

22 May 2014

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Cr Tom Tate
Mayor
City of Gold Coast
PO Box 5042
Gold Coast Mail Centre, Qld 9729



Dear Cr Tate *Tom*

Southport Priority Development Area Proposed Development Scheme



Thank you for the opportunity to provide feedback on the Southport Priority Development Area (PDA) Proposed Development Scheme (Scheme).



The Property Council is pleased to see the City of Gold Coast continue its promotion of 'market-led economic growth' through the Scheme, particularly via the expansion of the exempt development category for the CBD precinct.



The Scheme provides a clear vision for the future of the Coast's CBD, and through its support for temporary uses, it will also allow for the property industry to progressively respond to market demands as they arise.



The considered use of principles-based assessment criteria will provide further opportunities for the market to determine the best use of land within the PDA, while still delivering on Council's vision.



While supportive of the Scheme, the Property Council seeks further information on the 'funding model and a Southport specific governance' foreshadowed, and how this will be considered in the broader context of the Gold Coast.



Further, we are particularly keen to understand the details of the 'PDA specific Infrastructure Charging and Offset Plan', which will be used to determine the infrastructure charging arrangements for development in the PDA.



Through initiatives such as the 'Construction Kick-start' program initiated in 2012, the Gold Coast has acknowledged the broader benefits the property industry delivers to the local economy.



In developing the infrastructure charging arrangements for the PDA, the Property Council seeks Council's reassurance that the charges imposed will not exceed the 'fair value charges' currently under debate as part of the *Sustainable Planning (Infrastructure Charges) and Other Legislation Amendment Bill 2014*.

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Additionally, the Property Council does not support any additional 'special rate or charge' being levied on development, as any uplift in land value within the PDA will already be reflected in the valuations used by Council to determine the calculation of rates.

With many assumptions made in the lead up to the Commonwealth Games and beyond regarding future growth patterns, international investment, retail demand etc., the Property Council would appreciate the opportunity to review the background studies undertaken to inform the Scheme.



Thank you once again for the opportunity to provide comment on the Proposed Development Scheme.

If you have any questions about the Property Council or this submission, please do not hesitate to contact me on kmacdermott@propertyoz.com.au or 07 3225 3000.



Yours sincerely



Kathy Mac Dermott
Executive Director

