

# SUTHERLAND SHIRE MEDICAL PRECINCT

INFORMATION MEMORANDUM

GROUND FLOOR, 550 PRINCES HWY, KIRRAWEE, NSW



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## LEASING OPPORTUNITY

- Ground Floor Medical Real Estate – South Eastern Sydney Location
- Confirmed Tenants: MEDICAL CLINIC, PATHOLOGY, ALLIED HEALTH, CLINICAL REHABILITATION
- Thriving precinct with approved \$8.5 million dollar hotel development located opposite the premises and new \$355 million adjacent residential development of 749 new dwellings
- Located on a major arterial road – Princes Hwy – a hugely busy Commuter thoroughfare
- Site to capitalize on exposure to the main arterial linking Road between the Sutherland CBD and Miranda
- Medicare Locals - NSW - South Eastern Sydney - Medicare Local General Practice Workforce Statistics indicate total services in the 2012-2013 Year of 2,870,264.
- South Eastern Sydney Locality Data indicates Diagnostic Imaging Services totaling \$75,000,000 processed from July 2015 to June 2016.



# LOCATION



- Sutherland Shire Demographics
- 550 Princes Highway, Kirrawee sits comfortably in one of the highest profile locations on Princes Highway, Kirrawee and offers outstanding exposure to passing traffic.
- This brand new 4 level commercial/retail building offers two street access points being Princes Highway and Bath Road – easy and convenient.
- This Location has enormous passing vehicle traffic and is an easy 500 metre walk to Kirrawee Shopping Centre and is opposite Kirrawee Primary school.



## SITE DETAILS

- 190 - 230m<sup>2</sup> floor area
- DA Approved for mixed Medical
- Huge street exposure
- 59,000 cars passing daily (RMS 2012)
- Onsite parking - Dual street vehicle access (via Princes Highway & Bath Road)





## SERVICE PROVIDERS



*Vitalis Medical* operate a 310m2 Medical clinic with 6 general consulting treatment rooms, 2 specialist rooms, Pathology and Nursing services. There is a dedicated small procedures room. The opening hours are 7 am until 10 pm – Monday to Friday and 8 am to 4.30 pm.

4 General Practitioners practicing by late 2016, with a further 2 GP's confirmed for early 2017, and an overall goal of growing to 8 GP's. The premises are such that there is further room for additional general practitioner or nursing staff as demand requires.



**Dr Conor McCaffrey** graduated from Queen's University Belfast (UK) in 2004 and trained as a GP in Northern Ireland, gaining his Membership of the Royal College of General Practitioners (UK) in 2010.

He moved to Sydney in 2013 and has been working in the Sutherland shire since then. He is passionate about providing quality medical care to individuals and families within the local community. His main interests include Emergency medicine, Dermatology and minor surgery.



**Dr Annette Roberts** graduated from the University of Sydney in 2003. She did her intern and resident placements at Wollongong Hospital and continued on there in the Emergency Dept for 6 years. She branched into General Practice in 2010, and she enjoys every aspect which that entails. Annette grew up here in the Sutherland Shire.

**Dr Chandra Wijaya-Ng** graduated from the University of NSW. He obtained his general practice fellowship of The Royal Australian College of General Practitioner (FRACGP), after three years of general practice training. Prior to that, he worked three years in two busy Sydney Hospitals. His special interest are Paediatrics and Geriatrics.



**Dr Anish Ahmed, MBBS, BSc, FRACGP**

# **aevum** physiotherapy



**Aaron Babb, M.App.Sc**  
Physiotherapy, MAPA  
Physiotherapist at Aevum  
Physiotherapy

Aevum Physiotherapy and allied health have opened a 200m<sup>2</sup> facility comprising Physiotherapy services, Exercise Physiology, Podiatry and Pilates. The clinic has been designed to accommodate a fully equipped rehabilitation studio focusing on workers compensation, workplace strength and conditioning, elderly falls prevention work, cardio-rehab, sports physiotherapy and back care programs.

The practitioners are supported by facilities including a dedicated rehabilitation gym fitted with state of the art equipment, a specialised podiatry room with materials and equipment for minor surgeries, administration assistants to handle communication, and a part time business development manager & marketing assistant.

The practice areas include 6 treatment rooms, Pilates space and rehabilitation gym. Additional physiotherapists are contracted to commence in January and March 2017.



**Michael Pratt, B. Exercise Science**  
AEP ASpS  
Member of ESSA (Exercise &  
Sports Science Australia)  
Exercise Physiologist at Aevum  
Physiotherapy



**Riordan Bell B. Health**  
Science, Master of Podiatric  
Practice  
Sport & General Podiatry at Aevum  
Health

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# WIDER REFFERER NETWORK

## POTENTIAL REFFERERS IN THE IMMEDIATE SURROUNDING SUBURBS

### **Kirrawee**

Kirrawee Family Medical Practice x 7 GP's  
Oak Rd Family Medical Practice x 5 GPS's  
Australian Healthcare Centre  
Dr Findlay  
Chiropractor x 4  
Physiotherapy Practices x 3  
ICB Gait & Posture Clinic - Podiatrist

### **Jannali**

Jannali Physiotherapy & Sports Injury Clinic  
Jannali Chiropractic Centre  
One White Street Family Medical Practice  
Jannali Medical Centre  
Dr Jack NG GP  
The Shire Medical Practice

### **Nursing Homes & Aged Care**

Thomas Holt Villages – Jannali  
Moran Sylvania  
Bupa Aged Care Sutherland  
Palms Aged Care  
Ferndale Nursing Home  
Pacific Heights Nursing Home  
Advantaged Care  
Baptist Care Warena Centre  
Anglicare  
Lark Ellen Nursing Home  
GyMEA Bay Nursing Home

### **Como**

Como Medical Clinic x 7 GP's

### **GyMEA**

GyMEA Allied Health x 3 GP's  
Highway to Health GP  
GyMEA Medical Practice x 9 GP's  
North West Medical Practice x 6 GP's  
Dr Galvin & Dr Tierney  
St. Michael's Family Medical Practice

Dr Dilley – Pediatrician

Shire Chiropractic

### **Sutherland**

Sutherland Physiotherapy and Sports Injury Clinic x 9 Practitioners  
Shire Medical x 2 GP's  
Dr Loxley Surgery GP's x 2  
Sutherland shire Chiropractic/Shire Healthcare  
Errol Alcott Physio & Sports Rehab Clinic  
Greene Chiropractic  
Sutherland Osteopathy  
Sutherland Medical Centre & Skin Cancer Clinic GP's x 8  
Sutherland Family Practice GP's x 3  
Dr Tang  
Dr Keshav  
**Kareela**  
Kareela Village Medical Centre GP x 2  
Dr Hillier Vicky



# SUTHERLAND SHIRE DEMOGRAPHICS

## Medicare Local Population (ABS June 30th Estimated Resident Population)

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010 *	2011 *
433,055	434,663	436,232	437,231	438,705	440,244	445,375	452,484	459,824	464,022	465,594

\* Population change from 2010 to 2011 = 0.34%



<http://aevumhealth.com.au/>

<https://www.facebook.com/aevumphysiotherapy/>

<http://vitalishealthcare.com.au/>

<https://www.facebook.com/VitalisFamilyMedicalPractice/>