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Mark Bailey MP  
Minister for Transport and Main Roads  
GPO BOX 2644  
Brisbane QLD 4001

Via: [gclr4@tmr.qld.gov.au](mailto:gclr4@tmr.qld.gov.au)

### **Gold Coast Highway (Burleigh Heads to Tugun) Multi-modal Corridor Study and Concept Design for Stage 4 of the Light Rail**

Thank you for the opportunity to provide feedback on Stage 4 of the Light Rail from Burleigh Heads to Tugun. The Property Council's Gold Coast committee is comprised of a broad array of property professionals, committed to providing an industry perspective that guides and shapes the development of the local property ecosystem for residents and businesses alike.

The Property Council supports the proposed transformation of the protected corridor along the Gold Coast Highway from Burleigh Heads to Tugun into a high frequency transport corridor. This transformation will increase amenity for the community and unlock opportunities for local businesses. As the Multi-Modal Corridor Study acknowledges, Stage 4 of Light Rail will be crucial in allowing the Gold Coast to incorporate growth and achieve the objectives outlined in ShapingSEQ by consolidating land uses close to a high-capacity public transport network.

As such, it is vital that the Preliminary Business Case for Stage 4 outlines how it will assist in facilitating infill development along the proposed route. Doing so will be essential in progressing the development of essential "missing middle" housing typologies along the corridor. Central to this will be working with Council to unlock any existing constraints along the light rail corridor through rezoning, increased densities and building heights, and infrastructure upgrades.

The Property Council looks forward to continuing to work with the Department of Transport and Main Roads and the City of Gold Coast to unlock the opportunities that the Light Rail offers.

Once again, thank you for the opportunity to provide input Stage 4 of the Light Rail from Burleigh Heads to Tugun. If you have any questions, please do not hesitate to contact me on 0448 432 936 or [jwilliams@propertycouncil.com.au](mailto:jwilliams@propertycouncil.com.au).

Yours sincerely



**Jen Williams**  
Queensland Executive Director