



3 June 2020

Cr Tom Tate
Mayor
City of Gold Coast
Gold Coast Mail Centre Qld 9726
PO Box 5042

BY POST/EMAIL – mayor@goldcoast.qld.gov.au

Dear Mayor

Re: Proposals for the 2020/2021 budget

Thank you for the opportunity to meet with you yesterday to discuss industry conditions following the start of the COVID-19 pandemic. We look forward to organising a Gold Coast industry forum to address this and other matters and will be in touch shortly to provide further detail.

As you would be aware, the Urban Development Institute of Australia Queensland (the Institute) is Queensland's leading development industry association with a unique regional structure covering 11 regional branch areas ranging from Cairns in Far North Queensland, all the way down to the beautiful Gold Coast.

Independent research undertaken by Urbis for the Institute in 2018 has highlighted the development industry's economic contribution to the Gold Coast region. This research indicates that the (region) development industry directly accounts for **10.9 percent** of local employment delivering **\$1,640.4 million** into the pay packets of local families each year¹. In addition, the research highlights that the Gold Coast property and development industry:

- Provides **24,407** direct jobs and supports a further **31,313** jobs indirectly
- Contributes **\$7,395.1 million** to Gross Regional Product.

Given the clear relationship between the local development industry and the success of the region's economy, it is critical that council's 2020/2021 budget considers the industry's needs and requirements, particularly in the wake of the COVID-19 crisis. As you are no doubt aware from your interactions with key stakeholders across a range of industries, the upcoming period will result in significant hardship right across the full breadth of our local economy. Despite the recent easing of

¹ Report prepared by Urbis for the UDIA Queensland, March 2018

public health restrictions, our research among members and investors indicates the worst is yet to come in terms of the economic impact of the COVID-19 pandemic.

For this reason, we have moved quickly to identify key initiatives which we believe should be funded in council's upcoming budget because they demonstrate a direct link to assisting our local economy weather the fall-out from the pandemic and support our industry to continue to play a role creating jobs and delivering housing. Critically, they also form key pillars of any local recovery strategy.

Specifically, the Institute's Gold Coast Logan Branch hopes to see the following funded in the 2020/2021 budget:

1. Temporarily waive infrastructure charges in the form of development incentives, similar to council's previous 'Construction Kick Start', to achieve tangible outcomes to deliver more jobs and employment. As discussed, this will be particularly important from the September-October period
2. Urgently progress and implement land use and infrastructure planning in low density and low-medium density areas to ensure steady housing supply can be delivered over the life of this budget
3. Fund a study to identify new Investigation Areas that can accommodate new lower density development.

In addition, the Institute recommends council dedicate resources to strategically review the Local Government Infrastructure Plan (LGIP) to identify and deliver infrastructure that is catalytic in nature and will generate investment in the region.

In closing, we would also like to take this opportunity to acknowledge that council is already taking many steps to support the community as well as shouldering the responsibility to continue essential services. We commend council on any effort in this regard and reiterate our willingness to play our part in the recovery effort and to join council's Economic Recovery Taskforce as required. We also appreciate and acknowledge your willingness to take time out of your exceptionally busy schedule to meet with the Institute on 2 June 2020.

The Institute remains committed to continuing our ongoing collaboration with council to support good development and community outcomes for a strong and resilient economy. Should you wish to discuss these matters further, please contact Policy Executive Robert Tily (rtily@udiaqld.com.au) on (07) 3229 1589.

Yours sincerely,

Urban Development Institute of Australia Queensland



Anna Cox
Director of Policy, Strategy and Regional Services