



Speech By  
**Alex Douglas**

**MEMBER FOR GAVEN**

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Record of Proceedings, 19 November 2013

**MATTER OF PUBLIC INTEREST**

**Gold Coast City Council, Development Approval**

 **Dr DOUGLAS** (Gaven—UAP) (11.50 am): Today I table the original Supreme Court judgement between Crestden-Gold Coast Commerce Club and the body corporate for Surfers Plaza Resort.

*Tabled paper:* Supreme Court of Queensland judgement in Gold Coast Commerce Club Inc & Anor v Body Corporate for Surfers Plaza Resort Community Titles Scheme 6388 [2008] QSC [\[4063\]](#).

The document speaks for itself. I also table a local area plan of Surfers Paradise for development applications, with 'X' marking the sites of buildings with unlimited height and the highest densities that can be built as of right. This is in that zone.

*Tabled paper:* Document titled 'Surfers Paradise Local Area Plan—LAP Map 25.3—Maximum Building Heights' [\[4064\]](#).

The critical aspect of the current sale by the state and Gold Coast City Council is that Crestden—now named Redrock and Gersbach—only want the properties revalued at car park value. This is listed in the development approval planning application to the Gold Coast City Council, freely available on the internet. If that property is sold at car park value as city planners under Mayor Tom Tate's control, this fire sale will devalue properties right across Surfers Paradise at a time when everyone, including investors throughout the nation and lots of people whose only properties are the properties they hold in Surfers Paradise, is looking for an increase to improve their LVRs, or loan to value ratios, which is effectively measuring the equity in their own properties. This is a very significant problem.

To give the House an example of going prices in Surfers Paradise, 2 Holborow Avenue, a vacant 680 square metre block in a limited height area—so you cannot build to an unlimited height—further away and with restricted height development, sold for \$1.95 million. At 180-184 Ferny Avenue, a 1055 square metre block sold for \$1.98 million. That is in the last year. In the lower end of Ferny Avenue a Thrifty Car Rental site totalling 1611 square metres sold for \$5.7 million, and it has significant height restrictions with a very old building on it. Therefore, the city council site which is up for sale must be worth \$5.7 million at least and the state site between \$2.5 and \$3 million at a minimum.

Gold Coast Mayor, Tom Tate, is a partner in Crestden and got control over a community bowling facility that is on community title land, crippling its 100 per cent privately owned facility and its ability to continue. They then gave them a deal which reduced their debt to zero from \$770,000. It saw Crestden as the new owners of the bowling greens and level 2 of Surfers Plaza Resort. The bowling green sits atop three blocks of land now owned by Crestden, the Gold Coast City Council and the state government.

The Surfers Paradise Bowls Club had been offered—wait for it—\$7 million to \$7.5 million in different deals by Sunland for the freehold land it held, separate from the government and the Gold Coast City Council blocks, immediately before the GFC. Immediately before the GFC it was offered

\$7 million to \$7.5 million. Now the mayor claims that he has not participated in this process of council of seeking an approval from the Gold Coast City Council—which he says he has withdrawn from—for a 60-storey tower on this block which sits in front of the Surfers Plaza building atop the bowling greens. Residents and investors in the Surfers Plaza building were told on purchase in 1991 that they would have unrestricted views of a clubhouse, bowling green, restaurants and a large car park on ground level under a raised bowling green development. They will soon possibly have a major building site immediately to their north-east.

Crestden owns 2,644 square metres of the 6,823-square-metre site, yet the Gold Coast City Council is actually considering this proposal that robbed an elderly community group of its facilities. Crestden Pty Ltd allegedly represented the Gold Coast Commerce Club when taking over the bowls club together with the poker machines on level 2 of the Surfers Plaza Resort. The bulk of the commerce club members allegedly came from backpackers from Mr Tate's Islander Backpackers Resort and were not part of any active community group. Bowlers were locked out and the club was shut down. They thought the commerce club was to be their saviour. They were excluded totally and their assets taken for a fraction of their true worth.

Crestden even operated the car park as a public car park without a permit. The bowls club was raped and pillaged, yet the same person who did this is the current Gold Coast mayor and a key funder and supporter of local candidates of the LNP. The Gold Coast City Council continues to assess this plan. I now call on the minister to investigate these matters. This development of public land is wrong and far too much has occurred without formal investigation—

*(Time expired)*