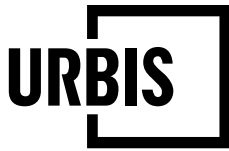




**23 NEXUS WAY,
SOUTHPORT**

**PART 2 – SUPPORTING
DOCUMENTATION**



**LEVEL 2
64 MARINE PARADE
SOUTHPORT QLD 4215**

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

21 February 2024

Elizabeth Piper
Manager
Development Assessment
Economic Development Queensland
Via email: Elizabeth.Piper@dsdilgp.qld.gov.au

Dear Elizabeth,

COVERING LETTER: MATERIAL CHANGE OF USE FOR EXTENSION TO HOSPITAL, RESEARCH AND TECHNOLOGY INDUSTRY, OFFICE, HEALTH CARE SERVICES, AND FOOD AND DRINK OUTLET AT 23 NEXUS WAY, SOUTHPORT

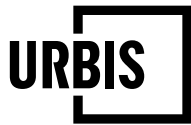
In accordance with Section 82 of the *Economic Development Act 2012* and on behalf of *Northwest Healthcare Australian Property Ltd as trustee for the Vital Healthcare Investment Trust* (The **Applicant**), please find enclosed the properly made development application for a Material Change of Use for an Extension to Hospital, Office, Health Care Services, Research and Technology Industry and, Food and Drink Outlet at 23 Nexus Way, Southport (formally described as Lot 61 on SP338473).

Northwest Healthcare ('NWH') are intending to construct the airbridge between the existing Gold Coast Private Hospital ('GCPH') and the approved development at 23 Nexus Way which currently under construction. The airbridge is fully enclosed and will span between the existing and approved buildings at the respective sites.

Following extensive discussions with EDQ and City of Gold Coast Council, it has been determined that a Material Change of Use application is the preferred planning pathway for the proposed development. The following application assesses the proposed development against the *Parklands PDA Development Scheme 2013* and *Economic Development Act 2012*.

This application comprises the following supporting documentation:

- Appendix A: MEDQ Application Form
- Appendix B: Title
- Appendix C: Signed Owner's Consent
- Appendix D: Architectural Plans, prepared by DWP
- Appendix E: Traffic Management Plan, prepared by Lindores Personnel
- Appendix F: Historic Approval Documentation (NWH building) (EDQ Reference: DEV2022/1310)



- Appendix G: Road Closure Application.

If you have any questions regarding the attached, please do not hesitate to contact the undersigned or Joshua Daley on (07) 5600 4900.

Kind regards,

A handwritten signature in blue ink, appearing to read "Melissa Griffin", followed by a long horizontal flourish.

Melissa Griffin
Associate Director
+61 7 5600 4900
mgriffin@urbis.com.au

The logo for URBIS, featuring the word "URBIS" in a bold, sans-serif font. To the right of the text is a square frame that is open on the top and right sides. A thick black vertical line runs down the left side of the page, and a thick black horizontal line runs across the page, intersecting the vertical line and the square frame.

URBIS

TOWN PLANNING REPORT

Material Change of Use for Extension to Hospital,
Research and Technology Industry, Office, Health
Care Services, and Food and Drink Outlet (Linking
Airbridge) at 23 Nexus Way, Southport

Prepared for

NORTHWEST HEALTHCARE PROPERTIES REIT

21 February 2024

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Patrick Hefferan
Associate Director	Melissa Griffin
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Consultant	Joshua Williams
Project Code	P0051255
Report Number	Rpt_P0051255_240215_Town Planning Report_23 Nexus Way Southport

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Aboriginal and Torres Strait Islander people make in
creating a strong and vibrant Australian society.**

**We acknowledge, in each of our offices, the Traditional
Owners on whose land we stand.**

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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EXECUTIVE SUMMARY

Urbis Ltd has been commissioned by *Northwest Healthcare Properties* (the **Applicant**) to prepare this town planning assessment report to support a development application which seeks approval for a Priority Development Area (**PDA**) Development Permit for Material Change of Use for an extension to Hospital, Research and Technology Industry, Office, Health Care Services, and Food and Drink Outlet in the form of a Linking Airbridge at 23 Nexus Way, Southport (formally described as Lot 61 on SP338437).

This report addresses the merits of the development with regards to the assessment benchmarks of the *Parklands Priority Development Area Development Scheme* (**Development Scheme**) and the relevant sections of the *Economic Development Act 2012* (**ED Act**).

Key site details are provided in **Table 1** below.

Table 1 Key Site Details

Site Address	23 Nexus Way, Southport
Real Property Description	Lot 61 on SP338437
Total Site Area	2,468m ²
Local Government	City of Gold Coast
Local Planning Instrument	Parklands Priority Development Area Development Scheme 2013

Northwest Healthcare ('NWH') are intending to construct the airbridge between the existing Gold Coast Private Hospital ('GCPH') and the approved development at 23 Nexus Way which currently under construction. The airbridge is fully enclosed and will span between the existing and approved buildings at the respective sites. Footings and structural support for the airbridge will be contained within these properties and is not intended within the road reserve. Access to the bridge will be via level 2 of the NWH Building however, it should be noted that it was originally proposed on Level 1 when first discussed with EDQ.

The site located at 23 Nexus Way is owned by NWH and is located in the Parklands Priority Development Area ('PDA'). It is noted that development on the site is governed by the *Economic Development Act 2012* ('ED Act').

On 19 December, 2022 Economic Development Queensland ('EDQ') granted PDA Development Approval for Material Change of Use – Hospital, Office, Research and Technology Industry, Health Care Services, Food and Drink Outlet (DEV2022/1310). The airbridge was contemplated and noted as part of the development assessment process, but ultimately did not form part of this approval. It is noted however, that the design and internal layout configuration for the approved building does provide for a clear and logical connection to the future airbridge connection.

The site located at 1 Hospital Boulevard comprises the GCPH and is owned by Queensland Health and operated by Health Scope. Existing development on the GCPH site is understood to have been delivered subject to a Ministerial Designation for Community Infrastructure which applies to the land and was gazetted on 15 August, 2008. Correspondence from the State has been provided, confirming that any works for the proposed development within the MID area are considered 'Accepted Development' under the MID. It is also noted that planning and development for this site is governed by the *Planning Act 2016*.

Following extensive discussions with EDQ and Council, it was determined that the appropriate planning pathway for the proposed development is a Material Change of Use under the PDA Development Scheme 2013.

The proposed development has been assessed against and complies with all applicable assessment benchmarks of the Parklands PDA Development Scheme and more specifically, the vision for development intended in this area of Precinct 1. The proposal delivers intends to construct a linking airbridge between the existing Gold Coast Private Hospital ('**GCPH**') and the approved development at 23 Nexus Way, which is currently under construction (referred to as '**NWH building**').

The assessment of the application is to be undertaken in accordance with Section 87 of the ED Act. This report provides the Applicant's assessment against these provisions.

The *Economic Development Act 2012* and *Parklands PDA Development Scheme 2013* has been reviewed and it is concluded that the proposed development will trigger PDA-Assessable development for material change of use only. Whilst the development will constitute building works, these will be exempt where associated with the material change of use.

On the basis of the assessment contained within this report, Economic Development Queensland (**EDQ**) is requested to favourably consider the development proposal and approve it subject to reasonable and relevant conditions.

APPLICANT & URBIS CONTACT DETAILS

Applicant	Northwest Healthcare Properties C/- Urbis Ltd
Urbis Contact Person	Melissa Griffin
Urbis Contact Details	(07) 5600 4910 goldcoastoffice@urbis.com.au mgriffin@urbis.com.au
Urbis Reference	P0051255

1. INTRODUCTION

Urbis Ltd has been commissioned by *Northwest Healthcare Properties* (The Applicant) to prepare this town planning assessment report to support a development application which seeks approval for a Priority Development Area (**PDA**) Development Permit for Material Change of Use for Linking Airbridge.

The associated road closure application is also provided within the attached documents. See **Appendix G**.

The land subject of this development application is at 23 Nexus Way, Southport (the **site**).

The assessment of the application is to be undertaken in accordance with Section 87 of the ED Act. The purpose of this report is to provide a town planning assessment in accordance with the relevant assessment benchmarks of the Parklands Priority Development Area Development Scheme (**Development Scheme**) and the relevant sections of the Economic Development Act 2012 (**ED Act**).

This report includes:

- An overview of the subject site's characteristics and the surrounding context (Section 2)
- Details of the proposed development components and technical considerations (Section 3)
- Specialist Information (Section 4)
- An assessment of the proposal against the relevant sections of the ED Act, and Parklands PDA Development Scheme (Section 5)
- Key Planning Considerations (Section 6)
- Conclusion (Section 7)

This town planning assessment report is supported by a traffic management plan which address traffic and transport, and further assist in demonstrating that the proposal is compliant.

This application comprises the following supporting documentation:

- Appendix A: MEDQ Application Form
- Appendix B: Title
- Appendix C: Signed Owner's Consent
- Appendix D: Architectural Plans, prepared by DWP
- Appendix E: Traffic Management Plan, prepared by Lindores Personnel
- Appendix F: Historic Approval Documentation (NWH building) (EDQ Reference: DEV2022/1310)
- Appendix G: Road Closure Application.

1.1. EDQ ENGAGEMENT AND SUPPORT FOR APPLICATION STRATEGY

Extensive commentary has occurred between the Applicant and EDQ regarding the proposed development. Notably, as part of the historic approval over the site the proposed linking airbridge was acknowledged and the planning mechanism for the linking airbridge application was mutually endorsed. The proposed development will trigger PDA-Assessable development for material change of use only. Although the development will involve building works, these will be exempt where associated with the material change of use.

In addition, it is highlighted that part of the airbridge, which connects to the Gold Coast Private Hospital is designated as **accepted development** under the Ministerial Designation for Community Infrastructure which applies to the land and was gazetted on 15 August 2008. Therefore, the section of the airbridge situated outside of the Parklands PDA will not necessitate an additional planning application and is described in further detail in **Section 5** of this report.

On 9 February 2024, EDQ confirmed that the most streamlined strategy for the section of the airbridge is to submit a MCU development application encompassing all proposed works. This application includes the approved NWH Building (see **Appendix F**) and the designated airbridge within the PDA boundary. Whilst the

approved plans for the NWH Building have been included, it is emphasised that the focus of this application lies primarily on the assessment of the linking airbridge.

EDQ has expressed general agreement with the accompanying drawings and supporting documents, suggesting that resubmitting reports previously endorsed under compliance assessment will remove the necessity for redundant evaluations in the context of the new development approval. However, certain specific requirements have been outlined:

- Preliminary details of the proposed bridge structure, including foundations (with depths), structure, and layout;
- A traffic management plan as an appendix and as part of the road closure application; and
- A town planning report, which includes details of the proposed linking airbridge and an outline of the planning strategy, particularly where it extends beyond the confines of the PDA.

Furthermore, it is noted that this application has been lodged concurrently with the road closure application, as the information provided in each will assist in the assessment of both.

2. SITE AND SURROUNDS

2.1. SITE DETAILS

The site is located at 23 Nexus Way, Southport and is formally described as Lot 61 on SP338437 (**Figure 1**). The site is located in the suburb of Southport and within the Gold Coast Health and Knowledge Precinct (Precinct 1). The site is located immediately west of the Smith Collective and southeast of the Gold Coast Private Hospital. Early works have begun on site for the approved development.

Figure 1 Aerial Image of Site



Source: Nearmap

This overarching intent of the Parklands PDA has seen the area revitalised through the Smith Collective complex, which is a refurbishment of the Athletes Village into a precinct of affordable housing, commercial and retail development, along with a variety of other commercial and retail space.

The site benefits from its proximity to the Light Rail Corridor, which provides connections to Helensvale and the Southport CBD. In addition, the site is located approximately 65km south of the Brisbane Central Business District (CBD) and 24km north of the Gold Coast Airport.

2.2. SURROUNDING CONTEXT

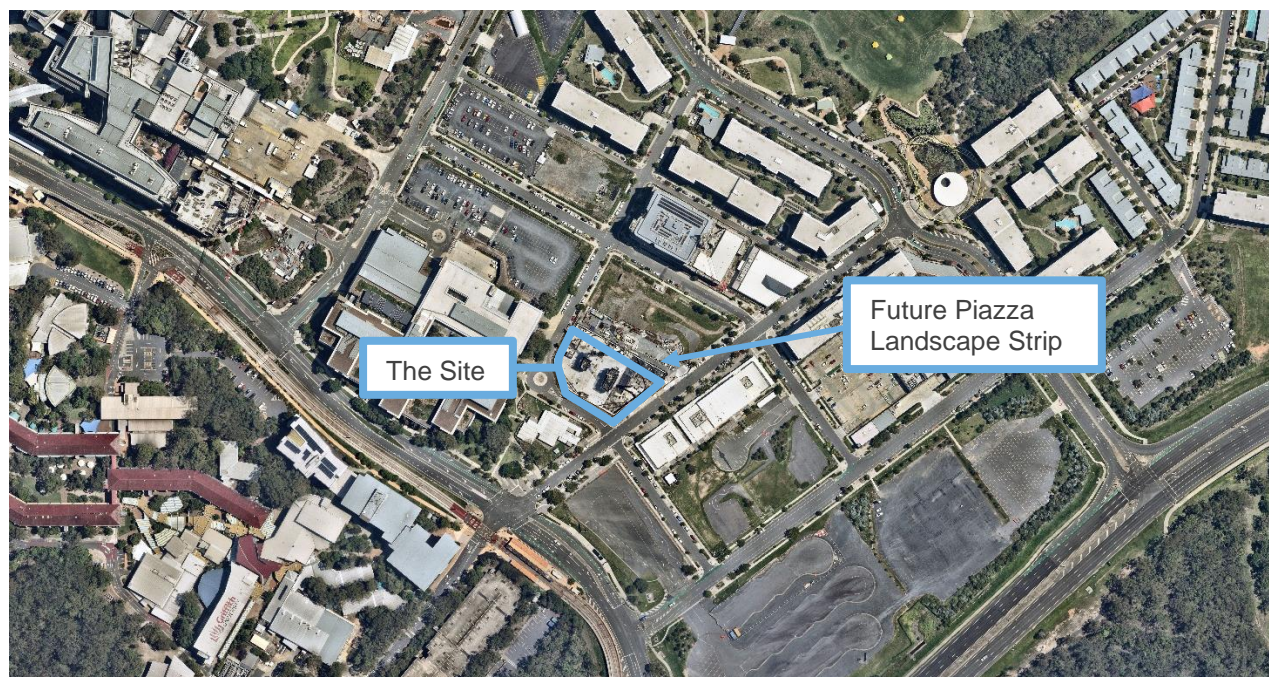
The development in immediate proximity to the site is as follows:

- **North** – the site is immediately adjoined by the future Piazza Landscaping Strip. Further north-east is the recently approved Proxima development, and the completed Smith Collective. The Smith Collective comprises residential development which was previously utilised as the Commonwealth Games Athletes Village. The area contains approximately 1,250 dwellings. In addition to residential development, the Smith Collective comprises a variety of retail space, including a large format supermarket, smaller-scale retail tenancies and food and drink outlets, as well as commercial office space.
- **East** – the site is bound by Nexus Way. Nexus Way represents the key thoroughfare through the Parklands PDA and is complemented by an activated ground plane of landscaping, public embellishments, dining pavilions and retail and commercial space. South along Nexus Way is the proposed ADaPT facility and the Gold Coast Private Hospital, which are adjacent to the Light Rail Station on Parklands Drive.

- **West** – the site borders Hill St to the west, which services the Gold Coast Private Hospital. Further west is the Gold Coast University Hospital and Griffith University and Smith Street Motorway.
- **South** – Immediately south is vacant land associated with the Private Hospital. Further south is the Griffith University Light Rail Station that provides connections to Broadbeach South.

The surrounding context of the site is shown in **Figure 2**.

Figure 2 Surrounding Context



Source: Nearmap 2023

2.3. HISTORICAL APPROVALS

The site benefits from existing approvals. Of note, the following approvals apply over the site:

Table 2 Historic Approvals

Application Number	Approval Type	Approval Date	Description
DEV2022/1310/3	Change to Approval	30 March 2023	Changes to wording of conditions 33, 36 & 46
DEV2022/1310	Development Permit	19 December 2022	Material Change of Use for Office, Health Care Service, Research and Technology Industry, Hospital and Food and Drink Outlet
DEV2022/1311	Development Permit	20 December 2022	Reconfiguring of a Lot (1 into 4)

DEV2022/1311 has since been approved, with new lots being created. Consequently, the site subject to this change is no longer recognised as 15 Nexus Way, Southport (Lot 12 on SP275512) and is now 23 Nexus Way Southport, formally described as Lot 61 on SP338437.

3. THE PROPOSAL

The proposed development seeks to construct a linking airbridge between the existing Gold Coast Private Hospital ('GCPH') and the approved development (the NWH Building) at 23 Nexus Way, Southport. The proposed works have been identified as a Material Change of Use, being an extension to the approved uses on the site.

The site benefits from an approval for an 8-storey building comprised of Hospital, Research and Technology Industry, Health Care Services, Office, and Food and Drink Outlet, which provides 14,500m² Gross Floor Area. Construction has begun in accordance with the approved plans. When first discussed with EDQ, the airbridge was proposed on level 1 of the now approved development however, it is now proposed on Level 2.

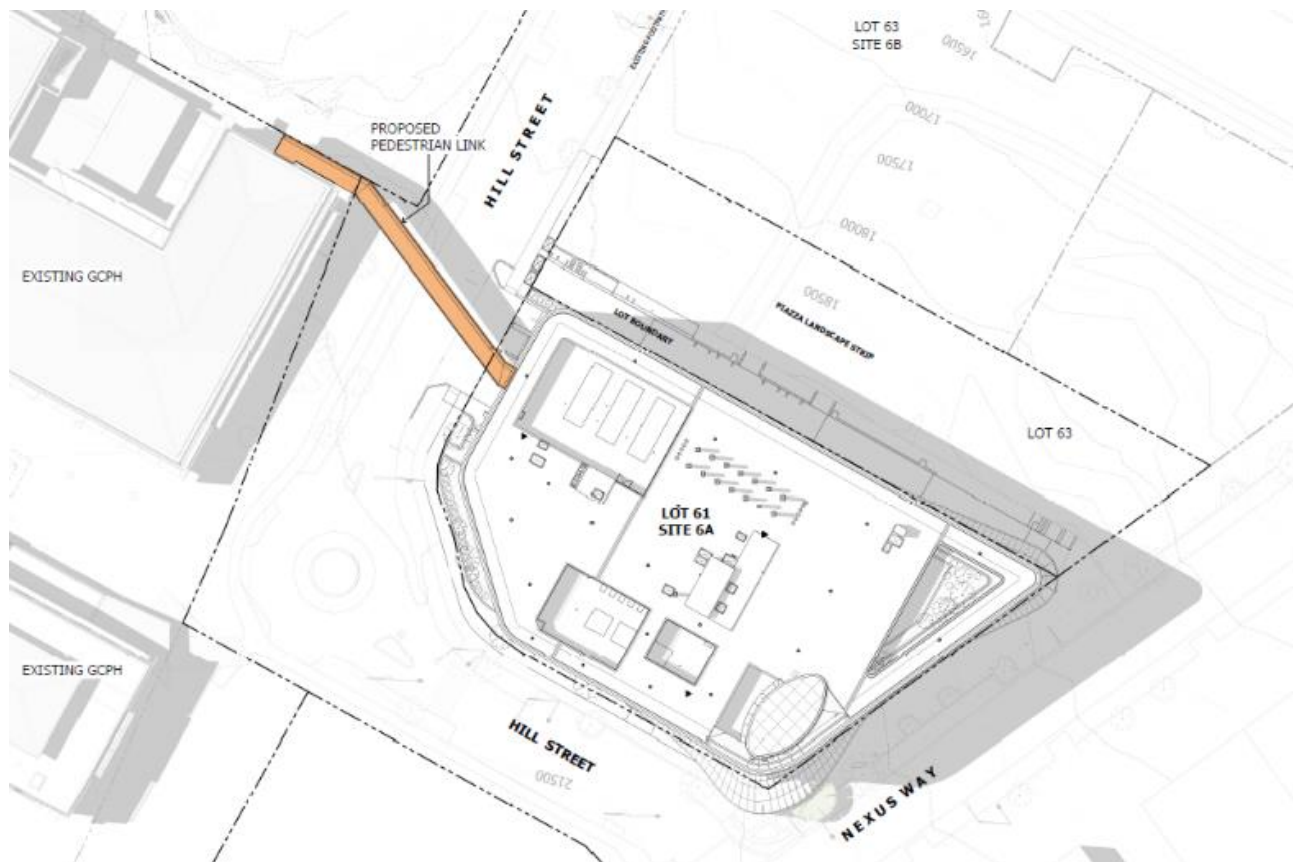
Northwest Healthcare ('NWH') are intending to construct the airbridge between the existing Gold Coast Private Hospital ('GCPH') and the approved development at 23 Nexus Way which currently under construction. The airbridge is fully enclosed and will span between the existing and approved buildings at the respective sites. Footings and structural support for the airbridge will be contained within these properties and is not intended within the road reserve. Access to the bridge will be via level 2 of the NWH Building

The site located at 1 Hospital Boulevard comprises the GCPH and is owned by Queensland Health and operated by Health Scope. Existing development on the GCPH site is understood to have been delivered subject to a Ministerial Designation for Community Infrastructure which applies to the land and was gazetted on 15 August 2008. Correspondence from the State has been provided, confirming that any works for the proposed development within the MID area are considered 'Accepted Development' under the MID.

The total floor area of the linking airbridge between boundaries is 68.83m² with a spatial height of 4.47 metres. The proposed linking airbridge is shown in **Figure 3** below.

For further detail, refer to the Architectural Plans, prepared by DWP in **Appendix D**.

Figure 3 Aerial Image of the Linking Airbridge

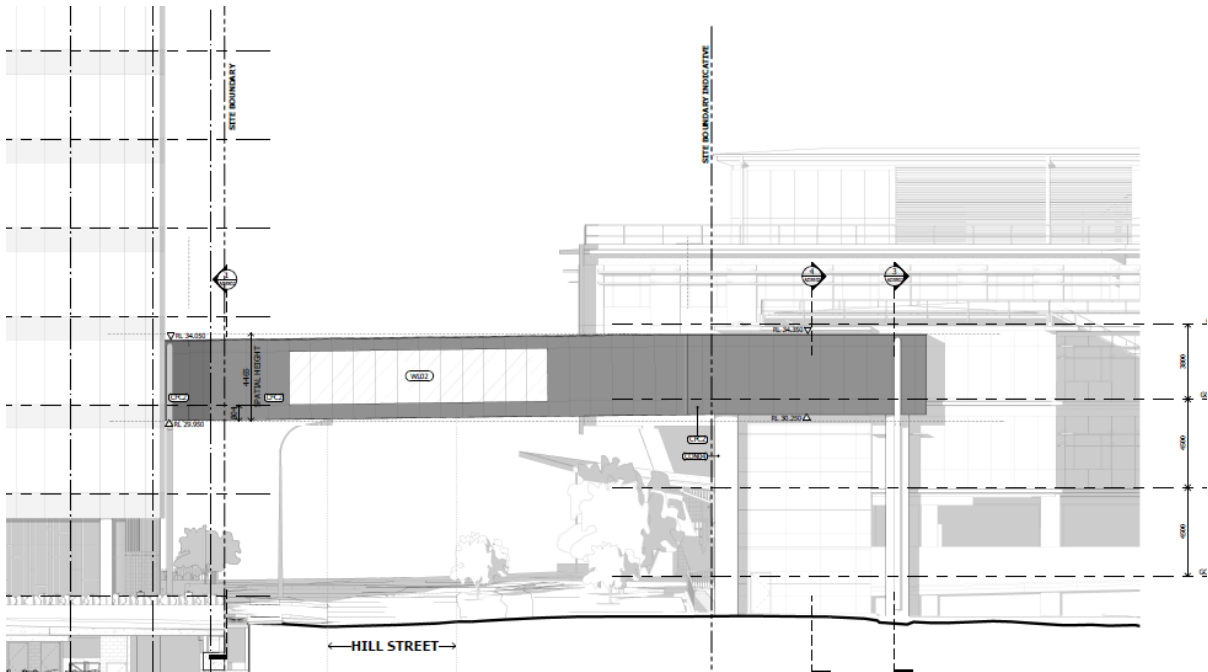


Source: DWP

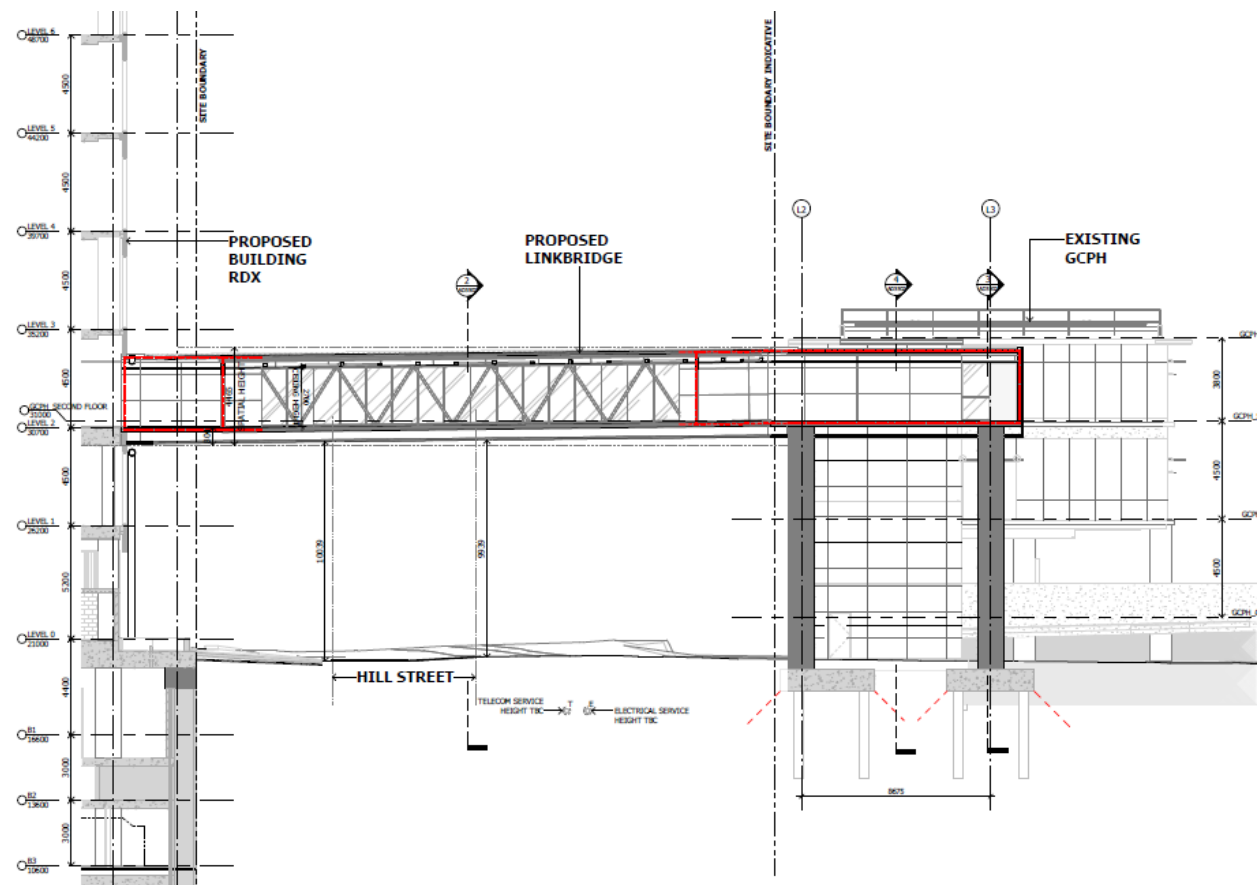
Footings and structural support for the airbridge will be contained within these properties and is not intended to be within the road reserve. The airbridge itself will be a fully enclosed structure. Images of the proposed development is shown in **Figure 4** below.

The proposed road closure application is also provided within **Appendix G**.

Figure 4 Proposed Development



Picture 1 Elevation



Picture 2 Section

Source: DWP

In addition, a volumetric road closure is intended to create a title in freehold above the current road reserve for the airbridge. Access to the airbridge will be via level 2 of the NWH building and level 2 of the GCPI. It will be a secured access used for the transfer of patients between buildings and will be managed by NWH and Health Scope.

4. SPECIALIST INFORMATION

4.1. TRAFFIC MANAGEMENT PLAN

The development is supported by a Traffic Engineering Report prepared by Lindores Personnel, which was originally prepared for the road closure application (**Appendix E**). The TMP outlines the process for the road closure and subsequent works required to facilitate the linking airbridge, including, structural installation, assembly of the bridge and façade installation.

5. PLANNING ASSESSMENT

Section 87 of the *Economic Development Act 2012* identifies the relevant matters that must be considered when deciding a PDA development application. These matters include:

- The purpose of the Economic Development Act 2012;
- Any relevant State interest; and
- Parklands Priority Development Area Development Scheme (**Parklands PDA Development Scheme**).

The following sections of this report provide an assessment against the abovementioned matters as relevant to those aspects of the proposal which are changed from the previously approved development (the airbridge).

The purpose of the *Economic Development Act 2012* is:

“to facilitate economic development, and development for community purposes, in the State.”

The development will provide a linking airbridge between the existing Gold Coast Private Hospital ('GCPH') and the approved development of the NWH Building at 23 Nexus Way, Southport.

The proposed development will support the intent of the *Economic Development Act* through providing a convenient, safe and secure connection point for staff and patients of the hospital.

The proposed linking airbridge will provide a positive contribution to the Parklands PDA and will support the long-term viability of health facilities in the area. This proposal will encourage further investment in the Health and Knowledge Precinct by supporting and encouraging growth and connectivity of services in the area.

Furthermore, the connecting airbridge will serve as a pivotal link to the GCPH. It is important to note the GCPH has been developed under a Ministerial Infrastructure Designation (MID). Therefore, the part of the airbridge situated outside of the Parklands PDA, which connects to the GCPH does not necessitate an additional planning application. This is due to being identified as **accepted development** under the Ministerial Designation for Community Infrastructure which applies to the land. The land under the MID is subject to the *Planning Act 2016*.

5.1. PARKLANDS PDA DEVELOPMENT SCHEME

The Parklands PDA Development Scheme is the primary statutory planning instrument relevant to development on site. The Development Scheme encourages and aims to facilitate the long-term development of the PDA post the Commonwealth Games; with the vision for the Health and Knowledge Precinct to be a vibrant, world-renowned community of ideas, life and innovation.

The proposed linking airbridge aims to enhance the connectivity of the precinct to the nearby health care uses. The proposal aligns with the vision of the Parklands PDA Development Scheme by encouraging growth in the health, research and medical industry.

5.1.1. Level of Assessment

The Parklands PDA Development Scheme determines the level of assessment for development within the Parklands PDA. The *Economic Development Act 2012* and *Parklands PDA Development Scheme 2013* has been reviewed and with confirmation from EDQ it has been concluded that the most streamlined planning strategy is that the proposed development triggers PDA-Assessable development for material change of use only. Whilst the development will constitute building works, these will be exempt where associated with the material change of use. Moreover, as previously mentioned, the portion of the connecting airbridge situated outside the PDA is classified as accepted development under the Gold Coast Hospital MID.

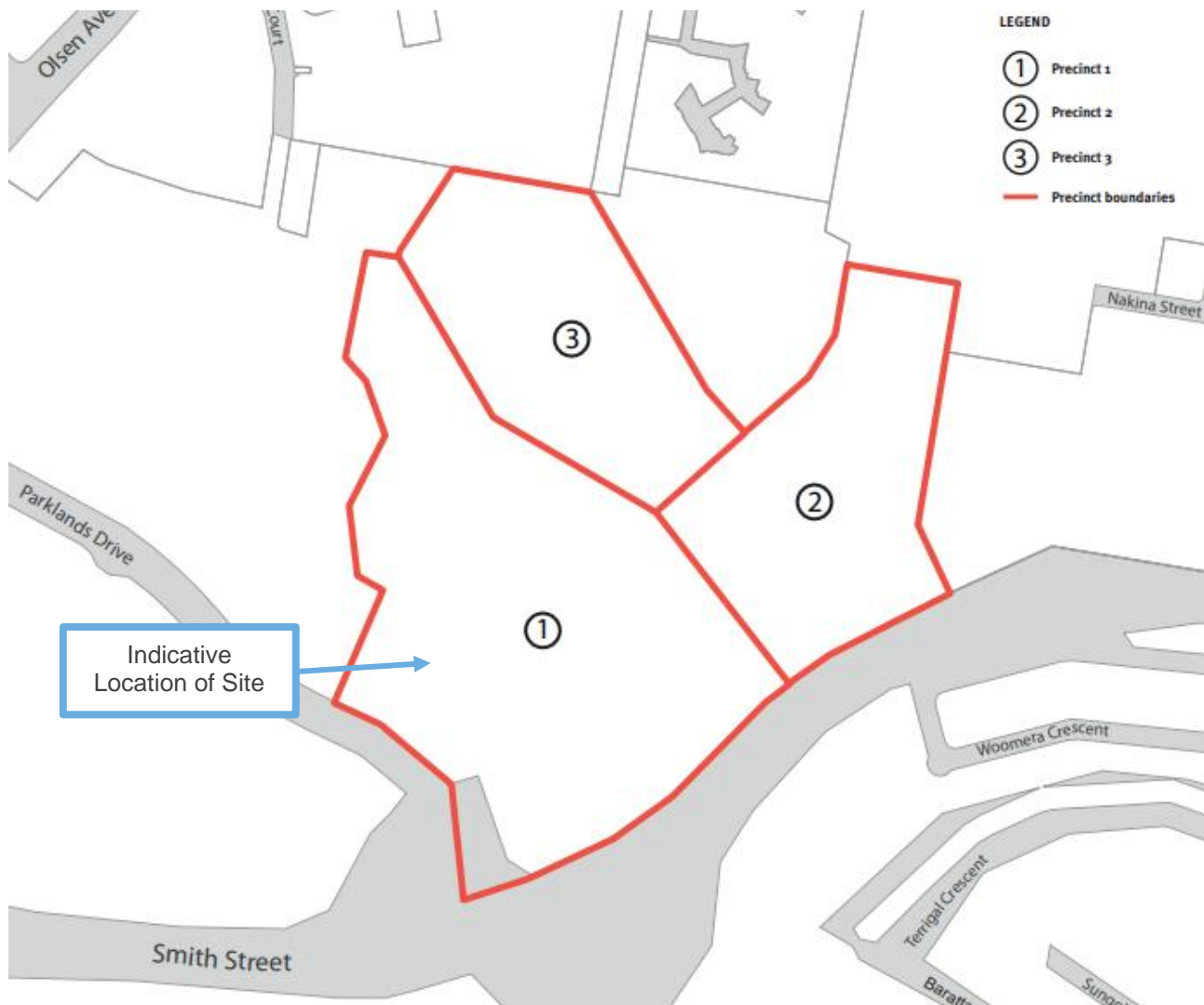
Accordingly, the proposed development located within the Parklands PDA requires the submission of a PDA Assessable Development Application to Economic Development Queensland (EDQ) as the Assessment Manager.

5.1.2. Precinct 1

Pursuant to the Parklands PDA Development Scheme, the proposal is located within Precinct 1 – Mixed Use Health and Knowledge, as shown in **Figure 5** below. Primarily, the intent for the precinct is to promote a

conglomeration of health and knowledge based uses at the periphery of the Griffith University Hospital and the Griffith University Campus.

Figure 5 Precinct Map



Source: Parklands PDA Scheme

5.2. COMPLIANCE WITH THE PARKLANDS PDA SCHEME

The following sections of this report provide an assessment of the proposed development against the relevant provisions of the Parklands PDA Development Scheme.

5.2.1. Strategic Context

5.2.1.1. Vision

The Parklands PDA Development Scheme comprises two components, firstly achieving the delivery of the Commonwealth Games Village, and secondly, promoting long term development.

The first component of the PDA Strategic Vision was to deliver the Commonwealth Games Village, facilitating a mix of short and long-term residential, commercial and retail development.

With respect to delivering long term development, the Parklands PDA Development Scheme seeks to achieve this by:

- *Development which is complementary to the Gold Coast Health and Knowledge Precinct;*

- *Supporting an integrated, vibrant mixed use node, featuring a diverse mix of complementary uses including research and technology, office, retail, residential, recreational and community facilities;*
- *Creating an accessible and connected place, featuring high quality public transport integrated with a safe and convenient walking and cycling network; and*
- *Establishing new and distinct transit supported development providing a vibrant place for living, working and learning.*

The proposed development achieves compliance with the long-term vision of the PDA as follows:

- The development will be located on Nexus Way and complements the existing Smith Collective Development and Gold Coast Private Hospital. The design and materiality of the proposed airbridge complements the contemporary design of surrounding development and will activate the Health and Knowledge Precinct as a hub for medical research.
- The development provides a new link between the approved building and the existing GCPH to achieve greater cohesion and integration with the ability to transport patients easily and safely between both facilities.

The relevant assessment benchmarks for the proposed development are identified within the Parklands PDA Development Scheme 2013 as the PDA Wide Criteria and the Precinct 1 Outcomes.

5.2.2. Land Use Plan: PDA-wide Criteria

The PDA wide criteria apply to all future development as it seeks to support the delivery of the structural elements plan. It is noted that the proposed linking airbridge connects to an approved building which has been assessed against the PDA-wide criteria. However, an assessment against the relevant criteria for the proposed linking airbridge is provided below:

Table 3 Assessment of PDA-Wide Criteria

PDA Wide Criteria	Assessment of Proposal
Section 3.3 – PDA Wide Criteria	
3.3.1 Urban Design and Sustainability	<p>Complies</p> <p>The proposed linking airbridge aligns with several key aspects of the urban design and sustainability criteria outlined in the PDA-wide guidelines:</p> <ul style="list-style-type: none"> ▪ By providing a direct airbridge link between two hospitals, the proposal contributes to important cohesion and convenient access between essential healthcare services for workers and patients. ▪ The design of the airbridge will align with the general aesthetic of the surrounding area. The design of the airbridge and associated approved buildings will promote high standards of architecture and urban design, ensuring safety and comfort for workers and patients of the two connecting hospitals. ▪ The proposed location of the linking airbridge serves as a vital access point, ensuring the safety and comfort of patients and staff by providing a direct and sheltered passage between hospitals, thereby eliminating the need to navigate elevators or stairs, and busy roads. This bridge aims to alleviate potential hazards and inconvenience, enabling seamless access to healthcare facilities and prioritising their continued care within hospital beds and rehabilitation rooms.

PDA Wide Criteria	Assessment of Proposal
3.3.2 Centres Design and Function	<p>Complies</p> <p>The proposed development maintains compliance with the centres design and function criteria. The proposal achieves this by:</p> <ul style="list-style-type: none"> ▪ Enhancing the approved built form outcome. ▪ Integrating the approved building with the GCPH located across the street. ▪ Maintains allowance for easy access of the public around the street frontage of the approved building and further along Hill Street. ▪ Not proposing footings within the road reserve.
3.3.3 Street and Movement Network	<p>Complies</p> <p>The proposed development achieves compliance with the following relevant criteria because:</p> <ul style="list-style-type: none"> ▪ The proposed linking airbridge aims to facilitate safe, comfortable movement of patients and hospital staff between health care facilities. ▪ The proposed airbridge will allow patients and hospital staff to remain off the street. In addition, the proposed development prioritises the continued care of patients with efficient access between hospital beds and rehabilitation rooms. ▪ The development provides an efficient and safe movement network for all users, including pedestrians, cyclists, and vehicles at the street level when travelling under the linking airbridge. ▪ The proposed linking airbridge promotes the importance of safety, efficiency and comfortability for patients and hospital staff.
3.3.4 Environment and Open Space	<p>Complies</p> <p>The proposed linking airbridge achieves compliance with the relevant criteria because:</p> <ul style="list-style-type: none"> ▪ The site is vacant of significant development and cleared of vegetation. The development will not result in the removal, or damage of, ecological values as a result. ▪ The site does not adjoin mapped endangered regional ecosystems.
3.3.5 Community Safety and Development Construction	<p>Complies</p> <p>The proposed development achieves compliance with these criteria because:</p> <ul style="list-style-type: none"> ▪ It will be designed and constructed to avoid, minimise or withstand the incidence of a development constraint. ▪ The proposed airbridge not have any impacts or increase hazards to the operation of the GCUH helipad. ▪ The linking airbridge will have minimal impacts to amenity during construction. Refer to the Traffic Management Plan, prepared by Lindores Personnel in Appendix E.

PDA Wide Criteria	Assessment of Proposal
3.3.6 Service Infrastructure	<p>Will Comply</p> <p>The proposed linking airbridge will protect existing or planned trunk infrastructure and not have any adverse impacts.</p>

Source: Parklands PDA Scheme

5.2.3. Land Use Plan: Precincts

In addition to the abovementioned PDA-wide Criteria, the relevant precinct outcomes are also considered.

The site is located within Precinct 1 – Mixed Use Health and Knowledge of the PDA. Primarily, the intent for the precinct is to promote a conglomeration of health and knowledge based uses at the periphery of the Griffith University Hospital and the Griffith University Campus.

The approved development is a key opportunity to evolve a mixed use urban village within proximity to the existing Gold Coast University Hospital, Gold Coast Private Hospital and the Smith Collective. More specifically, the development will provide health care services such as rehabilitation and importantly, research and technology industry which include research labs and space for clinical trials. The design and intended operation of the proposed development complies with the Development Scheme vision for development in this area of Precinct 1.

The introduction of the airbridge maintains this opportunity while also creating integration for the existing Hospital use and the GCPH.

On this basis, the proposal is considered to uphold both the PDA-wide and Precinct-specific intents. The proposal therefore warrants favourable consideration.

6. KEY CONSIDERATIONS

The following section outlines key aspects of the development requiring additional assessment or clarification.

6.1. ADDITIONA OF GFA

It is considered that the airbridge is an extension to the approved uses at 23 Nexus Way, Southport. Specifically, the airbridge will not be used for public access and will be used exclusively for the transportation of patients and access by hospital staff. In this regard, the addition of Gross Floor Area is considered to be an addition. Regardless, the extension of GFA still complies with the provisions of the ED Act and the PDA Development Scheme and should be supported.

7. CONCLUSION

Urbis Ltd has been commissioned by *Northwest HealthCare Properties* (the **Applicant**) to prepare this town planning assessment report to support a development application seeking approval for a Priority Development Area (PDA) Development Permit for Material Change of Use for Linking Airbridge at 23 Nexus Way, Southport.

The report evaluates the proposed development against the assessment benchmarks of the Parklands Priority Development Area Development Scheme and relevant sections of the Economic Development Act 2012.

The site and the surrounding area have been identified within Precinct 1 – Mixed Use Health and Knowledge of the PDA. The proposal upholds the intent established by the Parklands PDA Development Scheme for development within Precinct 1 through creating a new urban village which activates the broader Parklands PDA.

On the basis of the assessment contained within this report, Economic Development Queensland is requested to consider the development proposal favourably and approve it, subject to reasonable and relevant conditions.

DISCLAIMER

This report is dated 21 February 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of NORTHWEST HEALTHCARE PROPERTIES REIT (**Instructing Party**) for the purpose of Development Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

MEDQ APPLICATION FORM

APPENDIX B

TITLE

APPENDIX C

SIGNED OWNER'S CONSENT

APPENDIX D

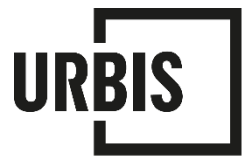
ARCHITECTURAL PLANS

APPENDIX E

TRAFFIC MANAGEMENT PLAN

APPENDIX F

HISTORIC APPROVAL DOCUMENTATION (EDQ REFERENCE: DEV2022/1310)



APPENDIX G

ROAD CLOSURE APPLICATION