

Cudgen Connection Health Precinct Analysis



Acknowledgements

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Destravis Pty Ltd
info@destravis.com
www.destravis.com

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CUDGEN CONNECTION – CREATING A HEALTH PRECINCT

The Cudgen Connection development site provides an exciting opportunity to create a health and education precinct around the new Tweed Valley Hospital, accelerating the maturity and sustainability of the precinct, and benefiting the local economy and community. The site also provides one of the best opportunities to support essential workers in the area by providing an appropriate mix of supporting housing for key workers and residents in the area.

Cudgen Connection has been planned to integrate with the new Tweed Valley Hospital, providing both the uses and adjacencies required to form a health and education precinct.

The new Tweed Valley Hospital is of a scale that will naturally attract a range of supporting and complementary uses that would organically create a health and education precinct over the medium to long term where the planning framework permits. As the hospital is located on a greenfield site there is limited opportunity for connections into the surrounding built form - the supporting and complementary land uses for a health precinct either do not exist or are limited in their scope. This isolation magnifies the critical role for private industry, firstly to complement public investment and outcomes in the health sector and secondly to contribute to the connection of the Tweed Valley Hospital into the wider local fabric.

An analysis of the key land uses sought to accelerate a health and education precinct has been undertaken. This has been compared to the uses the Cudgen Connection will provide, confirming the Cudgen Connection is best placed to deliver the majority of these uses in a location that is directly proximal and supports the hospital, essential workers and the broader community. This analysis is summarised in below.

Table 1 – Health precinct gap analysis – Tweed Valley Hospital and the Cudgen Connection

Key Land Use	Extent of use within locality	Provided by Cudgen Connection
Private Hospital and related health services, and medical and surgical consulting suites.	Nil – closest private hospital in Tweed. Significant gap and opportunity to broaden the workforce and health offering in the region.	✓ Significant opportunity
Affordable housing for essential workers and community members. May also include affordable student accommodation options.	Limited – housing in the immediate locality is highly sought after with strong price growth, particularly following the COVID-19 years. Tailored affordable accommodation will support essential workers, enhancing workforce sustainability.	✓ Significant opportunity
Short-term accommodation suitable for visiting health professionals, patients receiving treatment away from home (e.g. cancer therapies) and visitors of admitted patients.	Limited – focused on tourism, creating barriers to year-round use by health workers, patients and visitors. A tailored solution in proximity will directly support the needs of the precinct.	✓ Significant opportunity
Childcare and respite day care (care for seniors).	Limited – existing centres spread out and servicing existing workforce – significant influx of workers for the public hospital will drive child care demand up. Providing childcare in proximity will directly support workers.	✓ Significant opportunity
Supporting retail and commercial services, including café's, shops and general amenities.	Limited – retail and commercial areas are distant from the site and are located in the town centre. On site proposal is small in scale. Providing retail and commercial amenities that support the specific needs of the locality will improve the attractiveness of the precinct, without undermining the role and function of the Kingscliff town centre.	✓ Considerable opportunity

Key Land Use	Extent of use within locality	Provided by Cudgen Connection
Formal open space and recreation areas, including active and passive recreation opportunities.	Limited – no specific park or formal open space opportunities for workers, visitors and for families with children (e.g. birthing, visitors). Providing these will enhance the amenity and sustainability of the precinct.	✓ Considerable opportunity
Community facilities	Partial – existing community and aquatic centre. New or expanded facilities may be beneficial to the community, enhancing precinct connections to the local community.	✓ Considerable opportunity
Community health and social support services.	Limited with a lack of cohesion within existing community health activities. Provision of the Community Hub within proposal will significantly benefit local not-for-profits working in a variety of areas e.g. in mental health, suicide prevention, arts & community services.	✓ Significant opportunity
General and specialist office space suitable for research, related industry or university use.	Limited – existing spaces in the town centre are locally oriented and are not close enough to the hospital to harness and maximise land use synergies, therefore limiting commercial viability. Providing additional office space for targeted research, industry and education needs is an additional opportunity in the precinct.	Potential opportunity – integration into private hospital
Enhanced public and active transport connectivity, tailored to development location and sequencing.	Partial – existing bus connections and cycle routes are sporadic and not cohesively linked throughout the locality–The Cudgen Connection provides a Hub & Spoke public transport interchange interlinking public transport to the neighbouring Tweed Valley Hospital, local community, Tweed Business Centres to the North and the Coolangatta International airport	✓ Significant opportunity
Aged care and seniors housing (may also include respite day care integrated into one offering).	Limited – existing centres generally meeting current needs. Significant growth in aging population will drive significant demand in aged care, respite day care and home care services.	Potential opportunity – subject to space available following preference for essential worker accommodation.

The Cudgen Connection offers an opportunity to deliver a Health, education and wellbeing focused precinct around the new Tweed Valley Hospital, whilst simultaneously supporting much needed not-for-profit & community services organisations. The Cudgen Connection will fill the majority of the key gaps in health and education precinct land use around the Hospital, providing affordable accommodation for essential workers, a private hospital and associated specialist consulting suites, a child care centre, supporting retail and commercial amenities including allied health and community uses.

Without the Cudgen Connection development, land uses and connections supporting a health and education precinct will be more fragmented and are unlikely to result in a cohesive, supporting solution for the precinct. This is particularly pertinent given the Cudgen Connection site offers one of the only opportunities for unfragmented, flood and constraint free and single site ownership in the locality, making it one of the only sites that can provide an integrated precinct with the Tweed Valley Hospital. Should the site not be developed, the benefits of a health precinct for the region will both be delayed, and may not ever be achieved to their full potential.

1. HEALTH PRECINCTS – BEST PRACTICE

Development around a hospital site commonly forms organically in alignment with specified land uses by businesses that seek colocation with the hospital, either as supporting or complementary uses, to capitalise on the proximity. This colocation or clustered approach to development forms the basis of a Health Precinct, with a health facility being the major anchor for development within and around the Precinct. The ‘success’ and scale of health precincts can vary dramatically depending on the provision and implementation of various principles.

Terminology for these precincts can be broader dependent on the uses within. For example, where a university may be co-located, the focus may be on a Health and Education or Health and Knowledge Precinct, or where development is more related to community health and development, the focus may be on a Health and Wellbeing Precinct. Regardless of these factors, health is at the core of these precincts. It is important to note that while not all health facilities are a health precinct in name or planning, the very nature of a health facility, and the development that surrounds it, forms a health precinct. This necessitates an approach to planning around health facilities that is precinct based.

Health precincts both nationally and internationally seek to harness the strengths of co-located and clustered development to drive health and wellbeing for their communities, and to grow the economy and strengths of the area. Research undertaken by Destravis has identified best practice precinct principles and land uses that support health precincts. These will be identified below.

1.1. Best Practice Precinct Principles

Destravis research concluded that there are several common themes across health-related precincts that can be condensed into six Best Practice Principles that can be used to guide planning on health-related precincts. These Best Practice Principles, and their sub-principles, are shown in Figure 1.

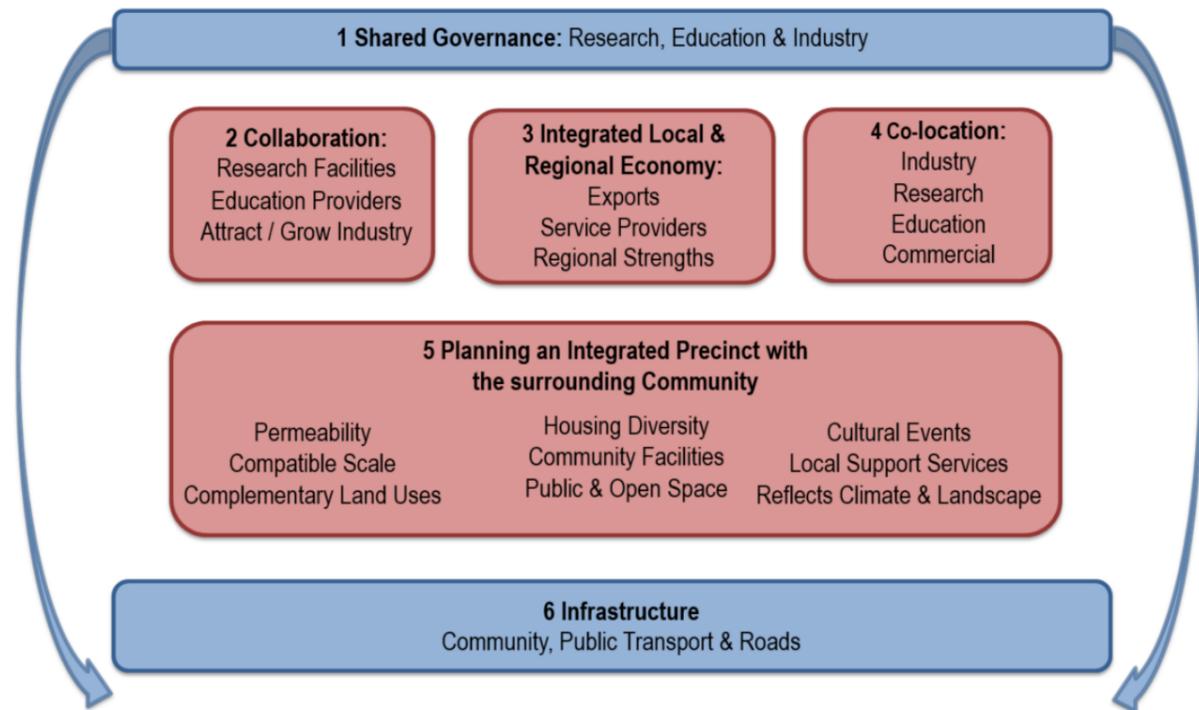


Figure 1 - Health Precinct Principles

It should be noted that the realisation of each principle is dependent on the scale or focus of the particular anchor hospital. For example, a smaller regional hospital may focus more on education than industry, while a larger facility may collaborate more with research and industry. Each principle and sub-principle is explained below.

- 1) **Shared Governance Model** – Shared governance is an integral part of the health precinct. A collaborative decision-making model where all parties are involved in decisions about the activities and direction of the precinct is a critical part of achieving success for all organisations. Shared governance facilitates the success of co-location ensuring the different organisations surrounding the precinct work together on mutually beneficial outcomes. Shared governance will differ depending on the focus of the precinct, be it on education, research or on the commercial development and implementation of new health technology. Governance can relate to specific areas of collaboration or co-located facilities, including with education, research or industry partners.
- 2) **Co-located** – Co-location is critical to enable easy movement between complementary services for workers and visitors of the precinct. Co-location enhances efficiency and improves sustainability and amenity, providing the critical mass that will enhance strategic relationships and the economic output from the site.
 - a) **Commercial and retail services:** Commercial services such as shops, café’s, restaurants, offices and child care centres located within the health precinct provide direct support services to workers and visitors. These services also provide opportunity for private consulting rooms, surgeries, legal services and the like.
 - b) **Related supporting residential:** Supporting residential development such as key worker accommodation and short-term accommodation is required to ensure ready access for visiting workforce, travelling patients and visitors, and for essential workers, in particular affordable accommodation.
 - c) **Industry:** Businesses who partner with research and development rely on close relationships and access to the health precinct for these activities, and for sharing human capital between organisations. Co-location with industry, primarily high-tech manufacturing and pharmaceutical, can help improve linkages between research and development and the scaling up of new technology or innovations for establishment across the broader market.
 - d) **Education providers:** Incorporating education providers facilitates and streamlines student and higher order learning, both activities undertaken within a hospital on an on-going basis. Co-location also potentially provides opportunities for shared facilities such as meeting and training rooms, improving resource and funding efficiency.
 - e) **Research institutions:** Research institutes facilitate research activity, enhancing employment and improving health outcomes in the locality.
- 3) **Collaboration between organisations** – Cooperation and collaborative exchange is key to a productive precinct. Creating collaboration between the hospital and collocated education, research and industry organisations is necessary to ensure the success of a health precinct. Every health precinct requires ongoing education and training for staff to facilitate the operation of a hospital and medical facilities on site. Additionally, all health precincts have the ability to facilitate research, either passively through provision of health statistics, or directly through on-site clinical trials. Translating this research into commercially viable opportunities is the focus of industry.
 - a) **Research:** The provision of research facilities on site, along with the collaborative arrangements to support the integration of research and hospital activity, allows for ongoing research and development that can enhance health outcomes for patients both on site and where replicated at other facilities. These facilities can lead to increased employment, building the strength of the precinct.
 - b) **Education Providers:** Links to education providers are critical to the operation of a hospital or health facility, with physical facilities for education highly desirable within the precinct due to the ease of integration and access

- to students. Collaboration with education providers to include education faculties on site are important for any health precinct, no matter the scale.
- c) **Attract and grow industry:** Attraction and retention of industry on site helps grow the health precinct, solidifying its ongoing operational capacity and specialisations. Collaboration on research and development, intellectual property and clinical trials provides an environment for industry to be attracted to the precinct, and to grow existing health industries in the locality. This focus enhances employment, export capacity and the overall economic health of the precinct and region.
- 4) **Integration with the Local and Regional economy** – Regional and local economic integration seeks to build on the relative strengths of the area, identifying those sectors of the economy that have a competitive advantage in the locality in order to expand upon their successes.
- a) **Regional strengths:** Integration may take the form of fostering collaboration on research and development that relates to the strength of the region (e.g. aged care, wellbeing or pharmaceutical manufacturing), builds on the existing success of this area to help improve services on site and to expand the regional economy.
- b) **Expand exports:** A focus on expanding exports seeks to grow the economy and strength of the health precinct beyond local borders, providing funding back into the health precinct and growing employment and related services.
- c) **Links to local health and service providers:** Integrating with local service providers for supply and health care services will build those local businesses who provide an existing and scalable service to patients and members of the community. Links to local providers assists the health precinct through not having to establish these services themselves and limits any impact the health precinct may have by ensuring services are not duplicated.
- 5) **Planning an integrated precinct with the surrounding community** – Planning a precinct that is integrated with the urban form and landscape ensures the health precinct is seen as a part of the community. Embracing the surrounding environment will ensure the precinct is not just a place to go when you are ill but is a destination in its own right that the public are familiar with and can utilise at any time.
- a) **Promotes Housing diversity:** The provision of housing is critical to the success of the precinct. Some housing is required to be in close proximity to the site to allow for long-term visitors, family and staff. Housing is needed across the broader locality, with a mix of housing types (e.g. detached dwellings, townhouses, apartments) preferred to allow for the range of needs of workers across the income scale. A range of housing types also provides for long-term visitors and members of society who may seek to locate themselves close to a hospital precinct, for example aged care providers and seniors housing.
- b) **Provides local support services (commercial):** Providing local support services such as shops, café's, restaurants and child care centre/s directly supports workers and visitors by helping them meet their day to day needs without having to travel off the precinct. Providing these services at the ground floor plane assists in providing a normative commercial environment, ensuring the hospital is welcoming at its edges and through the ground floor public spaces that link buildings and sections of the precinct. This directly improves amenity for workers and visitors, improving their wellbeing.
- c) **Community facilities:** Providing community facilities, such as libraries, pools or other publicly accessible places, assists with broadening the activity on the site and with linking the health precinct with the existing community in the area. The facilities help normalise the health precinct, improving the social interactions between patients, visitors, workers and members of the community, making the health precinct a destination that is not solely based around illness.
- d) **Links with local cultural events:** Providing space for and links to local cultural events will help to enhance the connection the precinct has with the local community, broadening the use of the precinct and improving the connection patients and visitors have with community celebrations and the localities identity.
- e) **Permeability:** The ability to walk through the site and to connect with adjoining sites, linking the health precinct into the existing movement network, ensures the site is a part of the surrounding built form and is not blocked from it.
- f) **Compatible scale:** Wherever possible, the scale of the precinct should reflect the surrounding urban and natural environment, or its desired scale and density, to provide for a visually amenable outcome. Where higher density is sought, the edges of the precinct should step down to the same or similar scale to the surrounding built form or landscape (e.g. height of trees) to improve compatibility.
- g) **Complementary land uses:** Similar to providing a compatible scale, land uses should integrate well with the surrounding uses of land by ensuring the same or complementary land uses are established at the borders of the precinct. For example, providing for service related and residential uses as they abut residential land, or park and open space as they abut natural features.
- h) **Public open space:** Open space, including parks and play equipment, is critical for the amenity and wellness of patients, visitors and workers on the site, and can provide for local community needs. Open space can form the centrepiece of the precinct and can be linked to existing open space and natural landscapes to enhance and build off the features of these areas.
- i) **Reflects surrounding climate and landscape:** Design that reflects the local climate and surrounding landscape, including its vegetation and physical features, helps to blend the precinct with the natural environment of the area, improving sustainable outcomes and visual amenity.
- 6) **Connects with infrastructure** – Connections to infrastructure are critical to the success of the hospital and health precinct. This principle does not focus on services such as water, sewer, electricity, but on those pieces of infrastructure that enhance the functionality of the precinct and supports all of the health precinct principles. Connections into the broader urban fabric and economy are enhanced by movement connections ensuring the facility is not isolated. Links to community facilities help enhance connectivity to the surrounding community and urban fabric while providing opportunities for amenity and wellness for workers, visitors and the surrounding community.
- a) **Community facilities:** The provision of community facilities such as parks, open space, recreation facilities (e.g. pool), libraries or community meeting rooms enhance connections with the local community provide a broader public benefit. The facilities enhance the role of the hospital as a part of general day to day life by providing services to workers, visitors and patients and can potentially be used by multiple agencies – for example a pool may be used for rehabilitation purposes as well as recreational or sporting uses, or community meeting rooms can be used as meeting rooms for hospital workers – serving to improve asset use and value for money.
- b) **Public transport:** Strong links to public transport provide access to the health precinct for all members of society and improve the sustainability of transport access to the precinct. High frequency public transport that is connected to key city hubs and housing areas will help reduce the number of car spaces and land required for parking. This will improve the efficiency of the precinct while providing strong connections between housing and economic areas in the locality.
- c) **Road network:** Easy connections to regional road networks are required to facilitate movement of workers, patients and visitors to the precinct, many of whom come from afar. Strong links to regional road networks also facilitate appropriate emergency and disaster response activities by allowing emergency vehicles to efficiently travel to the site.
- d) **Pedestrian / cycle network:** Improvements to pedestrian and cycle infrastructure, both by way of quality and through increasing network infrastructure, assist with improving active transport connections to key activity

clusters both within a precinct, and from a precinct to other activity areas in a community. This infrastructure helps improve the accessibility and sustainability of a precinct.

It is noted that a Health Precinct may have specific focuses within certain Principles and that all are not necessarily furthered within a singular precinct. However, principles such as Planning for an integrated Precinct, Co-location and Connection with Infrastructure are critical elements to planning around health facilities.

1.2. Core and Secondary Land Uses

Research that Destravis has undertaken has also identified a number of core and secondary land uses that assist in furthering Health Precincts. The presence or absence of these uses can assist in understanding the maturity of a Health Precinct, and in identifying gaps in precinct planning that may be filled via strategic or project specific planning. These uses are described below. Please note that Land Use terms will differ across localities. Planning schemes from the local area where a precinct or hospital is located should be checked for land use term definitions, and cross referenced back to the activities wherever possible.

Core Land Uses

The primary activity on the core portion of the Health precinct is a hospital. To directly support this hospital, a number of activities are important to consider within the immediate proximity. These uses should be within a short distance from the site that is easily walkable or is accessed via a short drive. This means the uses are either on the actual health facility site, or are within 1km of the site (reasonable 15min walk). The preference would be to have these uses as close to the health facility as possible. Table 2 identifies these activities:

Table 2 - Core Health Precinct Activities

Core Health Precinct Activity	Generic Land Uses
Hospital – emergency and elective health care (public or private)	Hospital
Outpatient clinics – owned by hospital	Health Care Services / Hospital
Clinics and consulting rooms - private / independent of hospital	Health Care Services / Office / Medical Centre
Sub-acute care facilities	Health Care Services / Hospital
Short-term accommodation for visitors & patients	Short-term Accommodation
Education and Training facilities	Educational Facility / Establishment / Conference Facility
Research offices and facilities	Educational Establishment / Office / Technology Industry
Social Services (e.g. community services that relate to health and wellbeing)	Community Facility, Office, Medical Centre
Café's, restaurants, small shops and retail	Retail / Shop / Food and Drink / Commercial Services
Open space and parks - for hospital rehabilitation, visitors and workers	Park / Open Space / Sport and Recreation / Hospital
Child care for workers	Child Care
Elder Care	Respite Day Care Centre

Industrial scale research and development – e.g. technology park	Technology Industry / Research Park / Technology Park / Industry
Utility – Public Transport / Road / Pathway	Public Utility / Utility / Infrastructure
Place of Public Worship	Place of Worship / Church / Mosque / Temple

Secondary Land Uses

A number of supporting facilities are required for workers, visitors and the ancillary services surrounding the core health precinct. These support the hospital, its workforce and any potential additional research, education and health activity that is occurring on the site. These uses may be more broadly located from the health precinct, although the preference again is to have uses in close proximity to the site to ensure ease of access. Secondary land uses may be immediately adjacent to the site (e.g. recreation, community health some affordable housing) to distances that are a reasonably short drive (e.g. 15 min drive – 5km for a technology park use). Table 3 identifies the activities that should occur adjacent to or within a relatively short distance to the site.

Table 3 – Secondary Health Precinct Activities

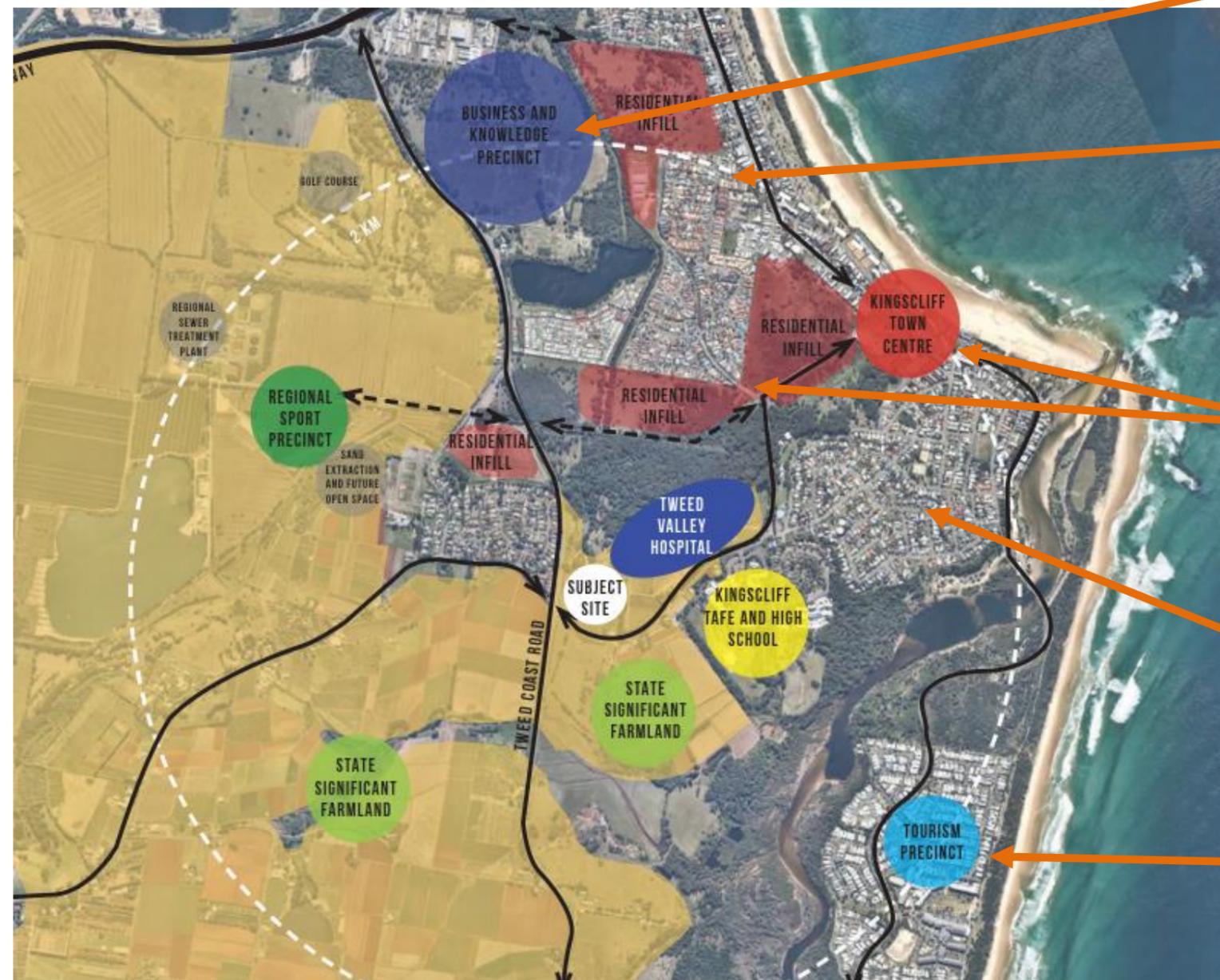
Secondary Health Precinct Activity	Generic Land Uses
Housing for Hospital workers – diverse range of sizes and types to accommodate varying incomes of workers	Residential Accommodation - House / Dwelling / Apartment / Multi-unit Dwelling / Townhouse
Housing for students – could be formal student accommodation or lower cost apartments, townhouse and share house arrangements	Residential Accommodation - Student Accommodation / Townhouse / Apartment / Multi-unit Dwelling / House
Housing for professionals (e.g. research / industry) – diverse range of types to accommodate varying incomes	Residential Accommodation - House / Dwelling / Apartment / Multi-unit Dwelling / Townhouse
Housing for visitors – who cannot be accommodated on the hospital site	Short-term Accommodation / Holiday Accommodation
Affordable housing – including subsidised housing or government owned housing to support persons on lower incomes	Residential Accommodation
Community Health centres – e.g. ambulatory care, social support and wellbeing	Health Care Services
Seniors housing and aged care facilities	Retirement Living / Apartment / Aged Care Facility / Residential Care Facility
Parks and Open space areas – for workers and visitors	Park / Open Space / Sport and Recreation
Recreational and community facilities – public (e.g. library, pool, park) and private (e.g. gym, theatre, bar)	Sport and Recreation / Community Facility / Health Care Services
Agriculture & Food – small scale farming and community gardens, local produce for use within the precinct	Agricultural Land / Strategic Farm Land / Community Garden / Artisan Food and Drink Industry / Park / Open Space
Child care for workers	Child Care
Cafés and restaurants	Food and Drink / Retail / Restaurant
Shops and commercial premises to support workers, students and visitors	Shop / Office / Retail / Commercial Services
Industrial scale research and development – e.g. technology park	Technology Industry / Research Park / Technology Park / Industry

2. SITE & CONTEXT ANALYSIS

The Cudgen Connection site is located directly adjacent to the new Tweed Valley Hospital which is currently at the end stages of construction, with the hospital set to open in early 2024. A shared skills centre with TAFE and a 'Health Hub' for outpatient and community health are included on site. Please refer to the Cudgen Connection project description by Centuria for site location context. The new Tweed Valley Hospital places a major Health facility on a greenfield location with limited surrounding context with respect to the Health Precinct Principles and land uses identified in Section 2. While there is some related use context and beneficial relational elements for the Tweed Valley Hospital site, there are gaps of land uses and functional relationships that could be filled through development of surrounding sites.

An analysis of the surrounding land uses and facilities has been undertaken to determine the present maturity of a Health Precinct around the Tweed Valley Hospital. This analysis primarily focuses on what gaps are present with respect to core and secondary land uses, and from a Precinct Principle perspective. Key existing use locations have been visually identified in relation to the Tweed Valley Hospital and Cudgen Connection sites. These are identified on Figure 2 (adapted from map page 8 Cudgen Connection project description). An analysis of gaps is identified below, and in Table 4 and Table 5 over page.

Figure 2 – Key Health Precinct uses analysis



Business & Knowledge Precinct – 2km

- Largely vacant, awaiting future development for business and technology park style uses.
- Existing uses within industrial estate are service industry focused – servicing the nearby residential population.
- Land Prone to flooding.

Northern Residential – 2km

- Residential aged care x 2; Retirement living.
- Short-term accommodation – tourism focused x 5 (not including AirBNB and similar types).
- Planning for infill areas allows additional low density residential uses.
- Child care x 1.

Kingscliff Town Centre & Infill Residential – >1km

- Health care – 2 GP's (3 practices); 1 Pathology, 1 Community Health Service; 1 x comprehensive radiology; 10 Psychologists; 3 Podiatrists; 26 Physio / Osteo; 2 alternate therapists; 9 dentists (3 practices).
- No Medical or Surgical Specialists or other surgical interventionalists.
- Significant number of supporting retail – shops, café's, small-scale offices, gym (4).
- Short-term accommodation – more than 15 – tourism focused (not including AirBNB).
- Child care x 2.
- Planning for infill areas allows additional centre activities (retail, office, health) and residential development (low-medium density).

Southern Residential up to 2km

- Low Density residential
- Tweed regional aquatic centre (community facility).
- Short-term accommodation (1 – not including AirBNB).

Tourism Precinct

- Significant short-term accommodation – 2 x resorts + other providers (not including AirBNB)
- Supporting local cafés.
- Supporting healthcare (e.g. 2 x physio) and other centre uses (shops, retail) located to the South in Casuarina Beach.

Medical and Surgical Specialists

While there are a range of primary and allied health care practitioners, as well as some specialist mental health and podiatry practices, there are no medical or surgical specialist consultation spaces available within the precinct surrounding the new Tweed Valley hospital. Specialists are currently located nearby the existing Tweed Hospital. Outpatient spaces for medical and surgical specialists is therefore a gap in land use around the new Tweed Valley Hospital.

Community Health & Social Support

Some level of community health and social support services are available in the locality, however these are often stymied by a lack of space and a disconnection between complementary service, with a growing need for these services within the community. The provision of integrated and proximal community health and social support services for the community, encompassing delivery by a mix of non-government, private and government related services, would be beneficial for the area. This would assist in improving access to services for local residents and would focus on adjusting the social and behavioural determinants of health, leading to overall improvements in individual and community well being.

Table 4 - Analysis of Tweed Valley Hospital Health Precinct vs Key Land Uses

Key Land Uses	Current uses within Precinct?	Gap Analysis
Hospital – emergency and elective health care (public or private)	Partial – Tweed Valley Hospital. Includes a range of sub-specialities suitable to the area, including a focus on cancer that will service the broader catchment. Private Hospitals – nil. The nearest private hospital is the Tweed Day Surgery, the John Flynn Private Hospital and the Currumbin Clinic (Mental Health).	Partial – Opportunity for an appropriately sized Private Hospital in the locality, ideally in close proximity to the Public Hospital to allow for enhanced workforce and patient accessibility, is available.
Outpatient clinics – owned by hospital	Yes – within the Tweed Valley Hospital. Outpatients related to the services available at the hospital will be provided.	Nil.
Clinics and consulting rooms - private / independent of hospital	No – there are no private or independent medical or surgical specialists within the precinct or in close proximity to the Tweed Valley Hospital. Existing services are located around the existing Tweed Hospital or on the Gold Coast.	Gap – space for medical specialists within close proximity to the hospital is desirable within the precinct. Specialists are likely to seek space for their services when the Tweed Valley Hospital is commissioned.
Sub-acute care facilities	Partial – some sub-acute or ambulatory care components will be included within the Tweed Valley Hospital at completion. However, there are no additional off-site options existing within the precinct area.	Partial – opportunities for small scale ambulatory care in an out of hospital setting (e.g. private Hospital).
Short-term accommodation for visitors & patients	Partial – existing short-term accommodation is tourism related and is close to the beach. Anecdotal evidence suggests these facilities are at capacity during peak tourism times. There is no short-term accommodation within walking distance of the Tweed Valley Hospital site.	Partial – additional short-term accommodation that is geared to visiting staff and patients and family who need to travel for health reasons is a present gap in the precinct.
Education and Training facilities	Partial – The existing TAFE and the commitment for a joint TAFE and Health education and training facility on the Tweed Valley Hospital site provide health related education and training. While this is the case, no specific university education and training package has been announced, with facilities and integration for university education and training a potential gap in the precinct. Opportunities for private training may also be suitable.	Partial – Should there be a gap in university education and training space within the Hospital itself, additional space for university level education and training would be beneficial for the precinct. This would need to be provided in close proximity to the site. Further opportunities for placements and training for private hospital staff may also be a gap in the precinct for any private hospital development.
Research offices and facilities	Partial – some space is available on the Tweed Valley Hospital site for associated development that could accommodate research offices and facilities.	Partial – while space may be available on the Tweed Valley Hospital site, alternate sites that can provide options for delivering these spaces early or to allow for additional growth would be beneficial for the precinct. Space for university led research is of particular importance to the precinct. Without directly proximal access to the hospital, university level research is unlikely to occur on site. Providing space directly adjacent to the site that would be suitable for these users would be beneficial to the precinct.

¹ Australian Institute of Health and Welfare, GEN Aged Care, Aged Care Service List - NSW - as at 30 June 2023, accessed September 2023.

² Bed calculations using Australian Institute of Health and Welfare data and NSW Population Projections for the Tweed LGA, NSW Department of Planning, Industry & Environment, <https://www.planning.nsw.gov.au/Research-and-Demography/Population-projections/Projections>, accessed September 2023.

Aged care

There are currently 1346 residential places across the Tweed LGA – largely within Tweed Heads and Murwillumbah¹. There are two facilities in Kingscliff, providing a total of 182 spaces. Against the Tweed LGA's over 70's population of 20,188 (30 June 2023, estimated by NSW Government), this equates to 67 spaces per 1000 persons aged over 70. This is slightly higher than the interim guidelines for aged care beds for the over 70's population which had applied a ratio of 60.8 beds per 1,000 persons. Note this guidance has come from the 2023 federal budget and is subject to change.

By 2026, the population over 70 is set to increase to 22,536 persons, dropping this ratio to 60 spaces per 1,000 persons over 70. By 2041 the older population grows to more than 31,500 persons, dropping the ratio to 43 per 1,000 persons over 70. If the ratio of 67 places per 1,000 persons over 70 were maintained, a total of 157 more spaces would be needed across the LGA by 2026, and 758 by 2041². However, if the ratio of 60 is used, a total of 24 more spaces would be needed across the LGA by 2026, and 573 by 2041.

Given this, there is opportunity for additional aged care, and by association retirement living, within the Kingscliff area, given it is a desirable location with high amenity, and given its proximity to the new Tweed Valley Hospital. As such, aged care and retirement living is seen as a gap in the land uses surrounding the precinct, subject to market considerations and a balance of provision of affordable accommodation in the area.

Key Land Uses	Current uses within Precinct?	Gap Analysis
Social Services (e.g. community services that relate to health and wellbeing)	Partial – the site includes a budget allocation for a Health Hub, which may provide space for social services related to health and wellbeing. There is also an existing Community Health Centre nearby the site.	Partial – growth in community and social support services for specific chronic disease may be beneficial for the area.
Café's, restaurants, small shops and retail	Partial – there are retail and other amenities located within the town centre along the beach, however this is approximately 1.5-2km from the site, which is not a reasonable walking distance for convenience. Land zoned to support centre activities is located along Turnock Street, however this will require significant private investment to realise. Some minor supporting retail will be within the Hospital.	Partial – Minor supporting retail will be located within the Hospital, however more substantial services are located too far to reasonable walk. Additional supporting retail and commercial amenities within close walking distance would enhance support for workers, patients and visitors.
Open space and parks - for hospital rehabilitation, visitors and workers	Partial - Open space is located along the low points of the site nearby the bushland and waterway corridor with this portion of the site planned for informal open space. The Council aquatic centre is nearby the site, however no other formal parkland is nearby.	Partial – opportunities for more formal open space and recreation areas would add benefit to the precinct by giving workers, patients and visitors opportunities for passive and active recreation. This would also relate the Hospital and health precinct better to the surrounding built form through enhancing its connection to the community,
Child care for workers	Partial – child care is located within the town centre and some residential areas, however is not in close proximity to the site. Demand for child care will grow with the significant influx of hospital workers to the area, and as associated residential demand grows.	Gap – locating child care in close proximity to the site would best benefit workers and visitors, allowing ease of access and supporting people's personal needs.
Elder Care	Gap – there is no respite day care centre by itself within close proximity to the precinct. Some respite day care is offered within aged care homes in the area, however this is generally limited and it is expected that this will be a growing area of demand in society as working age persons care for the elderly parents.	Gap – opportunity to establish additional respite day care or elder care services in the locality would enhance support for workers within the health precinct, and for the community more generally, subject to market considerations.
Industrial scale research and development – e.g. technology park	Partial – no existing uses relating to research and development are located in the precinct. The business park (undeveloped) to the North of the site may provide opportunities for these uses to establish once it commences development of new lots. While this is the case, it is noted that this land is flood prone, which may limit its useability and potentially delay land coming to market. The Hospital site may offer space for research and development that is directly related to the Hospital.	Partial – Space is available for these uses to establish, however land and built availability is not readily present.
Utility – Public Transport / Road / Pathway	Yes – the site is well connected to the road network, with public transport available on the road frontage.	Partial – improved public transport interchange and active transport routes would assist with enhancing public and active transport accessibility for the community, and to the precinct.
Housing for Hospital workers – diverse range of sizes and types to accommodate varying incomes of workers	Partial – housing is generally available in the locality. However, affordability is a concern in the locality given the limited options directly around the precinct. Demand for housing is likely to substantially grow due to the increased hospital workforce in the area. Affordable housing for essential workers may be limited in close proximity to the site.	Partial – affordable accommodation for essential workers is presently a gap within close proximity to the site. Enhancing this offering would benefit workers within the precinct, enhancing the sustainability of the precinct workforce.
Housing for students – could be formal student accommodation or lower cost apartments, townhouse and share house arrangements	Partial - Shared accommodation options are available in the locality, however no formal student accommodation is present. Providing a level of student accommodation or affordable accommodation nearby or within the precinct would benefit students undertaking placements within the Hospital. This is particularly relevant for medical student placements, which can go for extended times with medical students coming from far afield to undertake their study.	Partial – while accommodation is available in the locality, some level of affordable student accommodation would be beneficial for students wishing to undertake training and placement at the new Hospital.
Housing for professionals (e.g. research / industry) – diverse range of types to accommodate varying incomes	Yes – a range of housing is located in the broader locality, with planning supporting additional new housing lots, apartments and other housing types. As professionals generally live in a broader radius around a health precinct, the broader locality should be able to meet this need.	Nil
Housing for visitors – who cannot be accommodated on the hospital site	Partial – Short-term accommodation that is tailored to tourism is located nearby the site. Aspects of this could be used by visiting family and health workers. However, given the strong tourism draw to the area, the availability of this accommodation will be limited for significant durations of the year. This is limiting for the precinct.	Yes – additional short-term accommodation that is tailored to supporting visiting health workers, patients and their families will be highly beneficial to ensuring ease of access to the precinct.
Affordable housing – including built to rent schemes, subsidised housing, government owned housing to support persons on lower incomes	Gap – no specific build to rent, social or affordable housing is located nearby the locality. Low cost housing is located in portions of the locality, however this may not be suitable for all persons.	Partial – some level of affordable accommodation for lower income persons would assist in ensuring social equity and support for low income workers in the locality. Build to rent options may offer appropriate affordable long-term rental opportunities for workers and families.

Key Land Uses	Current uses within Precinct?	Gap Analysis
Community Health centres – e.g. ambulatory care, social support and wellbeing	Partial – some community health is offered within Council's community health centre and within the proposed health hub on site. It is noted that availability of community and social support spaces is limited for not-for profit providers in the area, with many services dispersed and lacking integration and ease of access for the community. In particular, services such as not for profit mental health, suicide prevention and arts and community services could be enhanced in the area.	Partial – additional community health focused development will broaden the community health options for people and may introduce additional health specialities into the community. Providing space, for example for not-for profit and social support services in mental health and wellbeing, suicide prevention, housing support and transition to work programs, would assist the overall wellbeing of the community.
Seniors housing and aged care facilities	Yes – towards outer edge – 2 x aged care and 2 x retirement living. More aged care is located within the broader locality, to a ratio that is presently generally above benchmark for the locality.	Gap in future provision. Ageing population and population growth in the area will necessitate further aged care and retirement living in the area (see aged care heading above). There is opportunity, subject to market considerations, for additional aged care uses in the locality.
Recreational and community facilities – public (e.g. library, pool, park) and private (e.g. gym, theatre, bar)	Partial – the aquatic centre is located nearby the site, as is the Council library and community centre. Private recreational facilities are located towards the town centre, approximately 2km from the site.	Partial – existing facilities are nearby the site, however the provision of additional facilities in closer proximity to the Hospital would better support ease of access for workers and visitors and would serve the community connection to the site.
Agriculture & food – small scale farming and community gardens, local produce for use within the precinct	Partial – small-scale farming is located over the road from the site, however there are no true community gardens within the precinct.	Partial – further opportunities for community gardens, connection with local produce and small-scale horticulture may help link the precinct to the broader community and history of development in the area.

Table 5 – Analysis of Tweed Valley Hospital Health Precinct vs Precinct Principles

Precinct Principles	Tweed Valley Hospital Health Precinct – Assessment of principle achievement
1 – Shared Governance	Some evidence of shared governance with TAFE and Health is evidenced through the commitment for a shared education and training centre on site. No other formal arrangements are presently known.
2 – Collaboration	Limited collaboration is evidenced between TAFE and Health through the commitment for a shared education and training centre. Further opportunity for collaborations between research and industry, and universities present further opportunities for the precinct.
3 – Integrated Local and Regional Economy	Limited opportunity to realise this principle is currently present. The disconnection of the site from easy walkable access to local retail and commercial services limits the support provided to the precinct, with opportunity to bring more of these services within close proximity to the centre of the precinct. The regional strengths of tourism and agriculture are not significantly aligned to the health precinct, however there is opportunity to establish these further. Opportunity for exports are seen as limited for this scale of health precinct.
4 – Co-location	Co-locations are presently limited to largely education and limited supporting retail and commercial amenities within the Hospital site. Significant opportunity is present to enhance co-locations for more supporting commercial and worker support services (e.g. child care), as well as space for specialist medical and surgical clinics (private), private hospital services, potential office and research space, and supporting community based and open space facilities.
5 – Planning an Integrated Precinct with the community	Integration of the precinct with the surrounding locality is limited given isolation from the main centre or residential communities of the area. Council's Kingscliff Locality Plan has taken elementary steps to integrate the precinct with the wider community and does not preclude achievement of this principle. However, the locality plan does defer key future investigations back to Health Infrastructure and NSW TAFE. The existing farmland surrounding the site is mis-matched with the highest order beneficial and supporting land uses for the area. Enhancing the sites immediately adjacent to the Hospital for a range of residential, commercial and community related uses would enhance integration with the locality by creating connections to the existing built form, while directly supporting the function of the Hospital and the precinct. There is significant opportunity to fill these gaps to better integrate the precinct into the broader locality. The State Government-led Tweed Regional City Action Plan (February 2022) and the Health Precinct Strategy for the Tweed Valley Hospital Development (as per the Tweed Regional Economic Development Strategy 2018-2022) are 2x immediate term strategic documents that provide prime opportunity to coordinate successful integration across the locale, particularly in considering the state significance of the precinct.
6 – Infrastructure	The site is reasonably well connected to road and public transport infrastructure. Shared bicycle and pedestrian pathway connections could be enhanced via connection through low points of the site, better connecting infrastructure for cyclists and pedestrians with the broader locality, and in particular the Kingscliff town centre. The clustering of complimentary land uses to the Tweed Valley Hospital is desirable to increase public transport frequency and facilitate a mode-shift towards sustainable transport methods.

Given the Hospital is new to the area and is within a location that is slightly removed from the existing land use pattern and locality of Kingscliff, achievement of health precinct principles is limited. Some elements have been furthered through specific partnering approaches, and given the site is in close proximity to the TAFE and benefits from being within an amenable setting with good connection to the natural environment.

Significant opportunity is present to enhance co-location and integration principles, with opportunities to bring more uses to the immediate Hospital surrounds. This will enable connections to the Hospital to be established and will enhance linkages to the existing community through better interfacing with the existing built environment. Utilising land to fill specific core and secondary precinct land uses will provide the best opportunity to enhance these principles, allowing the health precinct to mature following commissioning of the Hospital.

3. CUDGEN CONNECTION – OPPORTUNITY TO CREATE A HEALTH PRECINCT AROUND THE NEW TWEED VALLEY HOSPITAL

The Cudgen Connection site, ideally located immediately adjacent to the Hospital, provides the best opportunity to fulfil a number of the land use gaps around the new Tweed Valley Hospital, allowing a health precinct to mature. With a single and motivated land owner, the site offers opportunity to establish uses in a timely manner, advancing the health precinct at its onset.

From the information presented above, a number of gaps are present. These are summarised below, in no order of priority.

1. Private Hospital and related health services, and medical and surgical consulting suites.
2. Short-term accommodation suitable for visiting health professionals, patients receiving treatment away from home (e.g. cancer therapies) and visitors of admitted patients.
3. Affordable housing for essential workers and community members. May also include affordable student accommodation options.
4. Child care
5. Supporting retail and commercial services, including café's, shops and general amenities.
6. Formal open space and recreation areas, including active and passive recreation opportunities.
7. Community facilities
8. Community health and social support services.
9. General and specialist office space suitable for research, related industry or university use.
10. Enhanced public and active transport connectivity, tailored to development location and sequencing.
11. Aged care / retirement living, subject to market considerations and as a secondary priority to essential worker and affordable accommodation.

Many of these gaps are present simply given the fact the Tweed Valley Hospital is new to the locality and does not have the benefit of time to organically attract these developments to the area. Furthermore, the current planning framework provides limited opportunity for the organic 'closure' of these gaps, as does the highly fragmented nature of the adjoining land zoned for urban purposes. In this regard, strategic intervention is identified as essential to close the apparent gaps in a best practice manner.

The Cudgen Connection offers a significant opportunity to provide for a number of these gaps. Key development such as the Private Hospital and space for a Mental Health Private Hospital provide an immediate and clear health linkage, supporting health professionals in the area and helping to meet the needs of the population. The significant quantum of residential accommodation, including key worker or affordable accommodation, are significant and stimulatory development that will directly support the hospital by supporting and attracting workforce and patients. The Cudgen Connection effectively fulfils 10-11 of the 15 identified gaps, all of which are essential to engendering a health precinct for the Tweed Valley Hospital.

A new private hospital for the area is supported by a private health market assessment undertaken by Health Projects International (HPI³). HPI's assessment notes there are no Private Hospitals of significant scale nearby the site, with the closest facilities being within the Tweed nearby the existing public hospital, on the Gold Coast in Qld and in Murwillumbah. There is only one sameday within the catchment, providing 3 theatres, two procedure rooms and 23 associated sameday space. There are no overnight private facilities nearby. HPI has indicated that the present private hospital provision is significantly under the NSW and Australian average, indicating a higher reliance on the public system and a gap in the potential private hospital provision in the locality. A gap analysis in private bed demand at 2020 is estimated at approximately 172 points of care, growing to 185 by 2040. This is supported by a gap in theatre and procedural spaces for private patients of 5 now, growing to 12 in 2040. This indicates that there is significant opportunity to establish a private hospital on the site. Developing such a hospital would broaden the workforce offering in the area, take pressure off the public system, in particular for elective surgery and would better meet the needs of the Tweed Coast.

Beyond general private hospital needs, there are no mental health hospitals nearby, with the nearest in Currumbin, QLD, noting this facility serves the Southern Gold Coast. A specialist mental health private hospital may provide for this gap in the Northern NSW area. To-date, no commitment to provide private hospital facilities is apparent for the Tweed Valley Hospital site in the short to medium term and the State Significant Development approval is not considered to forecast this expansion by way of future proofing or master planning. Assuming a private hospital will not be provided on the Tweed Valley Hospital land in the foreseeable future, there is no other comparable site that could accommodate a private hospital without substantial variance from existing planning scheme allowances, particularly by way of flooding. This, coupled with the fact the Cudgen Connection is directly adjacent to the Tweed Valley Hospital, makes the Cudgen Connection an ideal site for the provision of a private hospital.

A private hospital also provides the opportunity to provide specialist consulting suites for medical and surgical specialists, further meeting the identified gap in these services around the health precinct.

Essential worker and affordable accommodation will be a particularly important issue for the hospital and related health uses. Not all health workers are on high wages, with women over represented in the health workforce and on wages that are typically lower than men. Women also have the added priorities of child bearing and child care that can strain financial resources and time, making affordable accommodation a priority around a Hospital. HPI's report identifies additional need for affordable accommodation for workers of 1.1 affordable housing rooms per hospital bed. Given the scale of the new Tweed Valley Hospital, there will be significant need for affordable accommodation in the locality. Cudgen Connection offers significant opportunity to develop built to rent solutions and affordable accommodation that can be prioritised for the health and support workforce. This will directly support the sustainability of the workforce, enhancing the health precinct. Other land in the locality could further enhance this offering, however no land has the proximity to the site that best supports this opportunity, making the Cudgen Connection an ideal site for developing affordable accommodation. Subject to market forces and noting a preference for general residential and affordable accommodation, aged care and retirement living may also be future options for the site.

Short-term accommodation is provided by the Cudgen Connection, directly supporting travelling workers, visiting patients and their families. This is a key gap for the area, with the Cudgen Connection able to fulfil this, while providing the accommodation in close proximity to supporting retail amenity and open space.

The Cudgen Connection provides for a child care centre along with opportunities. Additional child care will be critical for the area, with a significant volume of workers, the majority of whom will be female, travelling to and from the site on a daily basis. Providing a child care centre will enhance the attractiveness of the precinct for workers and will directly support their needs.

Space for community facilities are provided, as is passive and active open spaces and recreation throughout the site for its users. This directly supports the local community and integrates the community better into the heart of the precinct, in direct alignment with health precinct principles. The provision of space for not-for profit and community groups to establish in a new, single community centre will provide better accessibility and services, enhancing the wellbeing of the community. These uses also allow workers and visitors opportunities for recreation and rejuvenation, and engagement with the community they live and work within. This directly supports the amenity and sustainability of the precinct.

Retail and supporting commercial is provided, allowing for a range of retail/commercial uses, as well as allied health uses such as physiotherapy. Providing these services will directly support workers in the area and the broader community given its close proximity to the Hospital site.

The Cudgen Connection concept provides an exceptional opportunity to fill the majority of the key gaps in health precinct land use around the Hospital, providing affordable accommodation for essential workers, a private hospital and associated specialist consulting suites, a child care centre, supporting retail and commercial amenities including allied health and

³ Health Projects International, Cudgen Connection Market Assessment, v1.2, November 2023.

community uses. All of these uses will directly support the establishment of a health precinct around the Tweed Valley Hospital, benefiting the region.

It is noted that the provision of these supporting and complimentary land uses is not precluded from the Tweed Valley Hospital and NSW TAFE sites, however their delivery is not currently promoted within other land located within comfortable walking distance within the existing planning framework of the Tweed Local Environmental Plan 2014 or Kingscliff Locality Plan provisions (Section B26 of the Tweed Development Control Plan 2008).

We do note however the opportunity for further land use investigation and governance provisions through the State Government-led Tweed Regional City Action Plan (February 2022) and the Health Precinct Strategy for the Tweed Valley Hospital Development (as per the Tweed Regional Economic Development Strategy 2018-2922 and 2023 Update). These strategic documents are ideally placed to coordinate this precinct, particularly in light of its significance to State goals.

3.1. Similarity with other Precincts in Australia

Establishment of a health precinct is not unknown around a hospital of the scale of the Tweed Valley Hospital. At approximately 500 inpatient beds and regionally oriented services including maternity and cancer treatment, the Tweed Valley Hospital will be servicing a significant catchment of people with a large daily workforce. The hospital will draw to it many supporting and related land uses as noted above, with specific focal points of the hospital or clinicians who serve within it providing opportunity for tailored research, development and education on the site.

A number of similarly scaled hospitals exist that have differing levels of maturity in the establishment of their health precincts. These are outlined below.

Orange Health & innovation Precinct

The Orange Hospital in Orange, NSW is a 190 bed hospital with significant theatre and emergency infrastructure, supporting the majority of western NSW. Planning around the Orange Hospital has identified the opportunity to create a Health and Innovation Precinct, with multiple users attracted to the area. Immediately surrounding the site are a new private hospital, specialist consulting, supporting primary health and short-term accommodation for staff, patients and visitors, supporting retail and shops for associated users, aged care, mental health treatment and rehabilitation, an agribusiness accelerator and clinical trials are undertaken on site, supporting additional research and training at a university level. Education and training is supported on site, with the Sydney University School of Rural Health located directly adjacent to the site.

The precinct seeks to act as a lever to additional private sector growth in the area, with future business and industry users that are focused on research and commercialisation of new products encouraged to the precinct. The site is set within a part of Orange with more open space and vegetation, enhancing its rehabilitative appeal.

Wagga Wagga Health & Knowledge Precinct

The Wagga Wagga Health & Knowledge Precinct surrounds the Wagga Wagga Base Hospital – a 325 bed hospital with significant theatre activity – and the Calvary Riverina Private Hospital – a 104 bed hospital – aims to support the development of complementary activities around both hospitals. Such uses include hospitality and accommodation services, additional primary and allied health, aged care and residential development that supports the precinct.

Uses around the precinct include a private hospital, a range of primary, allied health and radiology, a specialist day surgery centre, various specialist consulting suites, some supporting retail and accommodation. Additional uses planned for the area include additional specialist and allied health directly adjacent to the Hospital, research and development facilities, commercial and retail development, aged care, affordable accommodation, additional short-term accommodation, student accommodation and additional parks and open space. All of these uses directly support the

needs of the growing health precinct, whilst allowing targeted investment in research and development to support the development of a health and knowledge precinct around both hospitals.

Sunshine Coast University Hospital

Sunshine Coast University Hospital has grown to more than 700 beds from its original 450 bed configuration and the site is integrated with a private hospital with approximately 200 beds on its Northern boundary. Additional day related health uses have clustered around the precinct in a planned manner. The hospital also includes supporting retail amenity on site, with a shared TAFE, university and hospital education and training centre on site. The precinct includes short-term accommodation servicing the area, directly supporting workers and visitors.

While now a slightly larger scale, the Sunshine Coast University Hospital was similarly planned on a greenfield site with no related services around it. Proactive planning has clustered uses directly adjacent to the site, with uses very similar to what is proposed by the Cudgen Connection, including a private hospital, short-term accommodation and supporting retail amenity. Aged care and retirement living is also in close proximity to this hospital, taking advantage of proximal services and the amenity of the area.

Robina Hospital

The Robina Hospital (403 beds) is part of the Gold Coast Health Alliance, forming a part of the Robina Health Hub and the Campus of Alpha Health Services only 350m from the hospital. This regional hospital was completed in 2011 and is home to a number of essential community health services. The Robina Hospital and surrounding Health Hub includes:

- refurbished hospital buildings delivering multiple services,
- the Clinical Education and Research Centre (CERC) is a joint project between Bond University's Faculty of Health Sciences and Medicine, and Queensland's Department of Health
- a 100-seat lecture theatre, clinical skills laboratories, tutorial rooms for training and education and a library
- outdoor courtyards, common areas, café's and
- the neighbouring Robina Private Hospital.

The precinct is well connected to public transport and the road networks. It is located directly adjacent to the Robina Railway Station and is situated on a main arterial road just 1.5km from the Robina Centre.

The Robina Private Hospital complements the Robina Hospital, by providing an additional 90 beds over a four storey building. The Hospital focuses on servicing the Gold Coast region with specialised mental health and medical services, including adolescent to older adult mental health, services. The co-location of these facilities within the Hub reinforces the potential to attract private investment in health care services at smaller scale facilities, with successful co-location within a relatively constrained area.

The Cudgen Connection again relates to the scale of this precinct via its provision of a private hospital, as well as allied health space. The Robina Hospital is nearby a major commercial centre, with the majority of retail, commercial and specialist medical services locating in this centre given its proximity to the site.

Logan Hospital

The Logan Hospital, or Meadowbrook health and Knowledge Precinct includes a public hospital growing to more than 600 beds, adjacent TAFE and proximal access to commercial areas. Planning for this precinct has identified opportunities for increased retail and commercial amenity on site, increase public open space and community facilities, shared research, education and training facilities, a nearby private hospital, and transitional and affordable housing for essential workers. While still maturing, precinct development is being encouraged to occur in a sequential manner given the significant built out portions of the site. The Cudgen Connection offers the opportunity to develop similar land uses ought around the Loan Hospital, in particular a private hospital, affordable accommodation, supporting retail and open space and recreational areas on the site.