

VILLAGE ROADSHOW
THEME PARKS

11 December 2019

Committee Secretary
State Development, Natural Resources and Agricultural Industry Development Committee
Parliament House
George Street
Brisbane Qld 4000

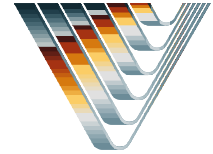
By Email: sdnraidc@parliament.qld.gov.au

Dear Committee,

Implementation of the Spit Master Plan Bill 2019

1. I am the current Chief Executive Officer of Village Roadshow Theme Parks Pty Limited (**VRTP**), and will assume the role of Chief Executive Officer of Village Roadshow Limited (**ASX: VRL**) on 1 January 2020. I write to you in response to your letter to VRTP's Mr Sanjay Bhatia seeking submissions in relation to the enquiry into the Implementation of the Spit Master Plan Bill 2019 (**Enquiry**).
2. VRTP is the owner and operator of Sea World and Sea World Resort under lease from the State Government on land that forms part of the Spit. VRTP views the revitalisation of the Spit as a critically important project for the Gold Coast, and for Queensland tourism generally. As a key stakeholder, VRTP has a vested interest in the sustained promotion and success of tourism within the region. This involves ensuring that any redevelopment of the Spit is delivered for the betterment of the community for future generations to come.
3. VRTP has participated diligently with the State and other stakeholders in the Spit Master Plan process. VRTP welcomes any action from Government that will lead to the prompt delivery of the Spit Master Plan. VRTP has invested over \$210 million on the Gold Coast in the last decade based on the promise of successive State Governments that the Spit would be developed in a manner that enhances community access and assists in the growth of local tourism.

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4. VRTP believes that any implementation of the Spit Master Plan must:
- a. provide for a timeframe that is prompt and provides certainty for businesses looking to invest in the Spit. VRTP's parent company must make capital allocation decisions for assets across Australia. VRTP is hopeful that the State Government will identify the relevant project proponents by no later than 30 June 2020. To that end, although the draft Bill addresses the transfer of unallocated State land to the State, VRTP would welcome amendments that streamline the transfer process for land from the State to the successful third-party acquirer/s. VRTP would also support amending the draft Bill to streamline the development approval process for any developments that are consistent with the Spit Master Plan;
 - b. as Sea World and Sea World Resort are the main tourist attractions at the Spit, and employ thousands of people, VRTP wishes to ensure that any development is done in a manner that does not negatively impact on the existing business operations in the area (including Sea World). VRTP would support a positive obligation being included in the Bill requiring the Gold Coast Waterways Authority and any other relevant government body involved in the development to manage the development in a manner that minimises the economic impact on existing businesses; and
 - c. where the Bill allows the State Government to grant long term tenure arrangements, VRTP would welcome its existing arrangements with the State being extended to reflect those long-term arrangements. VRTP also expects that any land allocation will be consistent with the existing rights of all current landholders.
5. VRTP welcomes the opportunity to comment on the draft Bill and appreciates the Committee considering the matters raised in this correspondence. As a well-known partner, investor and employer of the Gold Coast community, VRTP looks forward to the Spit Master Plan being delivered in a way that creates a win for the local community and those that have invested in that community for decades.

Yours sincerely,

Clark J Kirby
Executive Chairman & CEO

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