



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: MBN19/2248

10 JAN 2020



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Mr Dale Dickson
Chief Executive Officer
Gold Coast City Council
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Dear Mr Dickson

Dale

Thank you for your ongoing collaboration on the implementation of the Spit Master Plan (the master plan).

In 2020, I anticipate releasing key development sites to the market on a leasehold basis to realise the master plan outcomes for the precincts south of Sea World. Development of these sites will contribute to the revitalisation of The Spit and its resurgence as a premier destination on the Gold Coast for locals and visitors.

To realise the master plan outcomes for these sites, it is important the master plan is reflected in all relevant statutory instruments, including the *Gold Coast City Plan 2016* (the City Plan). The alignment of the City Plan will provide greater certainty for the community expectations and development outcomes expressed in the master plan.

It is my understanding that the Gold Coast City Council's (the council) forward program of amendments to the City Plan does not include amendments to reflect the development outcomes in the master plan precincts south of Sea World.

For the reasons set out below, I provide notice that I am considering exercising my powers under section 26 of the *Planning Act 2016* (the Planning Act) to require the council to take action to amend the City Plan in respect of the master plan outcomes across the key development lots as identified in the draft Ministerial Direction enclosed with this letter. The notice comprises this letter together with the enclosed draft Ministerial Direction.

If I decide to make the direction, I anticipate, as set out in the draft Ministerial Direction, that the council would be required to make an application under section 18 of the Planning Act to the chief executive of the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) within 10 business days of the date of the direction and to have made the amendment within six months of the date of the direction.

In accordance with section 26(3) of the Planning Act, I advise that the council may, within 10 business days of the date of this letter, make a submission to me about the council taking the action.

After I have considered any submissions made as required under this notice, I will consider what further actions I may take in accordance with Section 26(4) of the Planning Act.

My decision to consider exercising my power under section 26 of the Planning Act is based on the following:

- I consider the council should take the action outlined in the enclosed draft Ministerial Direction to protect, or give effect to, the economic interests of the State and the Gold Coast.
- The master plan was developed following extensive consultation and the action outlined in the draft Ministerial Direction is to give effect to the outcomes in the master plan.
- The site release program represents a significant economic investment in The Spit and the Gold Coast more generally. Achieving the economic outcomes sought by the site release program for the master plan will generate opportunities for job creation through tourism, entertainment and recreation.
- The total value of the site release program during the construction phase is estimated to be \$70.92 million per annum, generating 494 direct and indirect jobs; with a total value add of \$60.952 million per annum and 518 direct and indirect jobs generated, once operational. The majority of the post-construction jobs created will be in accommodation, food and beverage services, retail trade and transport.
- There will also be community benefits in terms of improved tourism and recreation facilities and enhanced public open space. Development of the site will contribute to the revitalisation of The Spit and its resurgence as a premier destination on the Gold Coast, for locals and visitors.
- As the City Plan commenced in February 2016, prior to the development of the master plan, there is now a misalignment between the City Plan and the master plan, with the planning scheme's current land use zonings, levels of assessment and assessment benchmarks not reflecting the development outcomes sought through the master plan.
- Amendments to the City Plan are, therefore, required to realise the master plan outcomes for the key development lots, as outlined in the relevant precinct plans south of Sea World.
- Consequently, the draft Ministerial Direction proposes the following amendments to the City Plan:
 - each key development lot listed in Table 1 – Key development lots is included in a zone (or zones) that is or are compatible with the uses shown in the master plan for each of the key development lots
 - the uses shown in the master plan for each key development lots are prescribed a level of assessment that is either code assessable or accepted development
 - appropriate assessment benchmarks are prescribed for each of these key development lots that will deliver the outcomes shown in the master plan
 - the above amendments are given effect to and reflected in all relevant provisions of the City Plan.
- These amendments would provide greater certainty for the community and facilitate the development outcomes expressed in the master plan.
- On 27 November 2019, I announced that the first site release is proposed for mid-January 2020, via a competitive process, with further land releases over the course of the year.
- Timely amendments to the City Plan are necessary to provide market certainty regarding the sites' development parameters and to ensure the economic benefits sought to be achieved by the master plan for the State and the Gold Coast are realised. However, I am informed that the council's forward program of amendments does not include any amendments to reflect the master plan development outcomes for these sites.

In making my decision to consider exercising my powers based on the above reasons, I have had regard to the facts and circumstances identified in this notice and the briefing note provided to me by DSDMIP.

If you have any questions about my advice to you, please contact my office on (07) 3719 7200 or email statedevelopment@ministerial.qld.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Cameron Dick', with a long horizontal stroke extending to the right.

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Enc (1)

MINISTERIAL DIRECTION TO THE GOLD COAST CITY COUNCIL UNDER SECTION 26 OF THE *PLANNING ACT 2016*

I direct, in accordance with section 26 of the *Planning Act 2016* (the Planning Act), Gold Coast City Council (the council) to amend the *Gold Coast City Plan 2016* (City Plan) as follows:

- in accordance with the process prescribed by section 18 of the Planning Act
- to ensure that:
 - each key development lot listed in Table 1 below is included in a zone (or zones) that is or are compatible with the uses shown in the Master Plan for each of the key development lots
 - the uses shown in the Master Plan for each key development lot are prescribed a level of assessment that is either code assessable or accepted development
 - appropriate assessment benchmarks are prescribed for each of these key development lots that will deliver the outcomes shown in the Master Plan
 - the above amendments are given effect to and reflected in all relevant provisions of the City Plan.

The council must make an application under section 18 of the Planning Act to the Chief Executive, Department of State Development, Manufacturing, Infrastructure and Planning within 10 business days of the date of this direction and to have made the amendment within six months of the date of this direction.

Table 1 – Key Development Lots
Entire Lots
Lot 530WD6522, Lot 381WD5096, Lot 273WD3813, Lot 12SP273760, Lot 621WD6252, Lot 63SP273760, Lot 13USL33533, Lot 359WD5111, Lot 503WD6249, 1SP271599, 504WD5735, 505WD5735, 55CP890594, 506WD5735 and 226AP15896
Part Lots
Part Lot 318WD800475 – Extending eastward along the southern lot boundary of 239WD6317, from the existing cadastral survey point 153.42733, -27.968307 to existing cadastral survey point, 153.428795, -27.96836, then extending 151.4m perpendicular to the south to new point 153.428802, -27.9697274, then extending 76.29m perpendicular to the west to new point 153.428026, -27.96973, extending north along existing cadastral survey points to the origin (153.42733, -27.968307).
Part lot 400SP174972 – Extending south from existing cadastral survey point 153.427932, -27.971504 to existing cadastral survey point, 153.427699, -27.972842, then extending south 31.03m along the cadastral boundary to new point 153.427602, -27.973109, extending 38.79m perpendicular west to new point 153.427227, -27.973001, extending 80.91m perpendicular north to existing cadastral survey point 153.427495, -27.97231, extending along existing cadastral survey points to the origin (153.427932, -27.971504).
<i>This direction only applies to land within the lots listed in this Table 1 that is located above the highest astronomical tide.</i>

Dated this XX day of XX 2020

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning