



**Gold Coast
Health and
Knowledge
Precinct**

Developer Expression of Interest Guideline

**gchkp.com.au
luminagoldcoast.com.au/#location**



Introduction

EDQ, is inviting organisations and consortia interested in either developing or occupying fit for purpose buildings within the Parklands PDA to submit an Expression of Interest (EOI).

This document is a guide for parties to follow in preparing and submitting an EOI and should be read in conjunction with the Gold Coast Health and Knowledge Precinct (GCHKP) Development Guide and Development Opportunities document.

About EDQ

Economic Development Queensland (EDQ) is a specialist land use planning and property development unit within the Queensland State Government (the State). 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 operates under the Economic Development Act 2012 (ED Act). The Minister for Economic Development Queensland is the land owner and EDQ is the development assessment authority for the Parklands PDA. EDQ can negotiate all commercial agreements and grant development approvals within the Parklands PDA.



Transaction Process

EOI submissions will be evaluated in consideration of the Evaluation Criteria by an Assessment Panel comprising representatives of EDQ and other key stakeholders and specialist advisors may also be invited to assist EDQ in the evaluation process.

Evaluation results are presented to the GCHKP Strategic Advisory Group (SAG) for its recommendation and endorsement prior to any decisions being made on how to proceed. The SAG is made up of senior representatives from EDQ,

Griffith University, Gold Coast Hospital and Health Service and City of Gold Coast. The role of the SAG is to promote the long-term vision for the GCHKP and guide the implementation of the GCHKP Vision and Strategy.

Proponents considered appropriate by the Assessment Panel may receive a Request for Information to further formulate their proposal to develop the site or proceed straight to a Formal Contract.



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STEP 1.

Initial enquiry made to Real Estate Agent / EDQ Representative / GCHKP Project Office

STEP 2.

Proponent Lodgement of EOI

STEP 3.

Assessment Panel Response to EOI (RFI if required)

STEP 4.

Formal Contract (subject to Conditions of Precedent and EDQ Board Approval)

STEP 5.

Project Development

Response Proforma

Development within the PDA is based on principles of excellence in urban design and architecture, best practice environmentally sustainable design and transit-oriented development.

Of specific importance is the Gross Floor Area allocation for the proposed development sites as set out in the Development Guide document. All proponents will need to clearly indicate how they propose maximising each site's development potential.

Development proposals need to integrate into the GCHKP and complement the health, knowledge and research-based focus of the precinct. Given the profile of the precinct all proponents must strive to create remarkable places with their own distinctive identity while responding to Development Guide and established development within the precinct.

The key requirements for development include:

1. Delivery of "Health and Knowledge" commercial developments.
2. Creation of buildings and spaces that foster innovation and diversity.
3. Appropriate site selection and application of proposed GFA.
4. Excellence in urban design and architecture.
5. Innovation in design and delivery.
6. Environmentally and ecologically sustainable development.

7. Financial capability of proponent.
8. Commercial viability of the project.
9. Optimal returns to the state government.
10. Partnership with existing stakeholders.
11. Creation of high value jobs.
12. Ability to attract knowledge-based talent.
13. Contribution to increasing the GDP of the Gold Coast.

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.

Lodgement of EOI & Enquiries

Parties are to lodge EOI's electronically and direct enquiries to the Real Estate Agent / EDQ Representative / GCHKP Project Office representative they have been dealing with.



Evaluation Criteria

Criteria	Description	Response Proforma	Comment / Guide
EC1	Proponent Information	Provide key company / entity / structure information	1 page
EC2	Experience and Capability	Demonstrate Experience and Capability of Executive Team Demonstrate Experience and Capability of Company / Entity (at least two recent relevant projects completed)	1 page
EC3	Proposal	Describe your Vision for the proposed project and how it aligns with the Vision for the Gold Coast Health & Knowledge Precinct. In this section describe: <ul style="list-style-type: none"> • Preferred Site • Proposed Building Use/s • Proposed Building Size • Proposed Building Unique Aspects • Comment on Architectural Intent (include reference images) • Proposed Sketch/Concept Plans (if available) • Target Tenants (if applicable) 	
EC4	Vision	Describe how your proposal aligns with Precinct Occupant Assessment Criteria (where applicable)	1 page
EC5	Delivery	Provide a high-level summary on your Proposed Delivery Methodology in respect to: <ul style="list-style-type: none"> • Design Intent & Process • Procurement of Construction • Funding Strategy 	1 page
EC6	Proposed Financial and Commercial Terms	Proposed Financial and Commercial Structure As a minimum propose a Purchase Price on the subject land	1 page



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GCHKP Precinct Occupant Assessment Criteria

The proponent should provide a brief statement on how its proposal is aligned to each of the criteria below. If any of the criteria are not applicable to the proposal, then please advise N/A.

Criteria	Description
Leverage of academic / research / clinical expertise in precinct	<ul style="list-style-type: none"> • Current / Proposed linkage/alignment to strategic areas of focus / specialism in sector areas • Ability to strengthen precinct partners, in particularly Griffith University and Gold Coast Health and Hospital Service operations, productivity and commercial opportunities • Existing market share and market growth capability • Current engagement with global research or ability to assist with focus areas
Clear link to identified national / global niche industry sector target areas	<ul style="list-style-type: none"> • Active company within identified sector areas • Existing market share and growth plans
International connections / capability	<ul style="list-style-type: none"> • Providing opportunities for global integration and networking • Access to emerging markets
Export Potential	<ul style="list-style-type: none"> • Contribution to export growth • Global value chain – will fill a critical gap in the supply chain for a priority sector of the economy
Knowledge based FTE creation / density	<ul style="list-style-type: none"> • Attraction of global expertise and retention opportunity for graduates in the city • Critical mass of FTE within precinct (i.e. company HQ)
Research and Development component	<ul style="list-style-type: none"> • R&D program in place • Program addressing challenges to drive innovative solutions / direct links to focus areas within precinct
Co-investment into facilities / infrastructure	<ul style="list-style-type: none"> • Funding contribution of infrastructure / PPP's • Funding contribution of specialised equipment • Significant partnership opportunity with precinct and city partners • Facilitate access to new technologies
Complementary / strategic location within the city and region	<ul style="list-style-type: none"> • Will generate significant economic benefit for the GCHKP and delivery of City Economic Development Strategy objectives • Enhance the region's reputation as a credible location for global business growth and innovation leadership

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Precinct Partners



Queensland
Government



CITY OF
GOLDCOAST.

Have we sparked your interest?

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