

GOLD COAST

HEALTH & KNOWLEDGE PRECINCT



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Queensland
Government

The Gold Coast Health and Knowledge Precinct will be a vibrant, world renowned community of ideas, life and innovation.



'Queensland is at the forefront of new ideas and innovation. On the Gold Coast, we are fostering knowledge based industries to deliver the jobs of the future.'

JACKIE TRAD MP
Deputy Premier, Minister for Transport and Minister for Infrastructure and Planning



Already home to Gold Coast University Hospital, Griffith University and Gold Coast Private Hospital, the 200-hectare site presents a unique opportunity to enable an integrated and collaborative location for learning, research, knowledge creation and the commercialisation of newly developed technologies.

The Queensland Government understands the role the Gold Coast Health and Knowledge Precinct (the Precinct) will play in supporting the Advance Queensland initiative.

The Precinct will foster collaboration between businesses, universities and industry to diversify our economy and to take advantage of opportunities in the new knowledge sector.

Queensland is at the forefront of new ideas and innovation and the development of the Precinct will drive business, create jobs and support a diverse economy.

Knowledge-based industry attraction and development is crucial to the city, region and state's long-term economic growth. It will provide a valuable skilled labour force to deliver quality frontline services to support our knowledge economy, now and for future generations.

The Precinct is already demonstrating an emerging collaborative environment for mixed-use health and knowledge activities and benefits from over \$5 billion in local infrastructure including the G:Link light rail and major road upgrades.

The 29-hectare Parklands Priority Development Area (PDA), within the 200-hectare Precinct, is the site for the Gold Coast 2018 Commonwealth Games™ Village.

The Precincts masterplan allows for the transformation of Parklands PDA into a vibrant, mixed use community with residential, commercial, retail and open space facilities.

Existing Infrastructure

The Gold Coast Health and Knowledge Precinct provides a unique business and investment framework for the New Knowledge sector.

Critical, up to date, big city making infrastructure is here, in a co-located health, knowledge and industry precinct. A living, green, active, urban centre set in a vibrant city reputed for its rich cultural and life style offerings, the Precinct makes an attractive lifestyle choice in the globally competitive market for New Knowledge talent.



TRANSPORT INFRASTRUCTURE

More than \$5 billion has been invested in transport including two G:Link light rail stations and major road upgrades, improving access and connection to the Gold Coast and Brisbane.



GREEN SPACE

Seven hectares of new parklands with direct connection to 157 hectares of adjacent sporting fields, reserves, open space and green corridors.



HEALTH & MEDICAL

The Gold Coast University Hospital and Gold Coast Private Hospital provide a co-located pool of 5,250 staff and over 1,000 hospital beds with room for expansion.



RESEARCH & EDUCATION

Adjacent to Parklands PDA, the expanding Griffith University Gold Coast Campus has almost 1,000 researchers and 18,000 students.



VILLAGE LIFE

The Commonwealth Games Athletes Village will provide a legacy of 1,252 new residences and 5,700 m² of convenience retail.

Gold Coast 2018 Commonwealth Games™

The Gold Coast 2018 Commonwealth Games™ brings unprecedented change for the Gold Coast—providing the base and legacy for the Precinct.

Citywide legacy outcomes are transformational with close to \$13 billion invested in public infrastructure. Of all the investment, it is the Commonwealth Games Village located at Parklands PDA, that delivers the greatest built legacy.

Beyond experiences of the 6,500 visiting athletes and officials from the 71 Commonwealth nations and territories, more than \$550 million of development investment sets up the Commonwealth Games Village as the centre piece of the globally significant Health and Knowledge Precinct.



RESIDENTIAL AND RETAIL CENTRE

The \$550 million Commonwealth Games Village delivers 1,252 new residences and 5,700 m² of convenience retail, currently under construction.



GREEN LEGACY

Seven hectares of new parklands built for the games will remain as a significant green legacy for the workers and residents of the Precinct.

Commitment to High Quality Architecture



DEVELOPMENT OPPORTUNITIES

From January 2019, the Precinct offers more than 15 building-ready development sites, with a capacity for approximately 175,000 m² of complementary health and knowledge-based development.

A fine-grained urban form of medium-rise buildings, interspersed with human scaled streets, cross block links and green open spaces provides a place for buildings that can respond to the subtropical climate and relaxed Gold Coast lifestyle. Publicly-oriented, outwardly-focussed buildings provide permeable ground planes and an engaged street address; delivering the critical environment for casual collaboration and serendipitous innovation critical to the ideas density of Knowledge Cities.

URBAN AND ACTIVE

More than 2.2km of high-quality, leafy streets and public spaces frame the vacant health and knowledge development sites.

Walking and cycling tracks connect throughout the parklands and to the greater City of Gold Coast cycle network.



COMMONWEALTH GAMES VILLAGE

The Commonwealth Games Village will provide a home for 6,500 athletes and officials during the Gold Coast 2018 Commonwealth Games™, in high-quality, medium-rise apartments and townhouses built with outstanding sustainability initiatives.

Our buildings will be

SUCCESSFUL

Our buildings leverage design to deliver workplace innovations that foster and enhance the business strategies of generating, disseminating and commercialising knowledge.

SUSTAINABLE

Smart, low energy, small footprint, our buildings meet the highest standards and industry measures for sustainability.

HIGH QUALITY

Employing the latest building technology, and world's best practice construction techniques, our buildings are exemplars of material quality and detailed execution.

INNOVATIVE

Our buildings are distinguished by their clever design and creative approach to site and situation, technology, programme and performance. Innovation, as part of our buildings' mission, is expressed overtly in the architectural response.

SUBTROPICAL

Open, loose, unenclosed, filtered natural light, breezes, gardens, overhanging roofs and shade. Our buildings celebrate our distinctive subtropical climate and the distinctive vernacular of coastal Queensland.

PUBLIC & HUMAN

Designed to foster and encourage the social exchange of knowledge, our buildings are uniquely human in design and public in programme. They outwardly engage the public realm and are generous and considerate in asking people to pause and gather.

Economic Development Queensland

Economic Development Queensland (EDQ) is a specialist land use planning and property development unit within the Queensland State Government.

EDQ engages with state and local government, the development industry and the public to identify, plan, facilitate and deliver property development and infrastructure projects to create prosperous, liveable and connected communities.

EDQ drives a range of development projects including large complex urban sites which facilitate renewal, regional residential projects which respond to

community need, industrial activities which generate on-going employment opportunities and infrastructure projects which activate further development.

EDQ operates under the *Economic Development Act 2012* (ED Act).

In the Precinct, EDQ is the one-stop shop for development within the Parklands PDA.

EDQ is both land owner and development assessment authority for the Parklands PDA. EDQ can negotiate all commercial agreements and grant development approvals within the Parklands PDA.

Priority Development Areas

PDA's such as Parklands are parcels of land within Queensland, identified for specific accelerated development with a focus on economic growth. State government works with local councils to streamline the planning, approval and development processes to get results in PDA's. Development within PDA's is designed in response to the needs of local businesses and community.

The ED Act establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole which has responsibility for EDQ. One of EDQ's key roles is to actively engage and consult with councils on potential new declarations and new development

projects. The decision to declare a PDA is made by the MEDQ after consultation with local government.

Under the ED Act the MEDQ is required to act commercially and has broad powers including:

- declaring and planning for PDA's
- deciding development applications
- carrying out economic development and development for a community purpose both inside and outside PDA's
- coordinating the provision of infrastructure
- constructing roads
- fixing infrastructure charges.

Development Assessment

Development applications for PDA's are assessed by EDQ under the ED Act, not under the Planning Act. EDQ has a 40 business day decision-making period.

The ED Act removes appeals against development assessment decisions and does not require the state agency referral process. The removal of state agency referrals is recognition of the collaboration with state agencies during the plan making process to resolve issues. The lack of an appeals process is to avoid potential delays to development within PDA's, which undermines the objectives of the ED Act to facilitate economic development.

Specifically, under the ED Act there are:

- no code or impact assessments
- no state agency referrals
- no negotiated decisions
- no third party appeal rights, and
- an applicant can only appeal a nominated assessing authority condition.

Masterplan



EDQ DEVELOPMENT SITES

SITE ID	SITE AREA m ²	INDICATIVE GFA m ²
1a	8,300	8,750
1b	8,200	8,650
2a	8,400	12,600
2b	15,300	21,050
2d	4,087	7,550
2e	7,087	7,450
3a	5,220	14,900
3b	5,220	16,950
4	4,365	15,150
5	1,394	2,650
6a	2,590	11,500
6b	2,453	9,575
6e	2,513	9,300
6c	2,259	8,600
6d	2,463	9,575
8a	3,300	11,600
TOTAL	83,151	175,850

QUEENSLAND HEALTH DEVELOPMENT SITES

SITE ID	SITE AREA m ²	GFA m ²
7a	3,300	11,300
7b/d	5,750	38,500
7c	2,250	14,000
8c	3,450	13,800
TOTAL	14,750	77,600

LEGEND

- Residential (under construction)
- Queensland Health sites
- Indicative building footprints in EDQ sites
- EDQ development parcels

Parklands PDA

15 infrastructure-ready development sites

85% within 5 min walk to light rail station

2.2km of landscaped street address

6-10 storey buildings

175,000 m² of development opportunity

FREEHOLD title for development sites

STREAMLINED development assessment process



FOR MORE INFORMATION CONTACT

Economic Development Queensland

Email: Parklands@dilgp.qld.gov.au

Trade and Investment Queensland

Email: tiq.info@tiq.qld.gov.au

Gold Coast Health & Knowledge Precinct Delivery Office

Email: contact@gchkp.com.au

Useful Links

www.gchkp.com.au

www.edq.com.au

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GCHKP Masterplan Built Form	Archipelago
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