

22 September 2020

Our Resilient City Team
Economy, Planning and Environment Directorate
City of Gold Coast
PO Box 5042
GOLD COAST MC QLD 9726

Gold Coast Coastal Hazard Adaptation Strategy

Thank you for your ongoing engagement with the property industry as you progress through the various phases of developing the Gold Coast Hazard Adaptation Strategy (CHAS). We acknowledge the importance of this work in planning for the city's future, along with its role in providing certainty to the community and development industry.

As a linear, coastal city, the scope of the CHAS- in terms of its geographic extent, risk assessment and proposed adaptation options- will have a profound impact on existing and future development of the Gold Coast.

With so many properties fronting the coastline or waterways, generations of investment have been made into resilience and protection of properties and infrastructure. It will therefore be vital that the CHAS acknowledges this existing investment, with a focus on management and mitigation- rather than avoidance- of future risk.

While the Property Council's members will no doubt provide further input to the current consultation phase based on their knowledge of local areas and individual sites, at a broader level, the Property Council is keen to ensure the scope of the CHAS aligns with Council's strategic direction and does not conflict with existing planning documents.

As an example, the Temporary Local Planning Instrument No. 8 (*Development in the Gurangunbah flood plain area 2020*) has recently been extended for a further two years. The extension of this 'temporary' instrument provides little certainty to the community and development industry regarding Council's risk appetite in relation to hazard-affected land.

Once this TLPI is integrated within the City Plan, it will be vital that the CHAS aligns with it. As an 80-year plan, securing Council's position on coastal hazards will be a vital first step in ensuring the CHAS is a lasting, usable plan.

The Property Council appreciates the opportunity to provide feedback and is keen to continue engagement via the External Advisory Group as the CHAS progresses through its various stages of development.

In the meantime, please do not hesitate to contact me on 0448 432 936 or jjwilliams@propertycouncil.com.au if you have any further questions.

Yours sincerely

J Williams

Jen Williams
Queensland Deputy Executive Director