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

The Gold Coast Health & Knowledge Precinct will foster collaboration between businesses, universities and industry, to diversify our economy and to take advantage of future challenges and opportunities in the new knowledge sector.

Queensland is at the forefront of new ideas and innovation and the development of The Gold Coast Health & Knowledge Precinct will drive business, create jobs and support a diverse economy by stimulating economic growth and innovation, and delivering new infrastructure and investment.

The Gold Coast Health & Knowledge Precinct is an integrated and collaborative location for learning, research, knowledge creation and investment, and the commercialisation of newly developed technology.

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

The state recognises how knowledge based industry attraction and development is critical to build a prosperous, liveable, sustainable and resilient Queensland and how this industry will provide a valuable skilled labour force required to deliver quality frontline services to support our knowledge economy, now and for future generations.

The Gold Coast University Hospital and Gold Coast Private Hospital, adjacent to the expanding Griffith University campus, presents a unique opportunity to enable and encourage research and development, future health and medical linked technology commercialisation and the attraction of skilled workers in a globally competitive new knowledge market.

The Gold Coast Health & Knowledge Precinct is already demonstrating an emerging collaborative environment for mixed-use health and knowledge activities, and benefits from over $5 billion in local infrastructure development including the G:link light rail and major road upgrades.

The 29-hectare Parklands Priority Development Area (PDA), within the 200-hectare Gold Coast Health & Knowledge Precinct, has been selected as the site for the Gold Coast 2018 Commonwealth Games™ Village.

This master plan will allow for the redevelopment of the site, to provide future legacy benefits from the Commonwealth Games Village; world-class infrastructure, and the development of a vibrant, mixed use community incorporating residential, recreational facilities, commercial and open space within the growing Gold Coast Health & Knowledge Precinct.

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

JACKIE TRAD MP
Deputy Premier
Minister for Infrastructure, Local Government and Planning and Minister for Trade and Investment

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

Already home to Gold Coast University Hospital, Griffith University and Gold Coast Private Hospital, 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.
The Gold Coast Health & 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.

**INFRASTRUCTURE**
More than $5 billion in infrastructure development is already benefitting the precinct including the G:link light rail stage 1 and 2, the Gold Coast University Hospital, the Gold Coast Private Hospital, Griffith University and the Parklands site.

**JOBS**
9,200 jobs already exist within The Gold Coast Health & Knowledge Precinct with potential for an additional 11,000 jobs once fully developed.

**SUSTAINABLE**
With direct access to the City of Gold Coast’s network of cycle ways and two light rail stations, the Parklands PDA is a walkable community, built to the highest liveable housing design standard and achieves UDIA 5 leaf EnviroDevelopment certification for outstanding sustainability initiatives.

**RESEARCH**
Griffith University Gold Coast Campus has more than 1500 researchers and 16,500 students.

**ACTIVE**
The Commonwealth Games Village will provide as a legacy 5,700m² of mixed use retail, with capacity for another 6,300m² giving amenity, energy and employment for a lively urban centre.

**RESEARCH**
The Gold Coast University Hospital and Gold Coast Private Hospital provide a co-located pool of 5,250 staff.

**GREEN SPACE**
7ha of new parklands with direct connection to another 157ha of adjacent sporting fields, reserves, open space and green corridors.

**HOME FOR**
2,500

**NEW**
A living, green, active, urban centre set in a vibrant city reputed for its rich cultural and lifestyle offerings, the Gold Coast Health & Knowledge Precinct makes an attractive lifestyle choice in the globally competitive market for New Knowledge talent.

**HEALTH**
The Gold Coast University Hospital and Gold Coast Private Hospital provide a co-located pool of 5,250 staff.

**HEALTH STAFF**
5,250

**ECONOMIC CATCHMENT**
$160BN

**CONNECTIVITY**
Connections between Brisbane and the Gold Coast provides access to a combined economy of more than $160 billion. 45 minutes to Brisbane CBD via rail, 10 minutes to Gold Coast CBD via G:link light rail.

**45% PARKS & WATERWAYS**

**NATURALLY ATTRACTIVE**
45% of the City of Gold Coast is covered in native vegetation, and residents have access to more than 100,000ha of National Parks in the Gold Coast Hinterland.

**NATURAL INVESTMENT**

**EMPLOYMENT**
20K

**ECONOMIC EMPLOYMENT**
20K

**INVESTMENT**
$5BN

**164HA OPEN SPACE**

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Unlike agricultural-intensive and labour-intensive economies, the knowledge economy is an extension of an information society. The knowledge economy is led by innovation.

**Transition**

Transition to a knowledge economy requires cities to transform beyond the physical infrastructure that supports a traditional industrial economy.

The knowledge economy trades on the intrinsic value of the creation, dissemination and integration of knowledge born out of creative interactions, exchanges, collaborations of discrete areas of research or expertise. Physical infrastructure and built form supports cross-disciplinary interactions, and creates an interconnected, globalised economy where knowledge resources such as trade secrets and expertise are as critical as other economic resources.

**Knowledge Cities**

Knowledge Cities are places where knowledge is created, exchanged and transformed. Knowledge Cities embrace and encourage knowledge and creative interactions through enabling urban planning and investment in scientific, education and creative institutions. Once thought of as discrete economic silos, the co-locating, coalescing and connecting of our hospitals, universities, business campuses in and around major transport hubs, digital infrastructure and manufacturing precincts distinguishes the Knowledge Cities approach. Beyond the sheer volume of knowledge produced, a city’s capacity to rapidly transform that knowledge capital into innovative products, processes and services, is paramount.

**Places of Knowledge Intensity**

Knowledge Cities provide environments that foster knowledge intensity through agglomeration. Universities, hospitals, science and research facilities, creative industries and R&D companies are the machinery of knowledge. Knowledge Cities seek to leverage the location, facility, connectivity, transportation, communication and place making provided to these institutions - the mechanisms for intensity.

**Urban Innovation Engines**

The process of innovation is what transforms knowledge into value. ‘Innovation engines’ are crucial elements of the urban environment that promote innovation. They are systems that can trigger, generate, foster, and catalyse innovation in the urban setting. These engines include people, relationships, values, processes, tools, and technological, physical and financial infrastructure.

**Critical Conditions**

Density: A highly dense urban fabric allowing for regular and frequent contact between citizens. This creates opportunities for tacit knowledge transfer.

Diversity: Diversity across all aspects of the community, the economy and built form provides increased opportunities for chance interactions, and potential for new combinations of ideas.

Disruption: the prospect of significant disruption or upheaval gives rise to increased desire and necessity for connection.

**Attracting Talent**

As global mobility improves there will be increased competition for knowledge workers between cities, states and nations. The propulsive force of knowledge cities comes from their inhabitants. Australian knowledge cities rely on being able to attract resources into our economy. The Gold Coast provides a liveable, high amenity urban lifestyle, with access to the recreation opportunities required to attract and retain knowledge workers and their families.
Knowledge Cities

South East Queensland has a number of individual knowledge or innovation-driven precincts each supported by a framework of significant urban infrastructure.

The outcome of many years of strategic planning, these precincts are emerging as the key components of an interconnected network of economic centres increasingly distinguished by their ability to participate in the new knowledge economy.

The co-location of major education, research, science, health institutions with business and industry is the principal DNA of a knowledge city. Supporting these precincts with the elements of a successful urban centre – quality transport options, diverse uses, quality housing and lifestyle amenity - creates the conditions for a thriving knowledge economy.

The network of Knowledge Centres through South East Queensland (SEQ) is connected with major road and rail transport infrastructure creating a Regional Knowledge Corridor that stretches from the Sunshine Coast to Robina. These interconnected centres access the airports of Maroochydore, Coolangatta and Brisbane, providing gateways to the rest of the world, and invite global engagement.

SEQ-based knowledge precincts compete nationally and globally for business, investment and partnership opportunities. The Gold Coast Health & Knowledge Precinct is comparable to other knowledge precincts within SEQ and Brisbane’s Knowledge Corridor: the Princess Alexandra Health Precinct, the Boggo Road Village and EcoSciences Precinct, the Herston Health Precinct which includes Herston Quarter, and the Kelvin Grove Urban Village.

A network of supporting centres adds to the successful development of a knowledge city, including connectivity of infrastructure and technology, collaboration that creates opportunities, a culture that fosters creativity and innovation, community, capacity, and competitive advantages.
Context

The Gold Coast Health & Knowledge Precinct sits within a landscape corridor that stretches between the major coastal transport corridor of the M1 and the Gold Coast’s central business district at Southport. The precinct is surrounded by residential suburbs to the north and large areas of light industry to the south. It is interspersed with generous corridors of green open space and enjoys a gently undulating topography with retained areas of bushlands.

Well serviced by major transport infrastructure, the Gold Coast Health & Knowledge Precinct straddles the Smith Street Motorway - the major connection between the Southport CBD and the M1. Gold Coast’s G:link light rail runs through the precinct providing two well located stations. The extension of G:link light rail to Helensvale will further connect the Gold Coast Health & Knowledge Precinct into the regional network of Knowledge Centres, placing major facilities like the Herston Health Precinct and the Boggo Road Village and EcoSciences Precinct within a short commute.

Gold Coast Health & Knowledge Precinct

The Gold Coast Health & Knowledge Precinct is a 200 hectares area that was established to facilitate the creation of a world-renowned knowledge-based, mixed use community with a particular focus on health knowledge.

It incorporates strategically co-located education and health facilities such as Griffith University, Gold Coast University Hospital, associated research and allied health facilities and the recently opened Gold Coast Private Hospital. It also includes the 29 hectare Parklands Priority Development Area (PDA), which will be used as the Commonwealth Games Village for the Gold Coast 2018 Commonwealth Games™ (GC2018).

After GC2018, the Parklands PDA will become a permanent mixed use community incorporating residential, retail, commercial and open space land uses to support the Health and Knowledge Precinct.
Knowledge City

Linking to manufacturing and light industrial zones significantly expands the capacity of the Gold Coast Health & Knowledge Precinct. Knowledge Industries would benefit from strategic street connections south into the adjacent 155ha precinct of manufacturing and light industries.

Working together as the ‘Brain and Brawn’, this integrated land use strategy allows high value, high intensity knowledge resources to focus within the Gold Coast Health & Knowledge Precinct, while connecting directly into a muscular corridor of allied industry.

These potential street connections could provide critical north-south connectivity, improving the Precinct’s permeability in the surrounding street network. The Queen Street light rail alignment would provide a strong, direct link between the Health & Knowledge Precinct and the Southport CBD, bringing together these important, and complementary economic centres. The corridor would be serviced by the light rail with the potential for an additional station to be located in the working centre.
Gold Coast 2018 Commonwealth Games™

Gold Coast 2018 Commonwealth Games™ (GC2018) brings unprecedented change for the Gold Coast.

Of all the investment, it is the Commonwealth Games Village that delivers the greatest built legacy. Beyond the experiences of the 6,500 visiting athletes and officials from the 71 Commonwealth nations and territories, more than $550m of development investment sets up The Commonwealth Games Village for its role in the success of this precinct as a globally significant Health and Knowledge Precinct.

GOLD COAST 2018 COMMONWEALTH GAMES™ ATHLETES VILLAGE

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INVESTMENT $550M

The Commonwealth Games Village will provide home for 6,500 athletes and officials during GC2018, in high quality, medium rise apartments and townhouses.

6,500 ATHLETES

PUBLIC PARKLANDS

7HA

2.2KM

7HASTREETS

The 1,252 permanent residences provide a significant, catalysing GC2018 creating a new home for 2,500 future residents.

1,252 NEW RESIDENCES

RESIDENTIAL PRECINCT

The 1,252 permanent residences provide a significant, catalysing GC2018 creating a new home for 2,500 future residents.

GREEN LEGACY

The area of new parklands provided as part of the Parklands FPD will remain as a significant green dividend for the workers and residents of the Health and Knowledge Precinct.

7HA

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GOLD COAST
HEALTH & KNOWLEDGE PRECINCT

Master Plan

“Supported by a robust infrastructure framework, this economic engine will build the state’s momentum in the new knowledge sector while providing a living, working, knowledge city, urbane and alive, in one of the most attractive lifestyle settings in the world”
Intended as a vibrant, urban centre for the research, development and commercialisation of new knowledge industries, the Gold Coast Health & Knowledge Precinct offers 9ha of mixed use development area within a fully master planned and infrastructure-ready knowledge industries precinct in the Parklands PDA.

As the major built legacy of the Gold Coast 2018 Commonwealth Games™ (GC2018), 5,700m² of main street retail, more than 1,252 new residences, and a 7ha parkland are currently under construction.

Post GC2018, the development precinct offers more than 15 building-ready development sites, with a capacity for approximately 200,000m² of complementary 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.
**Design Principles**

**MAIN STREET SPINE**
The main street of the Parklands PDA, Village Way, forms the central spine of the master plan, making the important link from the light rail station to the heart of the Parklands PDA and the open space to the north. Activated frontages, mixed uses and ground floor retail provide energy and life to the street. Village Way is intentionally people scaled with a rich integrated landscape, a kerbless street profile and a double width footpath on the sunny side of the street.

**URBAN GRAIN**
The urban grain and street pattern is predominantly generated by the geometries of the Smith Street alignment and an extension of the geometry of the Gold Coast University Hospital. These two urban grids intend to reach out to the university and the hospital aligning streets and building form, encouraging connections and implying relationships, effectively stitching the Parklands PDA site into its adjacent context.

**CONNECTIVITY**
The Parklands PDA will be interconnected, both internally to its constituent parts, to its surrounding commercial, industrial and residential communities and to other knowledge centres in South East Queensland. The master plan anticipates future connections aligning streets and open space linkages with neighbouring land uses. G:link light rail provides major public transport connectivity to local and regional centres.

**USES**
Residential uses are located to the north of the site, focused around Main Park. Allied health and health administration uses are to the west, to interface with Queensland Health sites and the two hospitals. Knowledge based industries including laboratories and workshops are closest to the existing light industrial area to the south of Smith Street. Retail uses exist along Village Way.

**BUILDING FORM**
The master plan accommodates building form of a medium rise of between 4 and 10 storeys. Higher building form is biased towards the elevated land at the top of Village Way to coalesce Gross Floor Area within the light rail station’s pedestrian catchment and to enhance the natural elevation of the topography, and to visually mark the important place of the Village Piazza.

**OPEN SPACE | LANDMARKS**
An outdoor series of inter-connected, landscaped open spaces including Main Park, Civic Park, The Common and setbacks on Village Way provide a unique subtropical setting in which to live and work. The Common provides open space that encourages informal meetings and chance encounters - a critical ingredient in the “knowledge spillovers” that drive knowledge economies. Coincident with major open space elements are special buildings, smaller in scale and unique in design that act as built form landmarks.

**Interim Uses** — As the ultimate development and use arrangements as envisaged in the master plan will take some years to be delivered, continuous site activation will be generated from a range of interim uses on strategic sites throughout the Precinct. Any interim uses will be aimed at increasing community and business awareness of the Precinct and the emerging opportunities available.
The Gold Coast Health & Knowledge Precinct delivers a master planned research and development community of vibrant and active New Knowledge businesses.

This part of the Gold Coast Health & Knowledge precinct aspires to encourage public interaction as a quality of the built form. A connected grid of landscaped streets and public spaces framed by high quality, medium rise, mixed use buildings creates a robust but permeable, human scaled, urban fabric.

Within this fabric are a series of important places. The following pages describe and illustrate an aspiration for those places to capture the Vision and express in buildings and landscape the values underpinning the master plan design - a place distinguished by its lively, active, collegiate atmosphere and the creative, collaborative, endeavour of a world class Health & Knowledge Precinct.

1. **Village Piazza**  
   The major main street arrival space

2. **Smith Street Address**  
   The public address of the new precinct

3. **Health Link**  
   Unified address/Gold Coast University Hospital link for allied health

4. **The Common**  
   A connecting public green

Image is indicative only
A human scaled, intensively landscaped street, addressed by high quality, active, buildings forms a strong, straight, gently sloping, pedestrian link from the light rail station to ‘the Heart’ of the Parklands PDA residential precinct.

Here, premium, landmark New Knowledge buildings counterpose the Gold Coast Private Hospital and Griffith University campus buildings to frame a large urban ‘square’ made at the significant intersection of Parklands Drive and Village Way.

This square is occupied by a lower rise special use building set in an urban parkland. This place is intended to symbolise the relationship of Health, Knowledge and Industry working together to research, develop and commercialise New Knowledge industries.
The green space provides an outlook and value add to buildings deep in the fabric of Parklands PDA and, more importantly, makes a public place for the chance collaboration and exchange of knowledge.

The Common forms an important pedestrian ‘way’ connecting the hospitals with the innovation precinct, it is activated by small scaled buildings and pavilions that work to enliven the space.

The addressing buildings locate more public uses to this ground level, encouraging visual and physical engagement by opening onto adjoining urban open space.

A place for a coffee and some contemplative thought in the morning, an interdisciplinary brainstorming workshop with the precinct’s specialist colleagues in the afternoon, a food truck bagel and a blues festival at night.

This rich green is robust, flexible, public, used and loved by the workers and residents alike.
Importantly, this street provides a unified address for allied health uses wishing to locate in proximity to the energy of the region’s major hospital precinct and the people-focused amenity of Village Way.

Medium rise, predominantly office and clinical spaces will sit above more permeable ground floor uses designed to engage with the street.

New health and wellness building designs will combine foyer uses into naturally ventilated, ground floor lounges. These sub-tropical communal spaces will provide critical mass for a higher standard of amenity, apply smart technologies to facilitate security and communications, and provide healthier buildings that utilise stairs and gardens rather than dark lobbies and anonymous lifts.

The result will be a new precinct, expressive of new technologies, new aspirations towards sustainability, and a renewed approach to health and wellness.

**KEY PLACES**

**Health Link**

This street forms an important link from the Gold Coast University Hospital campus into Parklands PDA and the heart of the new Health and Knowledge Precinct.
From the Gold Coast or Brisbane, the Smith Street Address provides arrivals with an elevated view of the precinct - from the light rail carriage, or for the arriving car passing through the ‘gateway’ of the light rail bridge.

Taking inspiration from New Knowledge industries, the buildings speak of applied technologies and design innovation while still valuing the preserved and enhanced parkland setting.

KEY PLACES

Smith Street Address

Whether travelling via car, bus or rail, the Smith Street Address provides an important gateway to the Gold Coast Health & Knowledge Precinct and the rich environment within.
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