

Date: 24 January 2007  
Contact: David Hood  
Location: Nerang  
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Your Reference:  
Our Reference: PN85756/16-(P19)



Gold Coast City Council

Committee Secretary  
Senate Rural and Regional Affairs and Transport Committee  
Department of the Senate  
PO Box 6100  
Parliament House  
Canberra ACT 2600

Dear Sir/Madam

**GOLD COAST CITY COUNCIL SUBMISSION TO THE AIRPORTS AMENDMENT BILL 2006**

Thank you for the opportunity to provide a submission in response to the Airports Amendment Bill 2006. The Gold Coast City Council has a strong interest in changes to the Airports Act 1996 as the provisions of this Act influence the local planning and development outcomes of the Gold Coast.

The Gold Coast Airport is located in both the Gold Coast City Council and Tweed Shire Council. To date, the Gold Coast City Council has been involved in the development of the Gold Coast Airport Master Plan.

Land Use Planning

The Gold Coast City Council accepts that the aeronautical elements of the airport are a critical part of the nations transport infrastructure. The planning for this infrastructure is a matter for the Australian Government. However, commercial development that is not a part of the aeronautical elements of the airport has the potential to conflict with the Gold Coast City Council's forward planning for the local area.

In Queensland, the Integrated Planning Act 1997 does not exempt all development on State owned land from assessment against local government planning schemes. The State can only designate development on land for the purpose of 'community infrastructure' to be exempt from assessment against local government planning schemes.

To achieve adequate land use planning objectives, local government planning schemes must be the head of power to control commercial development on airport land that is not for aeronautical related uses. In this regard, the Gold Coast City Council submit that the Airports Act 1996 is amended to be congruous with State planning legislation.

For example, retail, commercial, and hotel uses not related to the airport should be subject to the provisions of the Gold Coast Planning Scheme. This will ensure that planning for a range of issues such as transport, urban design, retail hierarchy, and visual amenity, are consistent with local government planning. Furthermore, the local business community can be provided with certainty that commercial development at the airport will not have unreasonable commercial impacts on local business.

Rates and Infrastructure Charges

The Airports Act 1996 does not enable local governments to collect rates and development infrastructure charges on airport land. These rates and infrastructure charges are needed to pay for upgrading and maintenance of infrastructure that development needs to function. The Gold Coast City Council submit that the Airports Act 1996 is amended to enable local governments to collect rates and development infrastructure charges for commercial development that is not for aeronautical related uses.

In conclusion, further improvements to the Airports Act 1996 are necessary to benefit local land use planning. The Gold Coast City Council suggests that the Airports Act 1996 is amended to only exempt aeronautical related uses from assessment against the provisions of local government planning schemes.

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact David Hood on telephone (07) 5582 8252.

Yours faithfully



Kim Campbell  
**ACTING MANAGER STRATEGIC & ENVIRONMENTAL PLANNING & POLICY**  
for the Chief Executive Officer