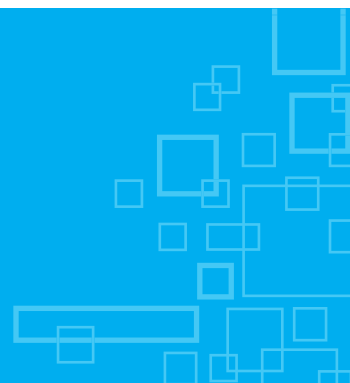




Gold Coast Hospital Site

Future development of the Gold Coast Hospital site at Southport

Newsletter 1 : November 2011



Background

An evaluation by Queensland Health of the existing Gold Coast Hospital at Southport has identified that refurbishment as an acute healthcare facility (for example emergency or intensive care) is not feasible.

In early 2013, health services currently based at the Gold Coast Hospital in Southport will be moved to the newly constructed Gold Coast University Hospital, which is set to become one of the largest hospitals in the southern hemisphere.

The new facilities at Gold Coast University Hospital and the newly expanded Robina Hospital will meet the health care needs of the Gold Coast community until approximately 2020.

The Department of Local Government and Planning, together with Gold Coast City Council, Queensland Health and the Southport Chamber of Commerce, are seeking your input to determine the suitable future development of the existing Gold Coast Hospital site.



The future

This newsletter seeks your views on some initial ideas to help us identify preferred design outcomes for the site.

The future planning of the site will:

- recognise the historical and cultural significance of the existing hospital
- consider the outcomes of the Gold Coast Rapid Transit (GCRT) Corridor Study, recently endorsed by Gold Coast City Council.

Three scenarios for the future development of the Gold Coast Hospital site have been prepared to demonstrate different design features that address:

- retention or removal of existing buildings
- building design
- public spaces
- access and traffic.

We would like your feedback on the preferred design features and future use of the site.

Have your say in shaping this important part of Southport

How can I be involved?

You can have your say about the future development of the existing Gold Coast Hospital site by:

- completing the attached pre-paid feedback form
- filling in the form online at www.dlgp.qld.gov.au/gold-coast-hospital-site
- emailing any suggestions to goldcoasthospitalsite@dlgp.qld.gov.au
- telephoning 1800 093 903 (free-call)
- completing a nomination form www.dlgp.qld.gov.au/gold-coast-hospital-site to join the community reference group.

Please provide your feedback by **Friday 18 November 2011.**

Future directions steering committee

The Queensland Government has established a future directions steering committee, made up of local business representatives and stakeholders, to lead discussion on the best future development of the site. The committee has representatives from:

- Department of Local Government and Planning
- Queensland Health
- Gold Coast City Council
- Southport Chamber of Commerce
- Gold Coast University Hospital Community Stakeholder Advisory Group
- Gold Coast Hospital staff.

Three scenarios have been prepared to demonstrate a range of different design features that could help guide the future development of the Gold Coast Hospital site. These design features can be selected individually on the attached feedback form.

These scenarios have been prepared to generate initial discussions about the future of the site.

Future development of the Gold Coast Hospital site provides a significant opportunity to bring new life to Southport beyond 2013.

Key planning directions

Planning today for the site's future will ensure any development can address local needs and provide economic and social benefits for Southport and the wider Gold Coast community. It will also ensure the site is not left vacant for an extended period while planning is underway.

The Gold Coast Hospital site is in a key location due to its proximity to central Southport (via Queen, Nerang and Lawson streets), its location on the Gold Coast Rapid Transit (GCRT) route and the adjacent future GCRT station on Nerang Street.

The *South East Queensland Regional Plan 2009–2031* establishes a clear policy to encourage Transit Oriented Development (TOD) around major public transport stations and routes to reduce the need for travel by private vehicle and protect open space. Relevant TOD principles for this site include:

- increase density in locations accessible by public transport, cycling and walking and designing walkable neighbourhoods
- create distinctive, attractive communities with a mixture of uses
- offer choice and convenience
- support economic activity
- high quality urban design, including spaces between buildings and sub-tropical design
- make the most of existing infrastructure
- respect surrounding communities.

There are also some site specific objectives to be considered including:

- strengthen connections to Southport Central Business District and the Broadwater
- create quality public spaces and streets
- retain health services between High and Little High streets, including the existing Griffith University Health Building
- provide flexible, market responsive development opportunities
- consider cost implications of refurbishing existing buildings.

SCENARIO 1

New low rise development around retained buildings



A: Hospital tower block
B: Rehabilitation block D
C: Griffith University Health Building

Design features

Building retention or removal

- Keep hospital tower block and Rehabilitation Block D.
- Retention of these buildings limits future development potential and the delivery of high quality urban design outcomes.

Building design

- Low rise development of up to 6–8 storeys around retained buildings (similar to other recently approved development in the area).
- Does not take advantage of surrounding views (to the ocean and hinterland) and nearby access to public transport.
- Existing hospital tower block retained as a landmark building.

Public spaces

- A series of new small public spaces at site edges.
- A small plaza to the west of the existing hospital tower block provides access to the GCRT station.

Access and traffic

- Retain current vehicular access arrangements to and around the site.
- Retention of existing driveway access from Queen and Nerang streets reduces pedestrian amenity.

SCENARIO 2

New medium rise development around retained hospital tower block



Design features

Building retention or removal

- Keep hospital tower block.
- Retention of this building limits future development potential and will limit achievement of high quality urban design outcomes to some extent.

Building design

- A cluster of medium rise buildings of 10–15 storeys.
- New buildings could be arranged to take advantage of surrounding views (to the ocean and hinterland) and nearby access to public transport.
- Creates a new identifiable cluster of buildings, without any single building dominating the skyline.

Public spaces

- A new plaza on Nerang Street adjacent to the GCRT station will provide an active and engaging people place.
- Shopping, dining and other similar activities will be focused around the new plaza and along new connections extending through the site.

Access and traffic

- Internalised site vehicular access with entrances from Little High Street and Queen Street.
- A network of internal links would provide priority for pedestrians and cyclists.
- Reduced traffic on Nerang Street creates a more attractive pedestrian environment near the GCRT station.

SCENARIO 3

Total site redevelopment with a mix of building heights including some landmark towers



Design features

Building retention or removal

- Remove all existing buildings.
- Provides the greatest development potential and opportunity for high quality urban design outcomes.

Building design

- Mixed height of buildings with some high rise towers of 25–40 storeys.
- Development takes full advantage of surrounding views (to the ocean and hinterland) and nearby access to public transport.
- Creates new landmark buildings.

Public spaces

- A network of internal streets and lanes connecting to a large central plaza will provide an attractive urban precinct in the centre of the site.
- Shopping, dining and other similar activities will be focused around the new central plaza and along new laneway network.

Access and traffic

- A network of new internal streets supports a high level of development.
- Connections shared by pedestrians, cyclists and vehicles provide maximum accessibility.
- Reduced traffic on Nerang Street creates a more attractive pedestrian environment near the GCRT station.

Are you interested in being part of the Community Reference Group?

The Queensland Government is looking for interested community members to be part of a Community Reference Group (CRG). The CRG will provide input on the future development of the existing Gold Coast Hospital site.

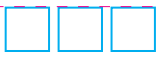
CRG members will be expected to:

- represent the interests of the wider community
- share information with the wider community
- attend and participate in meetings/workshops as required.

If you are interested please visit www.dlgp.qld.gov.au/gold-coast-hospital-site to download and complete a nomination form. Nominations for the CRG close on **Friday 18 November 2011**.



Gold Coast Hospital site at Southport



Feedback form (have your say)

We would like your thoughts on preferred design features.

Please fill out and return this feedback form by **Friday 18 November 2011**.

The three scenarios shown on the previous pages demonstrate how various design features can be combined to achieve different development outcomes for the Gold Coast Hospital site.

In the table below, please tick the boxes to indicate which design features you think would achieve the best development outcomes for the site.

Building retention or removal	Building design	Public spaces	Access and traffic
<input type="checkbox"/> Keep hospital tower block and Rehabilitation Block D.	<input type="checkbox"/> Low rise development of up to 6–8 storeys around retained buildings.	<input type="checkbox"/> A series of new small public spaces at site edges.	<input type="checkbox"/> Retain current vehicular access arrangements to and around the site.
<input type="checkbox"/> Keep hospital tower block.	<input type="checkbox"/> A cluster of medium rise buildings of 10–15 storeys.	<input type="checkbox"/> A new plaza on Nerang Street adjacent to the GCRT station will provide an active and engaging people place.	<input type="checkbox"/> Internalised site vehicular access with entrances from Little High Street and Queen Street.
<input type="checkbox"/> Remove all existing buildings.	<input type="checkbox"/> Mixed height of buildings with some high rise towers of 25–40 storeys.	<input type="checkbox"/> A network of internal streets and lanes connecting to a large central plaza will provide an attractive urban precinct in the centre of the site.	<input type="checkbox"/> A network of new internal streets supports a high level of development.

Are there any other design features you would like us to consider?

What would you like to see the Gold Coast Hospital site at Southport used for?

(You may indicate more than one response)

- | | |
|---|---|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Allied health services |
| <input type="checkbox"/> Commercial/offices | <input type="checkbox"/> Retail |
| <input type="checkbox"/> Education (including tertiary, research) | <input type="checkbox"/> Community services |
| <input type="checkbox"/> Public space (parks, squares/plazas) | <input type="checkbox"/> Other (please specify) |
| <input type="checkbox"/> Government offices/services | |

Any further comments you have about the future development of the existing Gold Coast Hospital site at Southport:



Subscribe to receive project updates (optional)

Name: _____

Telephone Number: _____

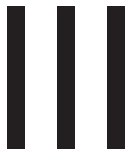
Address: _____

Email: _____

After **Friday 18 November 2011** feedback can still be submitted by sending this form to Department of Local Government and Planning using the postage paid form or online at www.dlgp.qld.gov.au/gold-coast-hospital-site. This feedback will be considered in future stages of the planning and design process.

Delivery Address:
PO Box 15009
CITY EAST QLD 4002

No stamp required
if posted in Australia



Future use of the Gold Coast Hospital Site
Department of Local Government and Planning
Reply Paid 15009
CITY EAST QLD 4002