GOLD COAST MARINE PRECINCT
GOLD COAST

- The City of Gold Coast is 1,401 square kilometres and stretches 42 kilometres along the Pacific Ocean
- Renowned for its pristine surf beaches
- World heritage listed hinterland area provides native forests and panoramic views to the city coastline
- Moreton Bay Marine Park and protected island network
- 270 kilometres of navigable waterways
- Marine Precinct is located in one of the fastest growing centres in Australia
GOLD COAST

GOLD COAST FAST FACTS

Five-year annual average population growth rate of 3.2%, compared to 1.8% for Australia

A population of over 527,000 within the booming South East Queensland catchment of approximately three million

A strong regional economy valued at A$18.2 billion, which has more than doubled over the past decade

One of Australia's leading tourist destinations, with over 11 million visitors per year

Tourist expenditure of A$4.3 billion per year

Household expenditure of A$11.3 billion

Exports totalling A$8.6 billion

GOLD COAST MARINE PRECINCT

- Located within the Pacific Innovation Corridor precinct of Coomera
- 250 hectares of land designated for waterfront industry
- 80 hectares developed to date
- 170 hectares planned for future expansion
- 15 klms from Surfers Paradise

Gold Coast City Council
DEVELOPMENT OF THE MARINE PRECINCT REQUIRED

• Formation of a Marine Industry Group

• Solving the hydraulic (flooding) problem

• Use of a new planning approach

• Solution of infrastructure provision problems including cost recovery
FORMATION OF THE MARINE INDUSTRY GROUP (MIG)

- Council facilitated and supported the creation of MIG to give voice to local marine industry
- MIG recommended creation of a dedicated marine precinct to create synergies and industry advantage
- Council consulted extensively with MIG before making final decision on location of precinct at Coomera
HYDRAULIC BLUEPRINT: THE PROBLEMS

• The flooding problem is a complex regional issue with regional implications….

  NO solution would mean NO DEVELOPMENT

• Fragmented Private ownership of land within precinct made it impossible to coordinate a regional solution

• Recent Court decision further complicated the issue
HYDRAULIC BLUEPRINT: THE SOLUTION

• Cut back of the River Bank by 30 metres
  - Individual landowner responsibility
  - Council negotiated EPA Approval

• Dredge Coomera River
  - State Government responsibility
  - Council negotiated outcome

• Development of tables and graphs indicating limits and location of fill
  - Council responsibility
  - Council funded the study cost
• Council did not traditionally work in the field of economic development

• Town Planning was the traditional tool of Economic development

• Simple designations like “High Tech Park” didn’t work
PLANNING ISSUES: NEW APPROACH

- Listen to Marine Industry when locating the precinct and determining its size
- Marine Industry participation helped credibility and investment
PLANNING ISSUES: NEW APPROACH

• Focus on the planning of the Precinct

• Dedicated team to handle all aspects of planning for the Precinct

• Focus and responsiveness adds to Precinct credibility with industry
PLANNING ISSUES: NEW APPROACH

• Communication and Persuasion

• Lobbying by Council and MIG convinced State Govt to dredge Coomera River
INFRASTRUCTURE SOLUTIONS

- Land fragmentation/staggered development
- Need for water & sewerage services
- Coordination of road works, drainage, etc
INFRASTRUCTURE SOLUTIONS

• Consultation - internal processes, external stakeholders

• Master planning - cost efficiency/ coordinated approach

• Pavement Design

• Council cost recovery

  - Infrastructure Charges Plan considered under Integrated Planning Act

  - Special Charge ultimately adopted under Local Government Act
INFRASTRUCTURE SOLUTIONS

• Implementation
• Industry Incentives Headworks
• Shipper Drive road access (2003/2004)
  – Existing single access risk
  – Improve ingress & egress
  – Improved access to public rail
  – More direct access to export market
GOLD COAST MARINE PRECINCT
DEVELOPED AREA
RESULTS OF DEVELOPMENT OF MARINE PRECINCT
GOLD COAST MARINE PRECINCT

Gold Coast Marine Precinct - 2003

Gold Coast Marine Precinct - 2011

- Private development post implementation
  - 2003 Gold Coast Marina hardstand & factory extension
  - 2004 Quintrex north expansion
  - 2005 Quintrex south expansion
  - 2004 Marine Factories
  - 2008 Riviera hardstand expansion
INFRASTRUCTURE SOLUTIONS

• Future - Council, Qld Gov and Marine Qld established the Gold Coast Waterways Steering Committee in July 2010 to address:

  – dredging (e.g. navigation channels);

  – marine destinations, access and management; and

  – marine industry planning and major developments.
FUTURE EXPANSION AREAS

- Southern
- Western (flood impacted)
- Northern next logical area
**GOLD COAST MARINE INDUSTRY PROFILE**

Industry not immune to economic impacts

<table>
<thead>
<tr>
<th>Key Profile</th>
<th>2008</th>
<th>2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actively trading businesses identified</td>
<td>769</td>
<td>646</td>
</tr>
<tr>
<td>Median business age</td>
<td>10.5yrs</td>
<td>14.5yrs</td>
</tr>
<tr>
<td>Estimated full time equivalent employees</td>
<td>4,541</td>
<td>2,349</td>
</tr>
<tr>
<td>Estimated annual revenue</td>
<td>$769 million</td>
<td>$419.9 million</td>
</tr>
<tr>
<td>Businesses exporting</td>
<td>23.3%</td>
<td>10.0%</td>
</tr>
<tr>
<td>Major exporting regions</td>
<td>New Zealand / Pacific, South East Asia, North Asia / Japan &amp; North America</td>
<td>New Zealand / Pacific, South East Asia, North Asia / Japan &amp; North America.</td>
</tr>
</tbody>
</table>
NORTHERN EXPANSION AREA KEY USES

- Marine Industry
- Mixed Use
- Recreation
- Shiplifting
- Spoil location
NORTHERN EXPANSION AREA
KEY ISSUES

- Buffer
- Inter-Regional Transport Corridor
- Recreation
- Flooding
- Entry
- Spoil location
NORTHERN EXPANSION AREA
LOCAL CONTEXT

- Waterway Down approval
- Interplay and interface
• Council initiated Super Yacht program

• State Government Commitment

• Whole of Government & Industry Taskforce

• State Govt OS Offices to market Precinct Worldwide
Gold Coast City Council
Ph: 1300 130 854
PO Box 5042 Gold Coast MC Qld 9729 Australia
Email: gcccmail@goldcoast.qld.gov.au
Web: goldcoastcity.com.au
THANK YOU
ECONOMIC DEVELOPMENT AND MAJOR PROJECTS (EDMP) STRUCTURE
EDMP DIRECTORATE

Our Mission
Strengthening the Gold Coast economy through creation and delivery of projects in partnership with the community, private and public sectors

• Has multiple roles in Council, all targeted at facilitation of long term economic growth for the Gold Coast
• Proactive identification of city shaping projects, high quality scoping, analysis and marketing of each project
• Delivery of projects in cooperation with all stakeholders utilising the full resources of Council
GOLD COAST MARINE PRECINCT