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16 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](mailto:sdnraidc@parliament.qld.gov.au)**

Dear Committee Secretary,

**RE: Consultation - Implementation of The Spit Master Plan Bill 2019**

Thank you for the opportunity to comment on the Implementation of The Spit Master Plan Bill 2019 (the bill). The Urban Development Institute of Australia Queensland (the Institute) appreciates this opportunity and supports the key objectives of the bill to streamline the processes for the granting of particular interests in land and road closures in the master plan area to accelerate the site release program and expand the Gold Coast Waterways Authority's role, scope, and capabilities to enable delivery the capital works program.

The Institute in particular supports the inclusion of the measure in the bill to amend section 31(3) of the *Planning Act* to omit the word 'becomes' and insert 'is or becomes' to correct the error which implied that compensation is only available if development was not assessable before the adverse planning change and becomes assessable because of the change. The Institute notes that there was no commentary to indicate the legislators intended to exclude assessable development from compensation in this way when it was proposed.

The Institute also supports that the transitional arrangements will provide for an affected owner who may not have been able to claim compensation in relation to development that was assessable development both before and after an adverse planning change to do so within six months of the commencement.

Thank you for the opportunity to comment, should you have any wish to clarify or discuss this matter please contact Manager of Policy, Martin Zaltron ( [REDACTED] ).

Yours sincerely,  
**Urban Development Institute of Australia Queensland**

A handwritten signature in blue ink, appearing to be 'Kirsty Chessher-Brown', written over a white background.

Kirsty Chessher-Brown  
**Chief Executive Officer**