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| 1. **GENERAL COMPANY INFORMATION:**
 |
| Describe the nature, size and focus of your current business: |  |
| Location of current business: |  |

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| 1. **GC HEALTH & KNOWLEDGE PRECINCT OCCUPANCY PROPOSAL:**
 |
| Describe the nature/ focus of your intended Gold Coast activity: |  |
| Outline how your business and/or investment will complement the other activities already occurring within the precinct:For example, outline the link and/or add value to current and emerging academic / research / clinical expertise. |  |
| Total number of employees to be accommodated: |  |
| Employee numbers by functional areas i.e.:* Office
* Warehouse
* Research
* Laboratories
* Other (specify)
 |  |
| Are you seeking tenancy or greenfield land development? |  |
| If seeking land purchase and development please complete following (if not move on to tenancy section): |  |

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| * 1. **LAND PURCHASE & DEVELOPMENT:**
 |
| Land/Site size required: |  |
| Parklands PDA Lot preference (if any)? |  |
| Any specific location requirement i.e. Near to particular partner or services: |  |
| Indicative building floorplate size (sqm): |  |
| Indicative gross floor area (sqm): |  |
| Indicative floor space allocation (sqm):* Office
* Warehouse
* Laboratories
* Other
 |  |
| Number of floors within building: |  |
| Development date proposed to commence: |  |
| Occupation / activation of new premises by: |  |
| Architect / Developer of building identified: |  |
| Total project value: |  |

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| * 1. **INTENDED BUILDING TENANCY:**
 |
| Indicative floor area required (sqm): |  |
| Indicative floorplate size required (if relevant) (sqm): |  |
| Location preference in PDA lot areas (if relevant i.e. near to particular partner or services): |  |
| Location preference in building (i.e. lower or higher floors if relevant): |  |
| Date occupancy in building required by: |  |
| Specialised or technical requirements: |  |

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| 1. **LEAD CONTACT DETAILS:**
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| Name |  |
| Address |  |
| Email |  |
| Phone |  |
| Website | https:// |

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| 1. **PRECINCT OCCUPANT ASSESSMENT CRITERIA**
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| **Please complete the following criteria information, as relevant, to be used commercial in confidence to progress your interest in the GCHKP:** |
| **Criteria** | **Description** | **Occupant Response** |
| 1. Leverage of academic / research / clinical expertise in precinct
 | 1. Current linkage/alignment to strategic areas of focus / specialism in sector areas
2. Ability to strengthen precinct partner operations, productivity and commercial opportunities
3. Existing market share and market growth capability
4. Current engagement with global research or ability to assist with focus areas
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| 1. Clear link to identified global niche industry sector target areas
 | 1. Active company within identified sector areas
2. Existing global market share and growth plans
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|  |  |  |
| 1. International connections / capability
 | 1. Providing opportunities for global integration, collaborations and networking
2. Access to emerging markets
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| 1. Export Potential
 | 1. Contribution to export growth
2. Global partnerships / collaborations
3. Global value chain – will fill a critical gap in the supply chain for a priority sector of the economy
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| 1. Knowledge based FTE creation / density
 | 1. Attraction of global expertise and retention opportunity for graduates and developing workplace skills in the city / region
2. Critical mass of FTE within precinct (i.e. company HQ), areas of speciality/expertise
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| 1. Research and Development component
 | 1. R & D program in place
2. Collaborative global research partnerships
3. Program addressing challenges to drive innovative solutions / direct links to focus areas within precinct
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| 1. Co-investment into facilities / infrastructure
 | 1. Funding contribution / commitment of infrastructure / partnership model
2. Funding contribution / commitment of specialised equipment
3. Significant partnership opportunity with precinct and city partners
4. Facilitate access to new technologies
 |  |
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| 1. Capital investment into precinct (density focus / quality design)
 | 1. Capital funding of buildings within precinct – alignment to Plan of Development and maximising both density of Lot and high quality built design activation & form
 |  |
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| 1. Complementary / strategic location within the city and region
 | 1. Assessment of most suitable location within city (i.e. greater alignment to central business district)
2. Will generate significant economic benefit for the GCHKP and delivery of City’s economy and strategic objectives
3. Enhance the region's reputation as a credible location for global business growth and innovation leadership
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| **SUPPORTING INFORMATION** |
| **Guidelines for development and assessment** |
| The following is a guide about the information that will be required from proponents before a development agreement or sale can be established. Parklands Hub falls within the masterplanned Parklands Priority Development Area (PDA). All proposed development at the Parklands Hub will be guided by the Parklands PDA Development Scheme which is a regulatory document that controls land use, infrastructure planning and development in the area.Development applications will be assessed by the EDQ Development Assessment Team. Development will be subject to the state government’s streamlined 40-day development assessment process. Development within the PDA is based on principles of excellence in urban design and architecture, best practice environmentally sustainable design and transit oriented development. All development is required to meet the Urban Development Institute of Australia’s EnviroDevelopment six-leaf accreditation standards based on ecosystems, waste, energy, materials, water and community criteria. More information is available from www.envirodevelopment.com.au Development of Parklands Hub will integrate into the greater GCHKP with projects that will add to the knowledge based focus of the precinct. Given the profile of the site, all proponents must strive to create remarkable places with their own distinctive identity while responding to the established development in the surrounding GCHKP. The key requirements for development in the precinct include:1. Delivery of “Health and Knowledge” commercial developments
2. Creation of spaces that fosters innovation and diversity
3. Excellence in urban design and architecture
4. Innovation in design and delivery
5. Environmentally and ecologically sustainable development
6. Financial capability of proponent
7. Commercial viability of project
8. Optimal returns to the state government
9. Partnership with existing stakeholders

The successful proponent will be responsible for undertaking all aspects of the development including development approvals, finance, construction, sales and marketing of the proposed project.  |

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| **GCHKP PRECINCT PARTNERS – DRAFT DEVELOPMENT PRINCIPLES** |
| A mosaic approach to land uses that drives the integration of activities within the precinct (i.e. university, health, incubator, research, business, co-working spaces and services). Integration of uses across precinct to encourage the activation of spaces, promote collaboration and drive the flow of activity - seamless transition between institutional users and private sector.Active open frontage of buildings encouraging activity – particularly along ground floor of Village Way and Second Street.Land should be developed to the maximum development potential consistent with the intended objectives for the GCHKP i.e. no single story development with low site cover.Staged development across the precinct to allow for businesses to grow within the precinct and establish predominant use areas to protect the operation of ‘targeted’ users.The built environment is “fit for purpose” for targeted end users.The developed buildings offer a “sustainable commercial rental” arrangement to end users.Development arrangements/ partnerships can attract institutional investors e.g. super funds.Integrate activities and create a mixed-use urban heart at the centre of the Precinct, anchored by public transport.Institutional activities will be encouraged at ground floor along key streets (e.g. Village Way) only where they contribute to an active ground plane.Finer grain occupancy at the ground plane should be encouraged where larger developments occupy central sites within the development.Mixed tenancy buildings encouraged along Village Way and Second Street to avoid dead spaces if single tenant leaves.Flexible spaces with shared facilities and close proximity of knowledge based uses to shops / cafes for informal collaboration in knowledge based environment – driven along Village Way and Second Street.Support committed and existing invested uses and activities already established in the Precinct.Architectural outcomes should incorporate sustainable and contemporary design consistent with the aesthetic and quality of other building elements within the broader precinct.Temporary activation encouraged in vacant land blocks to drive informal collaborative and innovation activity and enhance its attractiveness for potential tenants (i.e. shipping container concept).Company “Branding” is encouraged in architectural solutions.The public domain becomes a point of difference for a development of this type. |