to a number of projects and ventures across Brisbane, Sydney and Melbourne. This includes an assortment of Brownfield redevelopment projects, industrial projects, a range of health-related assets, and a high-rise development in Brisbane's inner-city fringe.



Lease & Sale

OPD's portfolio offers clients many opportunities for lease and sale with finance arrangements, and options for prospective tenants and purchasers who need flexibility. This enables OPD to provide solutions that accommodate growth and change as businesses develop.



Meadowbrook.

Unique opportunities in the heart of the Health & Knowledge Precinct.



Logan
Hospital

Meadowbrook
Health Centre

Meadowbrook
Daycare

A close-up, slightly blurred image of a microscope, showing the eyepiece, objective lenses, and the stage. The image is overlaid with a semi-transparent blue filter. A bright green rectangular border frames the central text.

The Logan area and surrounding catchments offer an opportunity to meet the gap in current and future health needs.



Location

Situated in the heart of Meadowbrook's Health and Knowledge Precinct and adjacent to the Logan Hospital, this exciting offering is **ready to go**



Access

The location is serviced by two motorways and the Brisbane to Gold Coast Rail



Need

There is an evidenced-based need for a range of specialist health services and procedures










Delivery

Shovel ready DA approved site offering lease and ownership opportunities and a design that can be modified to meet specific needs under a turnkey offering

Built environment

OPD developments offer a unique opportunity to be involved in a groundbreaking health facility in an area of population growth.

Situated in the heart of Meadowbrook's Health and Knowledge Precinct and adjacent to the Logan Hospital, this exciting offering is ready to go.

Specialist Procedures 	Surgical Day Procedures 
Specialist Care Services 	Primary Imaging and Diagnostics 
Allied and Primary Health 	Short-stay Accommodation 
Consultant Suites 	Offices and Meeting Facilities 

OPD developments offer a unique opportunity to be involved in a groundbreaking health facility in an area of population growth. Situated in the heart of Meadowbrook's Health and Knowledge Precinct and adjacent to the Logan Hospital, this exciting offering is ready to go


Key project elements

- DA approved shovel ready project for over 5000m² of internal floor area
- 4000m² site located centrally within the Meadowbrook Health and Knowledge Precinct
- Adjacent to Logan Hospital which is undergoing a \$460m expansion project
- High need area for specialist services in support of the Logan Hospital
- No competing specialist centres or day procedure services
- Under-supply of short-stay accommodation and no Medi-Hotel offerings
- High population growth area



In their DA approval Logan City Council noted:

This proposal will set a strong benchmark for future development of sites in Meadowbrook. The proposed development provides a distinct and dynamic building form and a high-quality architectural outcome that will enhance the streetscape and diversity of Meadowbrook.

An aerial photograph of a large, modern medical facility, likely a hospital or medical center. The building is multi-story with a prominent glass facade and a dark roof. It is surrounded by parking lots filled with cars and other vehicles. In the background, there are more buildings, including one labeled "LOGAN HOSPITAL", and a dense line of trees. The entire image has a semi-transparent blue overlay, and a bright green rectangular frame surrounds the central text.

Be first to take advantage of this unique opportunity to provide the community with a range of health services at 6-12 Nestor Drive, Meadowbrook.

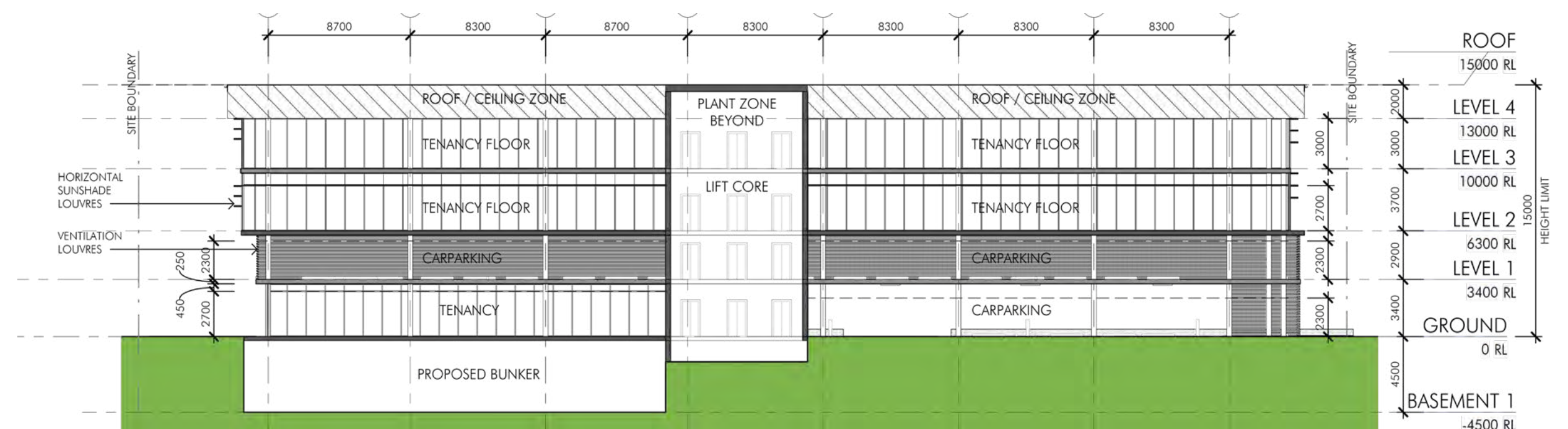
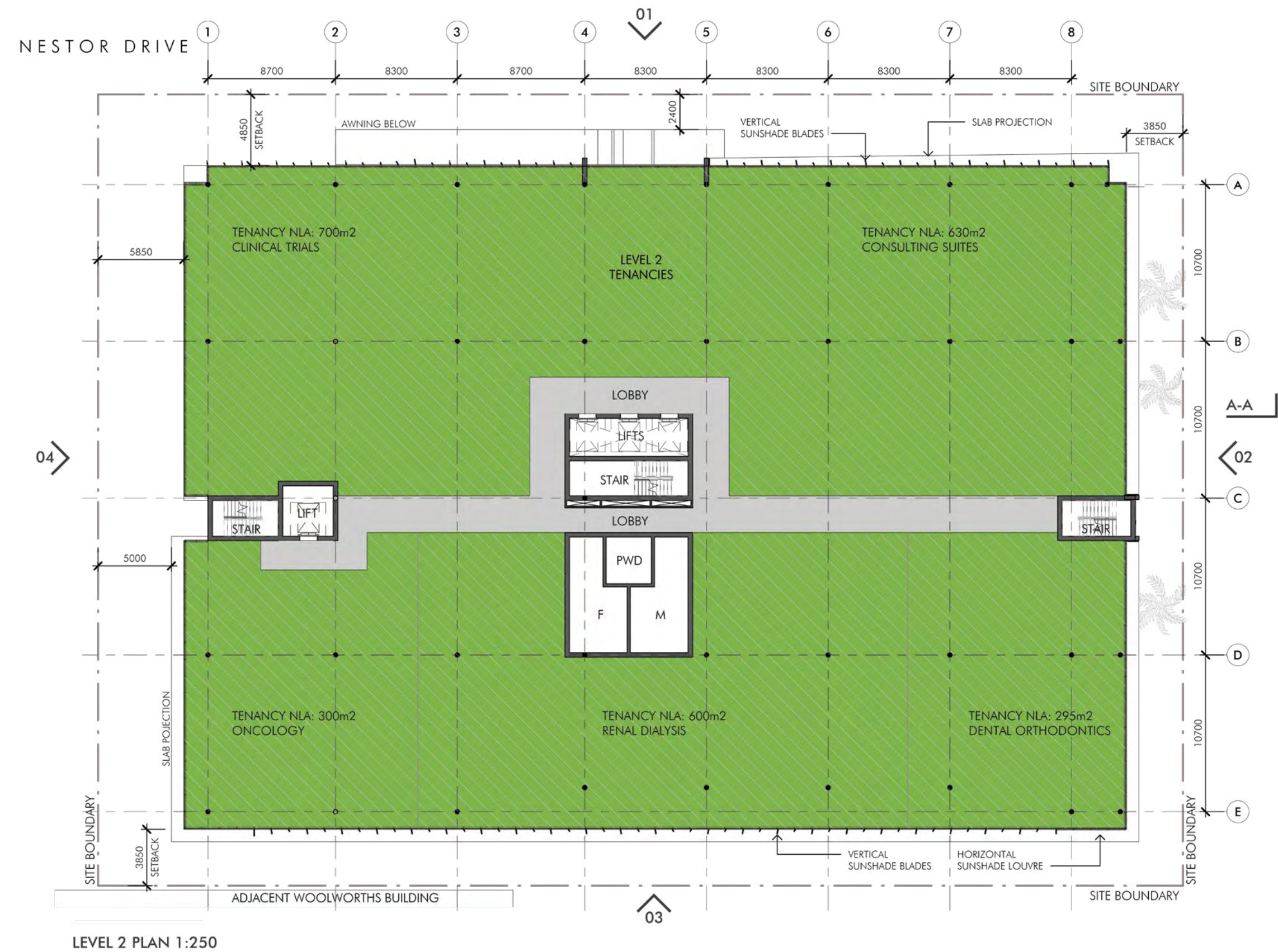
Flexibility in design

Delivering a range of health services

The building has been designed to offer a range of service provisions including:

- Day theater and procedures
- Specialist procedures
- Consulting space and Private Practice
- Primary Health
- Allied Health
- Complimentary space including retail, training rooms
- Other considerations can be given to short-stay accommodation

Floor plates offer open areas surrounded by glass to maximise the customer experience and to incorporate best practice, contemporary design.



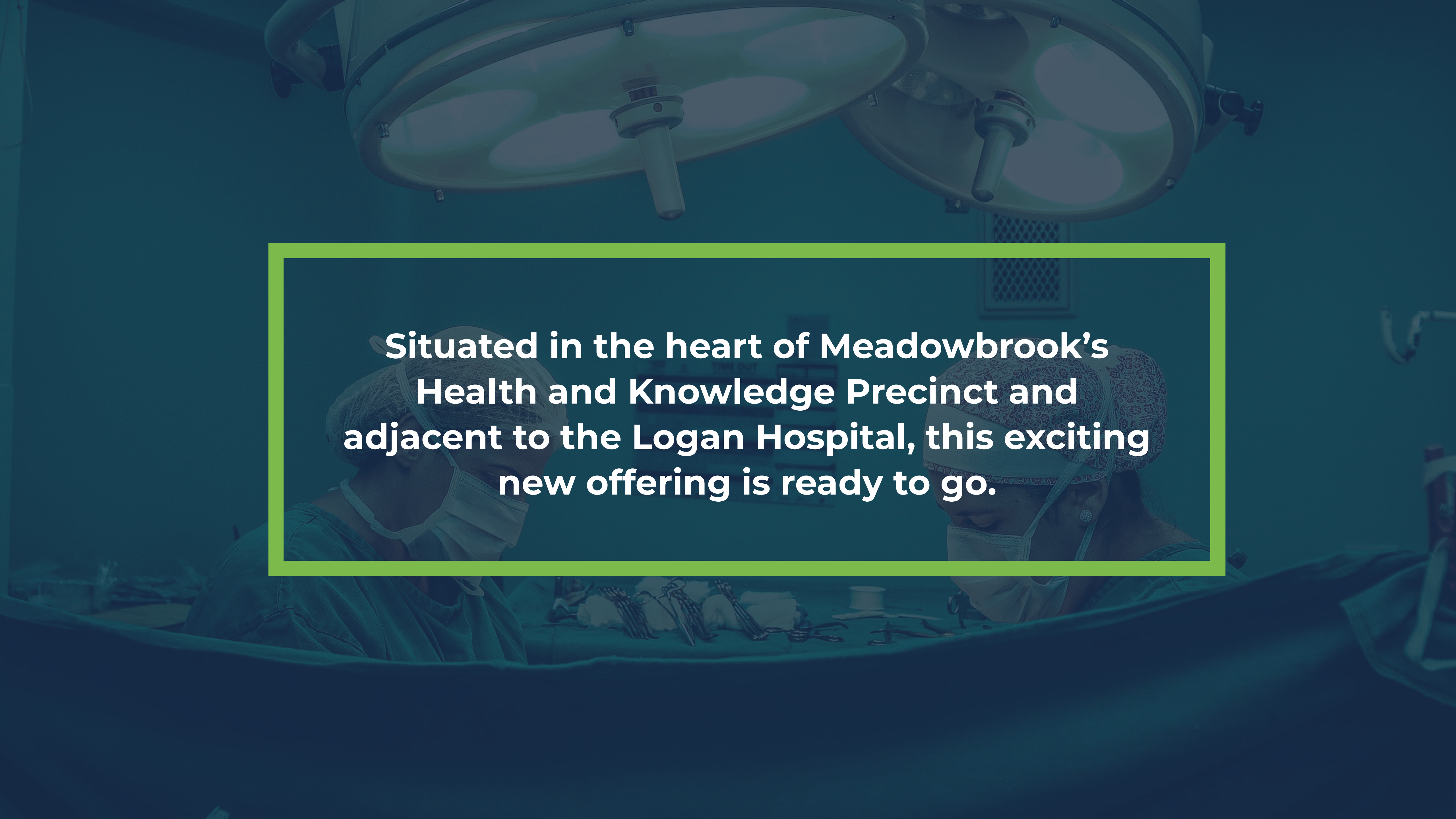
- Large floor plates 2700m²
- 170 car spaces
- Roof top services
- Flat entry from street
- Central services core
- Contemporary design
- Overlooking the hospital, retail and station

Location & access

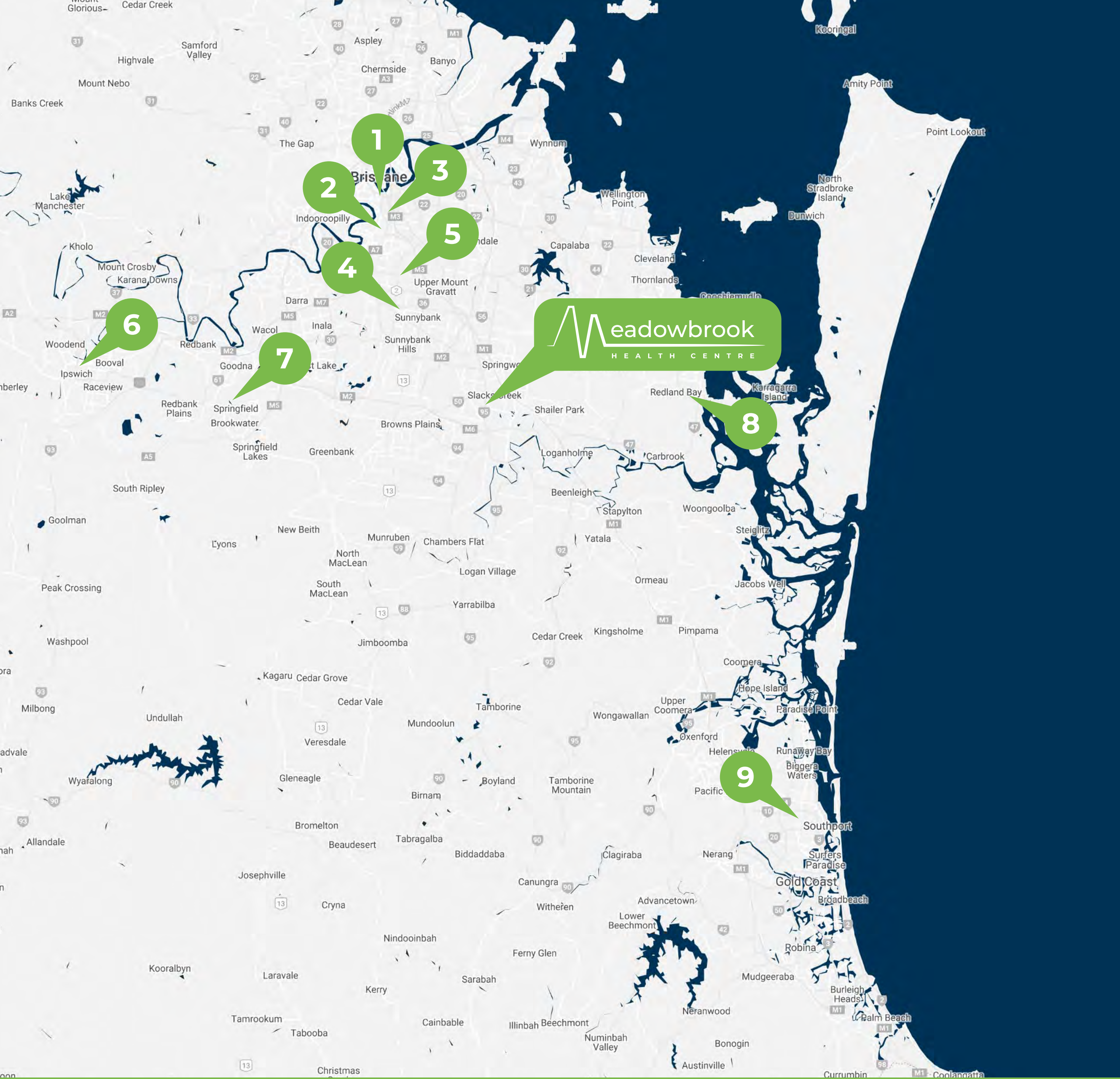
Close to all major areas

- Meadowbrook sits between Brisbane, Gold Coast and Ipswich with motorway links passing through the suburb
- All three major CBD destinations are within 35mins drive time from Meadowbrook
- Connected by the Brisbane to Gold Coast train line with station upgrades planned to provide for express commuter services
- Population growth projections of **490,000** by **2036** in the Logan area
- Two universities and one TAFE campus in the local area



A photograph of two surgeons in an operating room, wearing masks and hairnets, looking down at a patient. The image is overlaid with a dark teal color and a central text box with a light green border. The text box contains the following text:

**Situated in the heart of Meadowbrook's
Health and Knowledge Precinct and
adjacent to the Logan Hospital, this exciting
new offering is ready to go.**



Location & access

Close to all major medical facilities

Meadowbrook sits between Brisbane, Gold Coast and Ipswich with motorway links passing through the suburb.

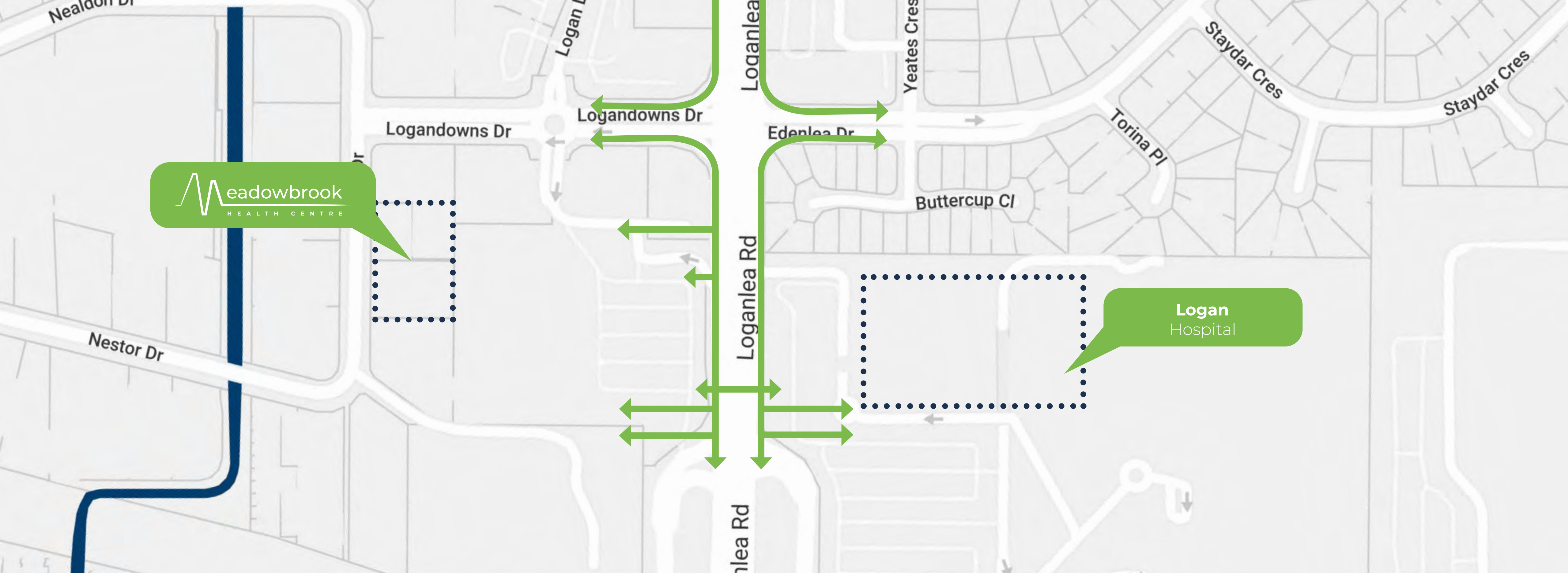
- 1. Children's Hospital - 25 mins
- 2. Greenslopes Private Hospital - 25 mins
- 3. Princess Alexandra Hospital - 20 mins
- 4. Sunnybank Private Hospital - 25 mins
- 5. Queen Elizabeth II Jubilee Hospital - 30 mins
- 6. Ipswich Hospital - 40 mins
- 7. Mater Private Hospital Springfield - 30 mins
- 8. Redlands Hospital - 30 mins
- 9. Gold Coast University Hospital - 35 mins

Location & access

Meadowbrook area

- The Meadowbrook Health Centre is located in the heart of the new Health and Knowledge Precinct and central to public health, transport and retail services
- Adjacent to Logan Hospital which has an Expansion Program including 206 new beds, maternity and mental health services
- New Urgent Care and Ambulatory Care Centres planned for the area
- Council commitment for a pedestrian crossing linking the health precinct to the hospital
- Local train station is to undergo a \$95 million upgrade and increased services





Future connectivity

Pedestrian link

The Logan City Council, Meadowbrook Master Plan, shows the connectivity and through flow of Nestor Drive with Logan Lea Rd. This includes the development of a bus route integrating the hospital and train station to the site, along with other parts of the community. Underway is the pedestrian access from the hospital across Logan Lea Rd, with Logan City Council, providing funding commitments to undertake this project.



Location & access

Future developments

The move towards the Meadowbrook Health and Knowledge Precinct is underway with several key projects focusing on investment in health and knowledge, into the area:

- University of Queensland
- Private Hospital

Logan Hospital

Expansion

- Logan Hospital has one of the busiest Emergency Departments in Queensland
- The Logan Hospital is undergoing the largest expansion program undertaken in Queensland. The circa \$500 million investment will provide 206 new beds, maternity and mental health services along with urgent care (off campus)
- In addition to the expansion project, funding also is provided for urgent care and chronic disease services
- The expansion project will further increase the demand for a local Specialist Centre
- The expansion project will require off-site service delivery to allow for the project to complete
- The Expansion Project will not increase procedures and reduce wait times for elective surgery



Future health opportunities

The Logan area and surrounding catchments offer an opportunity to meet the gap in current and future health needs.

Private opportunities

- Surgical and medical day procedures
- Primary care and diagnostics
- Specialists hub including a flexible Private Practice
- Allied Health with a strong focus on mental health

Opportunities for public system collaboration

- Urgent Care Centre
- Chronic disease services
- Ambulatory services
- Day procedures
- Temporary space during Logan Hospital expansion project



Demographics & current gaps

The Logan area and surrounding catchments offer an opportunity to meet the gap in current and future health needs.

- The Logan population is forecast to grow at a rate of 2.2%
- The Logan Hospital draws patients from a wide area that includes the growth suburbs of Yarrabilba and Flagstone
- Wait times for elective surgery are poor when viewed against other hospitals

2.2%

Logan population growth



Service requirements

Surgical Day Procedure

- Endoscopy
- Optometry
- IVF

Medical Day Procedure

- Renal dialysis
- Oncology/RO
- Cardiology
- Rehabilitation



Service requirements

Primary Care and Diagnostics

- General practice
- Allied Health
- Radiology
- Pathology
- Dispensing pharmacy

Specialist Care Services

- Specialist consultation
- Oral health
- Sleep studies
- Audiology
- Mental health



Quarterly information

Specialist outpatient for October, November, December 2019

Category 1

A condition that will require more complex or emergent care and will have significant impact on quality of life, if care is delayed. Patients should be seen within 30 days of being added to the waiting list.

Category 2

A condition that has potential to require more complex care and to have some impact on the quality of life, if care delayed. Patients should be seen within 90 days of being added to the waiting list.

Category 3

A condition unlikely to deteriorate quickly or to require more complex care, if assessment is delayed. Patients should be seen within 365 days of being added to the waiting list.

Waiting				
Patients waiting for an initial service event in a specialist outpatient clinic	Category 1	Category 2	Category 3	Total
Medical	1,277	2,911	1,726	5,914


Seen				
Initial service events in a specialist outpatient clinic	Category 1	Category 2	Category 3	Total
Medical	1,531	772	749	3,052

Wait times

Logan Hospital

Waiting				
Service	Category 1	Category 2	Category 3	Total
Cardiac Surgery	-	-	-	-
Cardiology	87%	88%	80%	88%
Dermatology	-	-	-	-
Diabetes	16%	17%	41%	19%
Ear Nose and Throat	69%	45%	75%	67%
Endocrinology	73%	26%	71%	40%
Gastroenterology	30%	30%	100%	34%
General Medicine	48%	94%	100%	76%
General Surgery	80%	100%	90%	90%
Geriatrics	75%	62%	97%	72%
Gynaecology	55%	42%	99%	69%
Medical Other	11%	25%	92%	25%
Nephrology	67%	58%	86%	71%

Neurology	-	69%	72%	72%
Neurosurgery	-	-	-	-
Obstetrics	90%	100%	100%	100%
Oncology	-	-	-	-
Ophthalmology	-	-	-	-
Orthopaedic	93%	68%	85%	84%
Paediatric Medicine	43%	22%	72%	39%
Paediatric Surgery	100%	31%	92%	46%
Pain Management	-	-	-	-
Palliative Care	-	-	-	-
Plastic and Reconstructive Surgery	-	-	-	-
Respiratory	100%	100%	72%	76%
Rheumatology	4%	25%	88%	30%
Surgical Other	100%	86%	99%	99%
Urology	-	100%	-	100%
Vascular Surgery	-	-	-	-



The Urgent Care Centre will operate from Logan Hospital with 11 beds, 22 consulting rooms and pathology, diagnostic and imaging services.



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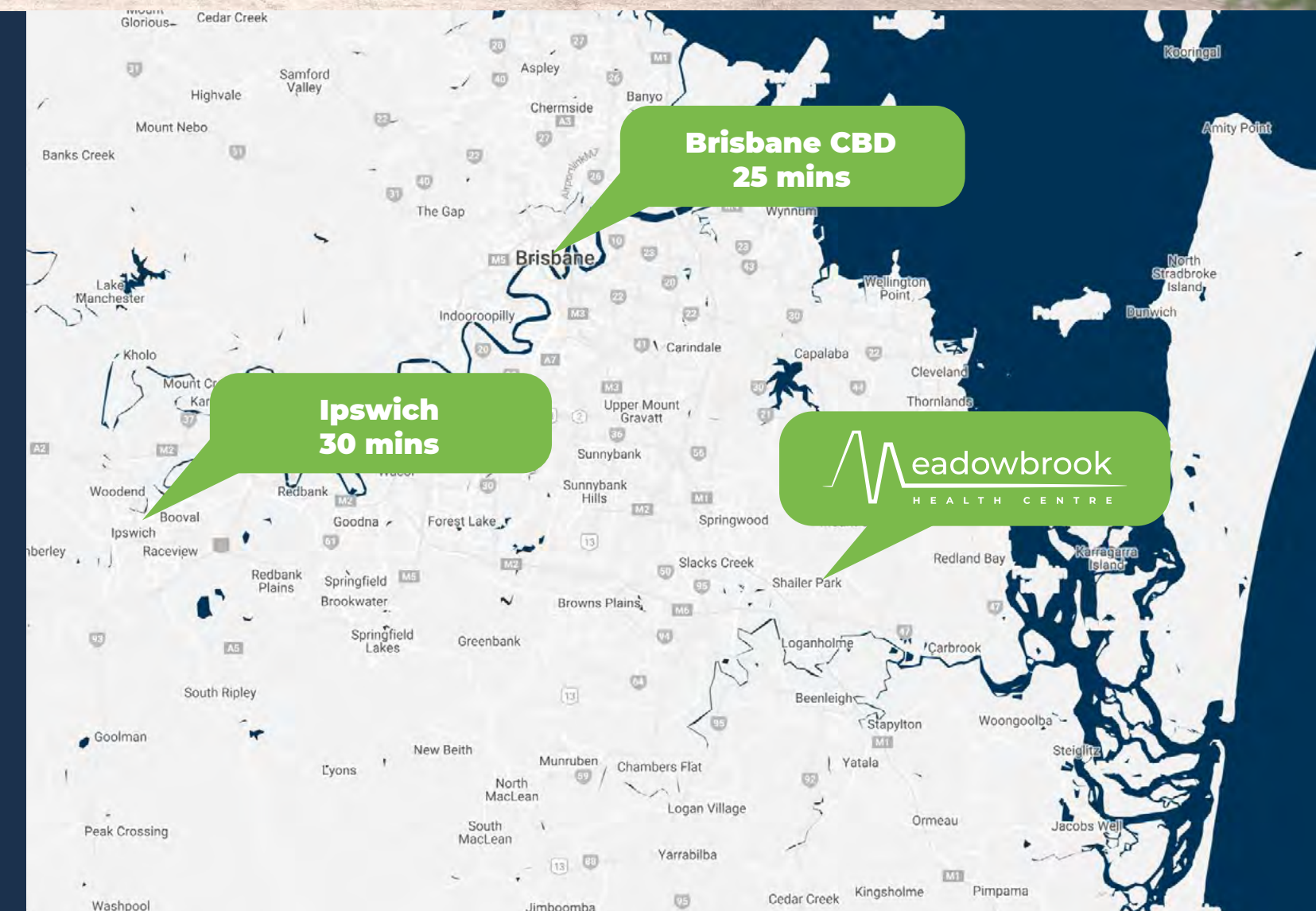
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For further information about the building, including purchasing or leasing space at Meadowbrook Specialist Health Centre, please contact:

James Head - Director, Headway Partners
+61 447 825 661 - james@headwaypartners.com.au