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# New \$100m health precinct for north

## RICHARD EVANS

A PROJECTED \$100 million healthcare precinct in northern Adelaide is expected to create 200 new jobs during construction with another 150 ongoing positions on completion.

Northern Health Consortium is seeking tenants for part of the Healthia precinct, a collaboration with the ACH Group adjacent the Lyell McEwin Hospital in Elizabeth Vale, which will create one of the largest health and medical precincts in South Australia.

The 10,000sq m site in the southern corner of Healthia will boast two multi-level, high-spec clinical buildings for public and private ambulatory care services, mental health services, diagnostic imaging, pathology, general practice services, medical consulting rooms and child-care.

A multistorey car park will be built to help ease parking congestion at the hospital

The consortium consists of Adelaide developers Leyton Property and Accord Property and the Sydney based Barwon Investment Partners while the precinct – which will support private, public and not-for-profit healthcare services

– will form part of the Barwon Institutional Healthcare Property Fund.

Construction is scheduled to begin early next year ahead of an anticipated 2021 com-

pletion.

Barwon partner Tom Patrick says a world-class healthcare precinct is on the cards.

“Our healthcare real estate investments are increasingly focused on sites that are co-located with large public hospitals, enabling us to design and deliver integrated facilities that provide strong returns for our investors while improving clinical outcomes for patients and providing the

latest clinical accommodation,” he said.

The Barwon fund has invested nearly \$500 million of capital since 2016 and targets healthcare properties in metropolitan areas and regional centres.

Leyton Property and Accord Property will be responsible for the delivery of the new precinct.

“We’ve already had many inquiries from healthcare operators, including private hospital operators about taking occupancy in the precinct and will soon launch an expressions of interest campaign,” Leyton Property managing-

director Hamish Brown said. “This is going to be a landmark project and is testament to the City of Playford’s vision to create an outstanding medical precinct.”

Frank Weits, ACH chief executive officer, welcomed the new development.

“It will complement ACH Group’s ViTA initiative at Healthia which will combine residential care of up to 120

places, restorative health services, teaching, wellbeing and support services for people over 50 year and younger people with a disability, a community hub and education and training facilities.”



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**MEDICAL PRECINCT:** An artist's impression of the \$100 million Northern Health Consortium project in northern Adelaide.