

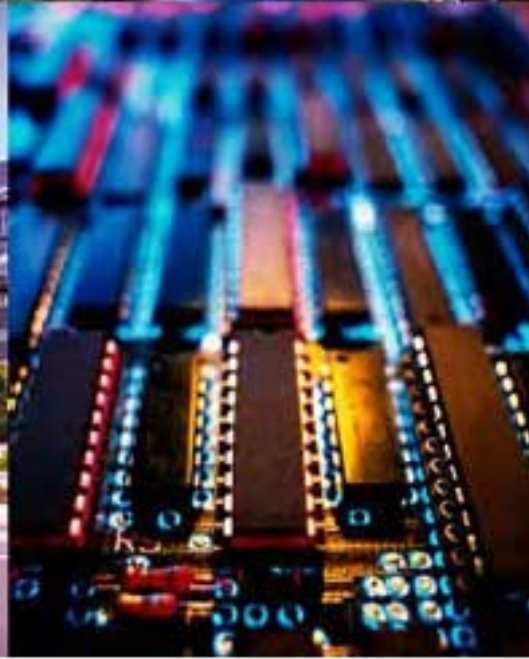
BEYOND THE HORIZON



If you never look beyond the horizon, you'll never see the future.
Innovation takes you to the edge of the horizon. Transformation pushes beyond.

FIND YOUR BEYOND

gchkp.com.au



Inspired by lifestyle, driven by opportunity.

The Gold Coast’s iconic beaches, world heritage-listed rainforests and climate set the scene for a lifestyle unrivalled the world over.

We are one of Australia’s fastest growing cities and one of its top tourism destinations, but the Gold Coast is destined for greater things.

Ours is a city rising to emerging opportunities, pushing the boundaries of its past and reaching for all the future holds.

An integral part of a burgeoning Southeast Queensland, the Gold Coast has stepped onto the global stage with the successful hosting of the Gold Coast 2018 Commonwealth Games.

Our forward-thinking attitude and significant investment attraction programs make the Gold Coast the right place, at the right time, to live, work, study, visit and invest.

This is the Gold Coast. And there’s nowhere else like it.

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Council of the City of Gold Coast disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs you might incur as a result of the information being inaccurate or incomplete in any way and for any reason. Version two, 2017.

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Ministerial Foreword

Queensland is at the forefront of new ideas and innovation. The multi-billion dollar Gold Coast Health and Knowledge Precinct will be a centre for learning, research and knowledge creation, powering commercialisation of newly developed technologies.

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. Knowledge-based industry attraction and development is crucial to our long-term economic growth, offering strong career path options in the fields of technology and science.

It will provide a valuable skilled labour force to deliver quality frontline services to support our knowledge economy, now and for future generations.

Already, the Precinct is demonstrating emerging benefits for the city, region and state, showing that when it comes to health and knowledge innovation, Queensland is open for business.

HON CAMERON DICK,
MINISTER FOR STATE DEVELOPMENT,
MANUFACTURING, INFRASTRUCTURE,
AND PLANNING



Welcome to the Gold Coast

I am honoured to introduce you to the Gold Coast Health and Knowledge Precinct and opportunities the Precinct provides for global investment.

The 200-hectare Health and Knowledge Precinct is rapidly growing and already home to two state-of-the-art medical facilities – Gold Coast University Hospital and Gold Coast Private Hospital – and the world-class Griffith University.

With our city having successfully hosted the Gold Coast 2018 Commonwealth Games™ we are embracing change and dreaming big.

We are taking advantage of this opportunity to excel and drive innovation, research, knowledge creation and entrepreneurship.

The Health and Knowledge Precinct provides a unique opportunity to attract business and investment to create the jobs of the future.

I encourage you to find out more about the Gold Coast Health and Knowledge Precinct and welcome you to be part of this transformational project.

Be part of our future,

Tom Tate

MAYOR TOM TATE
CITY OF GOLD COAST

HEALTH AND KNOWLEDGE PRECINCT GOLD COAST™

Welcome to the Gold Coast Health & Knowledge Precinct

The prime investment opportunity in Australia's fastest growing major city awaits you.

Asia-Pacific's emerging health and innovation hub, the Gold Coast Health & Knowledge Precinct (GCHKP) is a unique global business location for high-tech industry development, research collaboration and jobs of the future.

Supported by \$5 billion in recent infrastructure, the Precinct's development is being overseen by a partnership between City of Gold Coast, Griffith University, Gold Coast Health and the Queensland Government, with a dedicated Project Office to assist investors and support industry collaboration.

The Precinct will:

- Create jobs of the future
- Drive knowledge-based activities
- Grow business through supply chain and relationship opportunities
- Profile leading talent to attract talent
- Create a globally recognised precinct leveraging partner strengths
- Realise legacy outcome from the Commonwealth Games

The GCHKP Project Office will:

- Drive a collaborative investment attraction strategy with incentive program
- Work with targeted occupants to deliver innovative development
- Drive priority opportunity projects that showcase and support cutting-edge research
- Engage industry in translation and delivery of research and commercial outcomes to the market
- Promote the precinct globally
- Provide an innovation ecosystem to support and grow business

AUSTRALIA

Australia’s economy is internationally recognised for its stability and growth during turbulent global economic periods. As the 13th largest economy in the world, Australia is now in its 27th year of uninterrupted annual growth and is leading the way as a viable, stable and robust market.

13th
LARGEST
ECONOMY
IN THE WORLD

3.3%
AVERAGE GDP

Asia's largest pool of funds
under management

World's third largest number of
international students

GOLD COAST

Australia’s emerging global city, the Gold Coast, is coming of age. It is a place of opportunity that will transform into a globally-recognised city over the next decade, while retaining its enviable lifestyle and stunning natural environment.

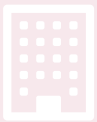
The Gold Coast stretches along 57 kilometres of coastline and is home to over half a million people. Beyond the city’s beautiful beaches are vast, subtropical rainforests with breathtaking scenery.

Welcoming more than 13 million visitors each year, the Gold Coast is Australia’s premier tourist destination, offering a vibrant mix of shopping, accommodation, theme parks, restaurants, entertainment and an abundance of natural attractions.

With a robust economy valued at approximately \$31 billion, and an ambitious strategy that encourages innovation and sustainable growth, the Gold Coast’s is an economy of opportunity that has grown from its basis in tourism and construction to be a diverse, knowledge-based economic environment. The city enjoys a five-year average annual growth rate of 2 per cent and has access to an economic catchment of 3.6 million people.

New infrastructure and innovation in the health, education, ICT and advanced manufacturing sectors is redefining the Gold Coast’s economic profile and creating opportunities in education, research, employment, enterprise and investment.

As host for the Gold Coast 2018 Commonwealth Games™ we are embracing transformative civic projects like never before, with billions of dollars in major infrastructure investment that will change the face of our city.



AUSTRALIA’S

fastest growing major city



\$31 BILLION

gross regional product



567,000

people



1,400km²

land area



THREE

world-class universities



2ND LARGEST

local Governemnet division



13 MILLION

annual visitors



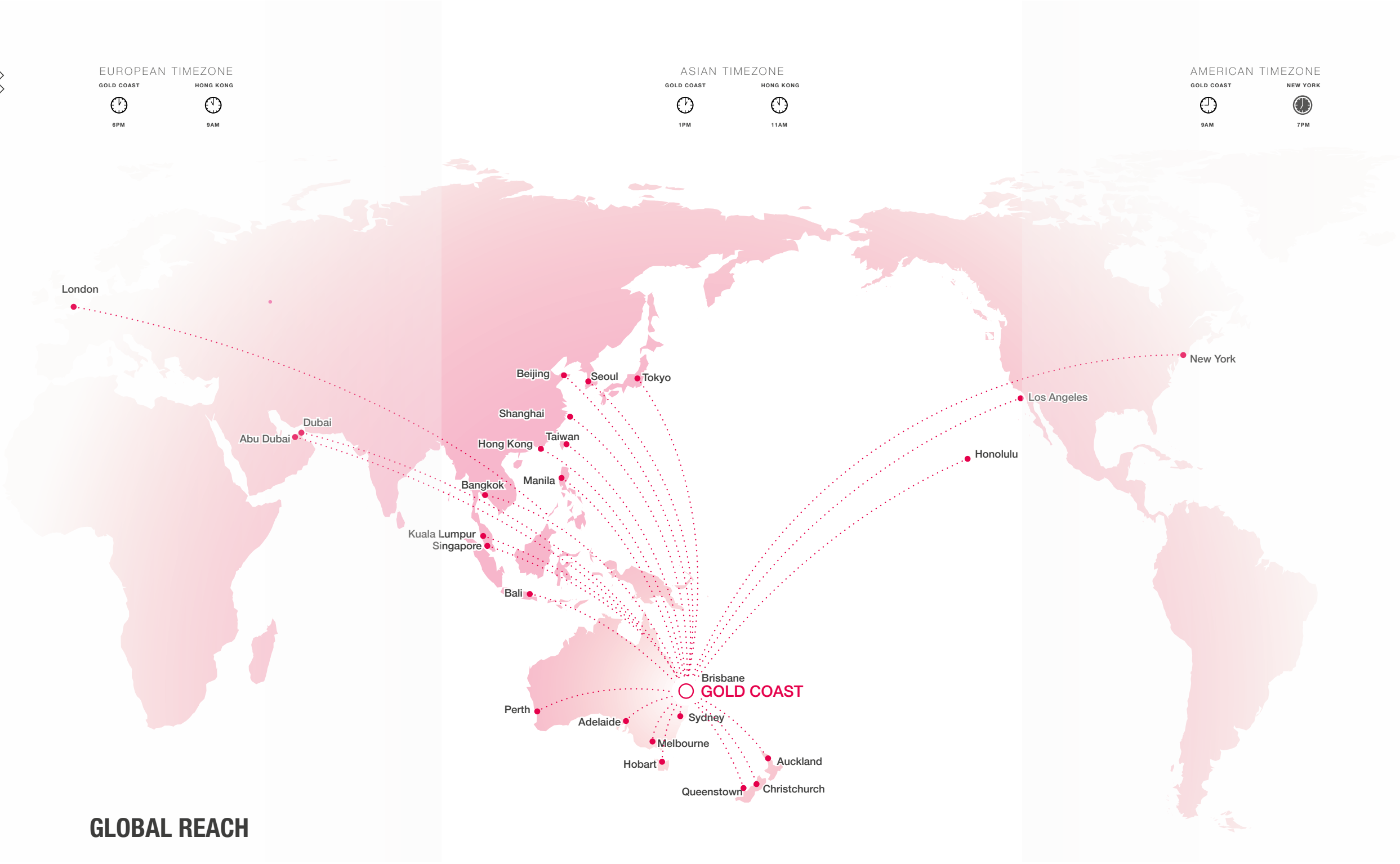
HIGHLY SKILLED

health & education



57km COASTLINE

beautiful beaches



GLOBAL REACH

Strategically located on the edge of the Asia-Pacific rim, with access to two international airports, the Gold Coast is perfectly positioned as a destination for business, investment, study, sport, events, tourism and lifestyle.

The favourable global location provides the ability for 24/7 business activity across time zones with Gold Coast based headquarters.



Statistics

- Queensland population**
5 million
- South East Queensland population**
3.5 million
- Gold Coast economic catchment**
3.7 million people (including Tweed region)
- SEQ area**
22,400sq kilometres
- Average SEQ population growth**
65,000 per annum
- 1 in 7 Australians**
live in SEQ



GOLD COAST HEALTH AND KNOWLEDGE PRECINCT

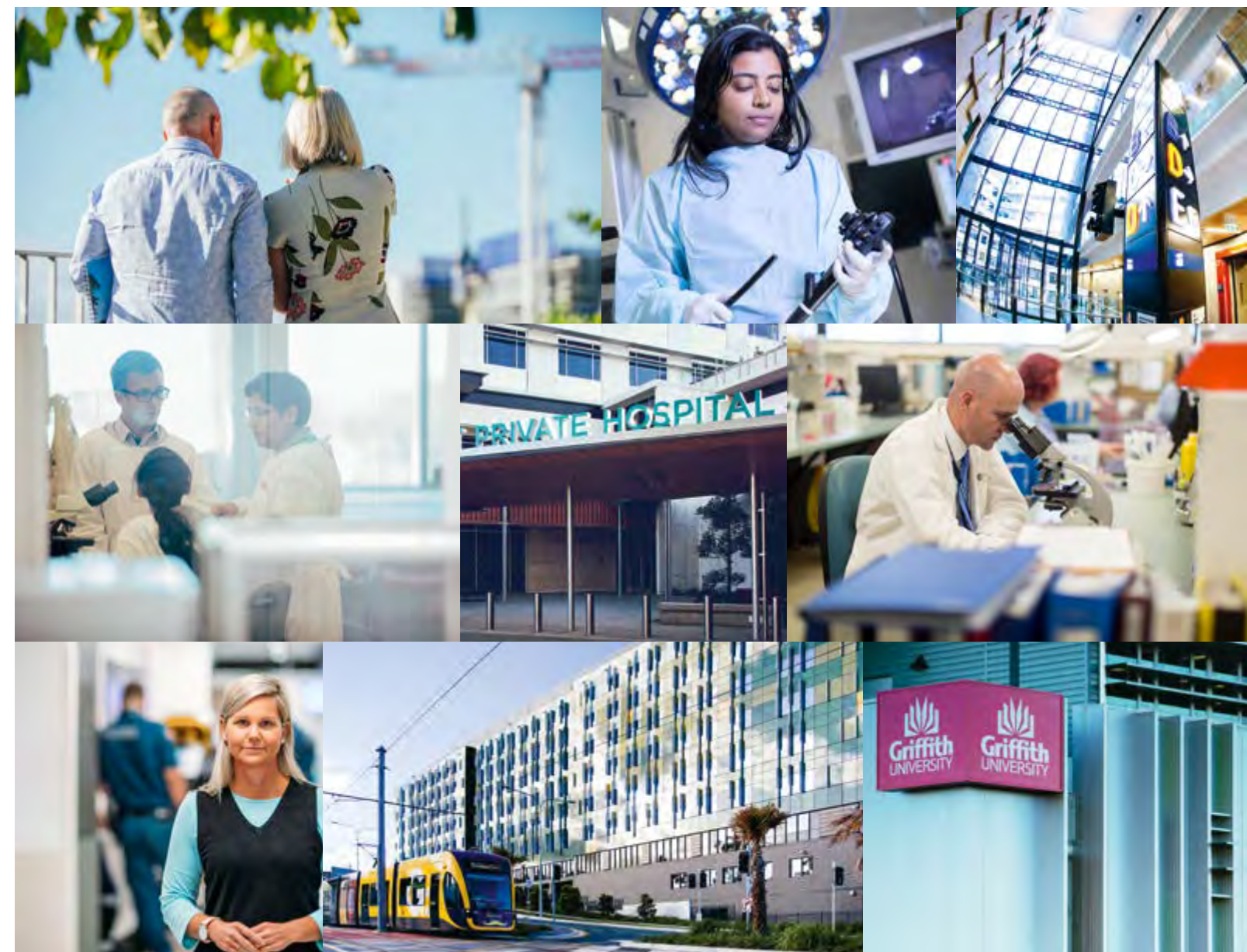
The GCHKP is strategically located within Gold Coast City and South East Queensland and is set to develop as a world renowned community of ideas, life and innovation.

Already home to the world-class Griffith University, the \$1.76 billion Gold Coast University Hospital, Gold Coast Private Hospital, the Parklands Residential and Retail Village and the entertainment precinct of the Southport Sharks, the 200-hectare site capitalises on the opportunity to develop an integrated and collaborative location for learning, research, knowledge creation and the commercialisation of newly-developed technologies.

Southport Sharks

- research and development
- commercial opportunities in health, medicine and technology
- growth and attraction of skilled workers.

The GCHKP represents a smart investment in Australia's fastest growing major city over the last two decades, with a stable, diversifying economy, competitive taxes, skilled workforce and a climate and lifestyle second to none.





Gold Coast Private Hospital

\$230m
INVESTMENT

650
EMPLOYMENT

Gold Coast Central Business District

Surfers Paradise

Gold Coast Airport

ADaPT

\$80m

PROPOSED GRIFFITH UNIVERSITY
ADVANCED DESIGN AND
PROTOTYPING INSTITUTE (ADAPT)

Gold Coast Cultural Precinct

Smith Street Upgrades

\$119m
INVESTMENT

Griffith University

\$500m
INVESTMENT

3660
EMPLOYMENT

\$1.76b
INVESTMENT

4916
EMPLOYMENT

\$550m
INVESTMENT

12,400
PROSPECTIVE EMPLOYMENT
PARKLANDS PDA

Gold Coast University Hospital

Parklands PDA

Light Rail

\$1.6b
STAGE ONE

\$500m
STAGE TWO

INVESTING IN A SUSTAINABLE FUTURE

Knowledge-based industry attraction and incubation is critical to the city, region and state's long-term economic sustainability and will provide a valuable skilled labour pool required to support the development of the city's knowledge economy.

The Precinct is also benefiting from significant infrastructure development.

Investment to date

There is strong commitment to the growth and economic value of the precinct – with investment by partners and all levels of government currently exceeding \$5 billion, including new university buildings, hospitals, road infrastructure, light rail and the latest in telecommunications infrastructure.

\$500 million*	Griffith University <ul style="list-style-type: none">• Menzies Health Institute Qld (\$149m)• Business School (\$35.5m)• Science, Engineering & Architecture Building (\$29m)
\$1.76 billion	Gold Coast University Hospital <ul style="list-style-type: none">• Cancer and Oncology• Mental Health• Pathology and Education Building• Paediatrics
\$230 million	Gold Coast Private Hospital \$50 million expansion 2017
\$1.6 billion	Stage 1 light rail network with opportunities for growth and activation from stations
\$550 million	GC2018 Athletes Village transformed into a vibrant residential and retail community
\$119 million	Smith Street highway upgrades
\$500 million	Stage 2 light rail network to provide connectivity to Brisbane – construction 2016–17



PRECINCT STRENGTHS AND OPPORTUNITIES

Why invest in the GCHKP?

Offering a unique combination of location, land, lifestyle, infrastructure and expertise the GCHKP is an outstanding investment opportunity – a chance to move beyond known horizons.

At the contemporary convergence of health, science and engineering and empowered by digital technology, researchers, clinicians and companies collaborate at the cutting-edge of innovation.

This modern, multi-disciplinary approach positions the Precinct to deliver next-generation medicine and advanced manufacturing, and comprehensive innovation in preventative health care.

The GCHKP is strongly positioned as an Asia-Pacific medical training and research hub and a 21st century collaborative model for economic development and innovation.

Be part of a vibrant, self-contained but connected economic hub with 24-hour activity driving collaboration and entrepreneurship.

Leverage long term commercial and collaborative partnerships with internationally recognised research and specialised services already in the Precinct.

Have immediate access to supporting infrastructure including advanced telecommunications, upgraded roadways and public transport, including the new light rail system – linking the Precinct to the rest of the city and to heavy rail.

The right Precinct occupants will demonstrate the following:

Leverage of precinct expertise and emerging talent

Global niche offering

International capability and connections

Export potential

Knowledge-based FTE creation

Research and development component

Co-investment into facilities and infrastructure

Capital investment into precinct

Strategic and complementary regional location

INVESTMENT ATTRACTION

City of Gold Coast

The GCHKP Project Office provides assistance to access the City of Gold Coast Investment Attraction program for eligible businesses locating within the Precinct.

Program inclusions

Depending on your firm’s scale, focus and objectives, you may be entitled to the following:

- financial incentive assistance
- hosting and itinerary development
- tailored business case
- site selection and facilitation
- introductions
- government facilitation
- workforce development
- research collaborations
- ongoing support

Eligibility

A business may be eligible if:

- the applicant has a proven track record in business and the demonstrated capability to carry out the activity proposed,
- the applicant has been operating profitably for at least the past two years (unless classified a scale-up company for the purposes of this program),
- the applicant provides significant net economic benefits to the GCHKP and the city that will result in the creation of sustainable jobs for the city’s workforce,
- the applicant has, or can obtain, an Australian Business Number (ABN),
- the proposed activity is commercially viable in the absence of any financial assistance that may be provided,
- the proposed activity does not cause significant detriment to, and/or be a substitute for, existing businesses located in GCHKP,
- the proposed activity has not been committed to or commenced on the Gold Coast prior to funding approval from the GCHKP Project Office,

- the proposed activity is contestable with other cities, states or countries (unless approached directly by the GCHKP Project Office), and
- the proposed activity does not compromise national and international obligations for Queensland and Australia.

A business may not be eligible if:

- it is a start-up company or has been operating for less than two years (unless deemed a scale-up company),
- its primary focus is outside of the identified GCHKP priority sectors.
- It is deemed the company is relying on the provided assistance to merely survive or in other words, it is not commercially viable in the absence of assistance,
- it is a company already operating on the Gold Coast and is looking to expand or re-locate within the GCHKP.

Queensland Government

A range of support and assistance is available through the Queensland Government. Further information can be provided in relation to areas including:

- Land costs and staged development models** – via Economic Development Queensland edq.gov.au
- Payroll tax and Workforce Development** – business.qld.gov.au
- Advance Queensland Industry Attraction Fund**
The Advanced Queensland Industry Attraction Fund seeks to bring innovative contestable projects to Queensland and help them grow in order to drive job creation, regional growth, increased innovation and technology and supply chain development.

To find out more visit:
dsdmip.qld.gov.au/industrydevelopment

- Trade and Invest Queensland** – is the Queensland Government’s dedicated global business agency with a charter to help potential investors take advantage of the opportunities relating to the GCHKP. Their specialist investment team provides a range of business and investment services including migration assistance to international investors – tiq.qld.gov.au

AUSTRALIA'S LOWEST PAYROLL TAX

STATE	ANNUAL THRESHOLD	TAX RATE
Queensland	\$1,100,000	4.75%
Victoria	\$650,000	4.85%
South Australia	\$600,000	4.95%
New South Wales	\$850,000	5.45%
Northern Territory	\$1,500,000	5.50%
Western Australia	\$850,000	5.50%
Tasmania	\$1,250,000	6.10%
Australian Capital Territory	\$2,000,000	6.85%

Tax rates may be variable. Please seek professional advice.

Federal Government

A range of support and assistance is available through the Australian Federal Government. Further information can be provided in relation to areas including:

- **R&D Tax Incentive** – business.gov.au
- **Entrepreneur’s Program (EP)** – business.gov.au
- **Austrade** – is responsible for the promotion, attraction and facilitation of productive foreign direct investment (FDI) into Australia. Working in partnership with Australian State & Territory governments, Austrade provides investors with the information needed to establish or expand a business in Australia – austrade.gov.au
- **Significant and Premium Investors Visa** – If you want to establish a new or develop an existing business in Australia, the Business Innovation stream of the Business Innovation and Investment visa (subclass 188) might be a visa option for you. You must submit an Expression of Interest (EOI) through SkillSelect and be nominated by a state or territory government or Austrade on behalf of the Australian government before being invited to apply for this visa. To find out more email: investorvisas@austrade.gov.au

Federal R & D Tax Incentive

43.5%
CASH REFUND
COMPANIES TURNOVER LESS THAN \$20 MILLION

43.5%
TAX OFFSET
COMPANIES TURNOVER MORE THAN \$20 MILLION



Parklands Development

The 29 hectare Parklands Priority Development Area (PDA) sits within the broader 200-hectare GCHKP and is the site for new greenfield development, governed by a land-use planning framework.

What was home to the Gold Coast 2018 Commonwealth Games Athletes Village, the prime site is now being transformed into an exciting mixed used community, with 1252 residences, almost 6,000 square metres of retail and dining spaces, 7 hectares of recreational parkland and 9.5 hectares set aside for health and knowledge investment.

From January 2019, the Parklands Development offers more than 15 building-ready development sites, with a capacity for approximately 175,000 square metres of 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.

Economic Development Queensland (EDQ)

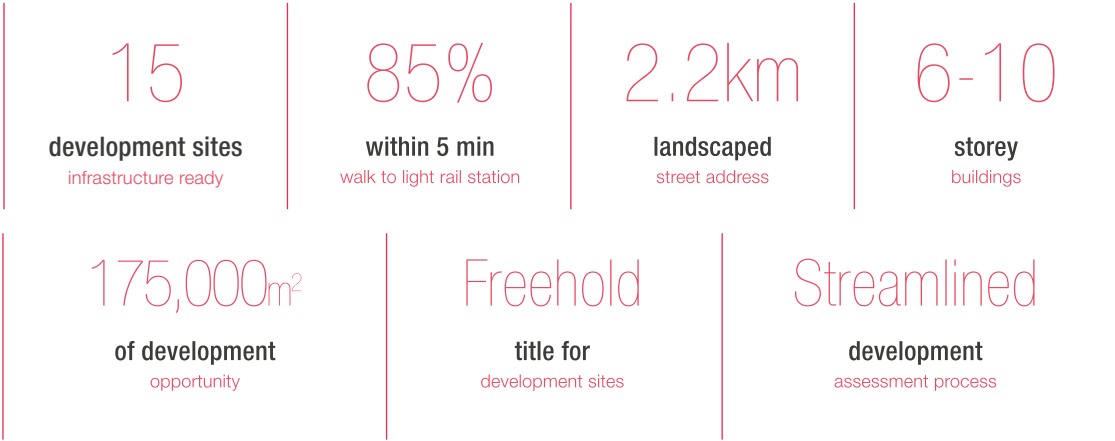
Economic Development Queensland (EDQ) is responsible for the master planning and facilitation of development on the PDA site on behalf of the Queensland Government, working in partnership with the GCHKP project office to attract investment.

EDQ is a specialist land use planning and property development unit within the Department of State Development, Manufacturing, Infrastructure and Planning. 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.gov.au

GOLD COAST HEALTH & KNOWLEDGE PRECINCT MAP





Economic Development Queensland (EDQ) is responsible for the master-planning and facilitation of development of this site.

The Precinct is open for business and mixed-use health and knowledge development is already establishing. New land development will be available to start in early 2019.

Parklands site development parcels

Site ID	Site Area m ²	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
6c	2,513	9,300
6d	2,259	8,600
6e	2,463	9,575
8a	3,300	11,600
Total	83,151	175,850

Queensland Health development parcels

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
- Queensland Health
- Greenfield Land
- Under Contract Negotiations
- Co-working and innovation space

LOCATION, LIFESTYLE, INFRASTRUCTURE, ECONOMY & SKILLS

Location

- Strategically located four kilometres from the Gold Coast CBD and nine kilometres from Surfers Paradise, with the Gold Coast an ideal Asia Pacific gateway
- Easy road access to the M1 (via Smith Street), is serviced by two light rail stations (linking to Southport, Surfers Paradise and Broadbeach and to the heavy rail at Helensvale)
- A one hour drive to Brisbane International Airport and 30 minutes to Coolangatta International Airport, which offers extensive domestic connections and international access to the Asia-Pacific

Lifestyle

- 57kilometres of beautiful beaches
- More canals than Venice (260km of navigable waterways)
- 2000 parks covering 21,000 hectares
- World heritage-listed sub-tropical rainforest - one of Australia's most bio-diverse cities
- Unique culture, festivals and new Gold Coast Cultural Precinct
- Exciting food and dining
- Multi-cultural population
- Active and healthy wellness lifestyle
- Relative commercial and residential affordability
- Global sporting events

Infrastructure

- \$1.76 billion Gold Coast University Hospital, completed in 2013 – voted in Top 10 hospital projects in the world at time of completion
- \$500 million at Griffith University Gold Coast over last decade – one of the fastest growing university campuses in Australia
- \$232 million Gold Coast Private Hospital, opened 2016 with \$50 million expansion completed 2018
- Stage 2 Light Rail (\$500 million)
- Major road upgrades (\$119 million)
- New boutique Mantra at Sharks hotel (\$25 million)

Economy & Skills

- Highly skilled workforce with significant growth in health and education sectors
- Three universities, TAFE and excellent schools and colleges
- Almost 20,000 Griffith University students within the precinct
- Significant growth in research higher-degree students (+30% 2012-15)
- Almost 10,000 people already employed within the Precinct
- History of entrepreneurship and active start-up community
- Business friendly and competitive taxes (Australia's lowest payroll tax rate)



PRECINCT PARTNERS

Griffith University

Griffith University is a comprehensive research-intensive university of influence in the Asia-Pacific, ranked in the top 2% of universities globally, and 35 in the world for universities under 50.

Griffith was created to be a different kind of university—challenging conventions, responding to trends and pioneering solutions. Its future-focused degrees are developed in consultation with industry, based on cutting-edge research, and taught by Australia’s most awarded teachers.

With 50,000 students across five campuses in Southeast Queensland, Griffith’s Gold Coast campus is its largest and most modern, catering to almost 20,000 students. It is one of Australia’s fastest growing university campuses - almost \$500 million in facilities have been developed since 2005.

With over 1,700 experts conducting research across all major academic disciplines, the 2015 Excellence in Research for Australia results highlight Griffith’s performance at world standard or above across more than 50 different disciplines. Griffith researchers are well connected and collaborative, with over 5,000 national partners and over 200 international research agreements.

Griffith is widely acknowledged for its strengths in health and boasts the \$150m state-of-the-art Griffith Health Centre, home to the Menzies Health Institute

Queensland (which includes almost 750 researchers and research students), as well as the world-leading Institute for Glycomics, with 200 researchers and more than 100 million in research funding since opening, and which currently has a promising Malaria vaccine in human clinical trials.

Higher-degree research students are rapidly growing – up 30% from 2012-15, while Gold Coast science students have jumped 25% and health students are up more than 10% over the same period.

Griffith University engages collaboratively with business, industry, government and community organisations through a commercial arm known as Griffith Enterprise.

griffith.edu.au





Gold Coast University Hospital

Gold Coast Hospital and Health Service (Gold Coast Health) is becoming a world-class provider of public healthcare services through innovation and patient-centred care.

Gold Coast Health is one of the fastest growing health services in Australia, delivering a broad range of secondary and tertiary health services throughout the region from 13 community facilities, two major allied health precincts and three hospitals, including Gold Coast University Hospital (GCUH), located within the GCHKP.

The hospital has a strong paediatric service, including specialist paediatric emergency care.

Building research capacity is fundamental to delivering world-class, evidence-informed care. Over the past four years, Gold Coast Health has seen a significant increase in the number of clinical research studies, and a rapid expansion in research collaborations with academia and industry. Research is conducted across a wide variety of clinical and non-clinical areas, translating directly into improved patient care on both a local and global scale.

IN 2016/17 GOLD COAST HEALTH
HAD AN ANNUAL BUDGET OF \$1.39
BILLION AND EMPLOYED 9522 STAFF



GCUH opened in 2013 and the \$1.76 billion facility is recognised among the top 10 hospital facilities in the world. It comprises 750 beds across seven buildings, covering 170,000 square metres. GCUH provides modern, world-class tertiary hospital care, with over 70 percent private rooms.

High-level services include surgery, trauma, general and specialist medicine, maternity and intensive neonatal care, aged and dementia care, emergency medicine, intensive care, cardiology, mental health, outpatients, environmental health and public health services and more.

In 2017/18 Gold Coast Health had an annual budget of \$1.39 billion and employed 9522 staff, 70 percent of whom were employed in clinical roles.

GCUH has extensive expertise in emergency and trauma management and operates the busiest emergency department in Queensland.

Working closely with partners in the primary care setting and other city leaders, Gold Coast Health is ensuring that people are living their best life by supporting health awareness, disease management, community-based services and quality tertiary services.

Gold Coast Health is rapidly expanding in a growth area. Its focus is on delivering international class outcomes across all phases of care. It prides itself on being the largest employer in the region and has an ambition to partner with industry and education providers to further develop its relevance in improved population health outcomes and the global health industry.

goldcoast.health.qld.gov.au

PRECINCT OCCUPANTS

Gold Coast Private Hospital

Gold Coast Private Hospital is a new, world-class facility offering a 24-hour Emergency Care Centre, Intensive Care Unit, Day Oncology Unit, Special Care Nursery and Rehabilitation Centre.

Opened in March 2016 and operated by Healthscope, stage two of the hospital development has already been fast tracked due to strong demand from patients and doctors. The \$50 million expansion completed in 2018 increases the hospital's capacity to 340 beds and 23 operating theatres.

One of the most modern private hospitals in Australia, it provides medical specialities including cardiology, oncology, urology, orthopaedics, gynaecology, renal, paediatrics and maternity.

Gold Coast Private's comprehensive range of surgical and medical services are backed by the latest in equipment, including robotic technology, as well as two Cardiac Catheterisation Laboratories and a state-of-the-art hybrid theatre.

It is the only private hospital in Queensland to provide acute medical care in the home, and the facility is supported by onsite imaging, pathology and pharmacy.

goldcoastprivate.com.au



Southport Sharks

Southport Sharks is a premier entertainment, dining and sporting precinct and one of the largest clubs in Queensland, with 50,000 members, 250 staff and hosting one million visitors annually.

The facility offers a multi-purpose events centre, two restaurants, a café, five bars, a kids club, gaming room and regular entertainment.

Featuring high performance training facilities including a 2000sqm Health and Fitness Centre for Strength and Conditioning, Cardio and Cross Training, Southport Sharks is an ideal location for sports tourism.

Southport Sharks has joined forces with one of Australia's leading hotel operators, the Mantra Group, to launch a new boutique hotel, Mantra at Sharks.

The \$25 million, 120 room facility is the GCHKP's first hotel accommodation and is well positioned as a premier corporate, meetings and leisure hotel, supporting the Precinct's strong offering as an Asia Pacific medical training and conference hub.

southportsharks.com.au





Images: John Gollings



Parklands Development – Residential & Retail

The Gold Coast 2018 Commonwealth Games Athletes Village was delivered by Grocon, one of the largest privately-owned development, construction and investment management companies in Australia. It played host to 6,600 athletes and officials for the Games, and has been widely regarded as one of the most successful athletes villages.

Due for completion in early 2019, the transformed \$550 million master-planned development features 1252 dwellings in 18 buildings, offering a mix of apartments and townhouses, a 5700 square metre retail precinct and green landscaped spaces, surrounded by 7 hectares of parkland. The vibrant community, the first built-to-rent village in Australia, will be home to approximately 2,500 residents.

The Parklands residential and retail precinct is centred around a new village heart, whose hero is the “disc”, a sculptural element which recalls the rock formations and waterfalls of Natural Bridge at Springbrook National Park, in the Gold Coast hinterland.

Wrapping around the village heart is the “arbour”, a twisting, golden double helix which continues

conceptually throughout the entire Parklands site. It is the DNA strand which ties the whole precinct together.

Residents will have access to a community centre and rooftop terrace, as well as BBQs, a pool, gym and fitness areas and a running track.

With a full-service Woolworths supermarket at its centre, the retail space will include main street frontages and outdoor alfresco dining spaces in a lively urban setting.

The retail precinct will include a 200 space car-park and convenience, health and lifestyle goods and services as well as an exciting mix of restaurants and cafes.

Strategically located on prime real estate, three kilometres from the Gold Coast CBD and five kilometres from Surfers Paradise, the redevelopment of Parklands is one of the most significant urban renewal projects ever undertaken on the Gold Coast.

INVESTMENT OPPORTUNITIES

Pathways into the Precinct

- Anchor tenants
- Building tenants
- Developer partnerships
- Owner-operator investors
- Precinct partner colocation
- ADaPT (Advanced Design & Prototyping Technologies)
- Specialised Clinical Trials
- Asia Pacific Health & Medical training hub
- Research and commercial partnerships
- Supply chain opportunities

Precinct Occupant Opportunities

- Greenfield – freehold sites for purchase and development
 - flexible lots ranging from 7,550GFA to 21,050GFA , no height restrictions
 - full infrastructure in place including roads
 - access to wifi and fast broadband connectivity (864 core carrier grade network)
- Tenancy – new developments post 2019
 - flexible floor plates up to 1250sqm, office and laboratory configurations
 - repurposed buildings for early occupancy in startup/ incubator/co-working capacity
 - access to wifi and fast broadband connectivity

INDUSTRY SECTORS

HEALTH

Biotechnology

Institute for Glycomics
Griffith Research Institute for Drug Discovery

Medical technologies

Medical Imaging
Medical devices
Wearable technologies
3D bio-printing and biomedical implants

Preventative Health

Genetic basis of disease
Personalised medicine
Child development
Population health and ageing
Chronic disease
Nutrition
Sports Performance and Testing
Integrated Health Care

E-Health

Health economics
Integrated health technologies and digital solutions

KNOWLEDGE

Advanced Design

3D Digital Design
Functional Models & Digital Twins

Additive Manufacturing

Prototyping technologies
New product development

Micro and nano technologies

Micro-fluidics
Nano and micro electronics
3D Conduction Soft Systems

Next generation materials

High-tech engineering

Environmental solutions

Smart technology
Sustainable cities

Information technology

Big Data and Analytics
Informatics

Artificial/Augmented Intelligence
Robotics

Supporting facilities

Clinical Trials
Medical Conference & Training hub
Co-working, incubator and innovation spaces
Professional services

Child care services
Aged care services
Allied health services
Retail & Hospitality

HEALTH

Biotechnology – tackling diseases of global impact at the new frontiers of biomedical research with vaccines in human clinical trials.

- Vaccine Development
- Drug Discovery
- Biomedical R&D
- **Institute for Glycomics** - From a vaccine for malaria to the deadly Strep A bacteria and the world's largest critical mass in cancer glycomics, the Institute of Glycomics is the only facility of its kind in Australia and one of only six in the world
- **Griffith Research Institute for Drug Discovery**
- **Biobank**

Medical Technologies – developing next-generation medical devices and implants customised to patients via 3D tissue printing, utilising complex medical imaging

- Medical Devices – orthopaedic, dental, cardiac
- Wearable Technologies
- Neurovascular surgery guides
- New materials

- **Advanced Design and Prototyping (ADaPT)**
 - Griffith University's new \$80 million facility will support cutting-edge medical and industrial applications in additive manufacturing
- **Queensland Micro & Nanotechnology Facility**
 - micro and nano-fluidics
 - lab-on-chip, organ-on-chip

Preventative & Integrated Health - Leading the way in preventative and integrated health, researchers at Griffith University's Menzies Health Institute Queensland, together with their clinical colleagues at Gold Coast Health, are at the forefront of helping people live and age well – investigating the genetic basis of disease, supporting healthy childhood development, tackling chronic conditions, personalising medicine and researching and implementing ground-breaking allied health innovations.

- **Menzies Health Institute Queensland** - Australia's leading allied health research facility including National Centre for Neuroimmunology and Emerging Diseases.
- **Clinical Trials Facility**
- **Children's Research and Developmental Care Centre (proposed)**

Leading-edge micro and nano science, together with 3D bio-printing technology support the development of ground breaking new biomedical devices and tissue-engineered implants.



KNOWLEDGE

Advanced Design, Manufacturing & Prototyping (ADaPT)

New design, new materials and big data converge at the cutting edge of innovation to engineer next tissue engineering/regenerative medicine generation biomedical and industrial applications. Combining micro and nano science with high-tech medical imaging, and utilising the latest in 3D printing technology, the GCHKP leads in advanced design and manufacturing.

Additive Manufacturing

- 3D prototyping and printing for medical and industrial applications
- 3D metal printing - including titanium capabilities
- 3D bio-printing
- Functional models and digital twins

Micro and nano technologies and next generation materials

- Micro-fluidics
- Lab on chip, organ on chip
- Nano and micro electronics
- Bioelectronics, Biosensors, Biomedical devices, BioMEMS/NEMS and applications

High tech engineering

- tissue engineering/regenerative medicine
- orthopaedic and neurology surgery models
- dental devices
- cardiac devices
- wearable technologies
- mechatronics

Environmental solutions

- Sustainable cities
- Smart technologies

ICT

- Big data and analytics
- Informatics/Health Informatics
- Artificial/Augmented Intelligence
- Robotics

The latest in medical imaging technology combines with big data and analytics to enable bio-mechanical engineers to personalise training, prevent injury, design rehabilitation and model orthopaedic surgery.



Asia Pacific Health and Medical Conference, Training, Innovation and Research Hub

From specialised medical simulation training, to co-working and incubation spaces, clinical trial facilities and a broad range of event facilities, the Precinct is developing as an Asia-Pacific medical training, innovation and conference hub.

Research and testing facilities in the GCHKP span the full spectrum across clinical and biomedical laboratories, industrial and engineering labs, access to specialised micro and nano-technology clean room facilities, and advanced 3D printing and design laboratories.

With significant capabilities for Clinical Trials and bio-medical research, including leading-edge equipment, the Precinct's collaborative, multi-disciplinary approach combines disciplines and technologies to engineer advanced medical and industrial solutions.

The precinct is strongly positioned as an Asia-Pacific medical training hub and a 21st century collaborative model for economic development and innovation.

- Gold Coast University Hospital – advanced tertiary training hospital, specialised medical simulation training, lecture and meeting facilities
- Griffith University – 600 seat auditorium, large range of lecture theatres and meeting rooms, extensive clinical training facilities for medicine, nursing, dentistry and allied health, Red Zone visitor centre, multiple laboratories for medical, biomedical, engineering, industrial design and scientific research
- Advanced Design and Prototyping showcase - ADaPT 1.0 – 3D printing laboratories including a new \$1.2 million metal printer with titanium capabilities (medical grade)
- World's largest commercial glycan array (Institute for Glycomics)
- Griffith University Clinical Trials unit – core research facility for trials from Phase 1 to 4 (Menzies Health Institute Queensland)
- Solid State Physics Laboratory and National Hydrogen Materials Reference Facility, Raman Spectroscopy Laboratory, Synthetic Laboratory, AFM Laboratory (Queensland Micro and Nanotechnology Centre)
- Dedicated Co-working and Innovation facility for technology start-ups, company landing space, incubation, networking, training and events - open early 2019
- Specialised robotics surgery (Gold Coast Private Hospital)
- Event and meetings facilities and new boutique hotel (Southport Sharks)



TESTIMONIALS



“Griffith is excited to be part of the rapidly growing world-class health and knowledge precinct. You don’t get many opportunities like this in a lifetime. We have a truly wonderful opportunity to lead high-technology industries for Australia and the world. We think it’s a perfect storm of innovation.”

Professor Ned Pankhurst
Senior Deputy Vice Chancellor and Senior Vice President
Griffith University



“The Gold Coast University Hospital provides world-class medical services with talented clinicians working in partnerships with universities, business and industry. It’s that synergy between health professionals, academics and industrial researchers that’s going to create world-class healthcare for us.”

Ron Calvert
Chief Executive
Gold Coast Hospital and Health Service



"The Gold Coast is now establishing itself as a biomedical research hub and all of the translational facilities are already in place. Within the next 10 years I have no doubt that the Gold Coast Heath and Knowledge Precinct will be seen as a world-leading research precinct."

Professor Mark von Itzstein
Director
Institute for Glycomics, Griffith University



HEALTH AND KNOWLEDGE PRECINCT
GOLDCOAST™

JOIN US

We invite you to join us.

The Gold Coast Health and Knowledge Precinct is an exciting strategic opportunity for which we seek the right commercial, industry and research partners. When all parties share similar interests, we can all leverage from each other's expertise for mutual gain.

Contact us to find out how we can help you be a part of this exciting global opportunity:

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