



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

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1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsdmip.qld.gov.au

7 AUG 2019

Councillor Tom Tate
Mayor
Gold Coast City Council
PO Box 5042
GOLD COAST MAIL CENTRE QLD 9729

Dear Councillor Tate

Tom,
I refer to the letter of 8 June 2018 and additional material received on 11 June 2019 from the Gold Coast City Council (the council) seeking approval to proceed to public consultation on Major Update 2 and 3 (proposed amendment) to the Gold Coast City Plan 2016.

In accordance with chapter 2, part 4, section 17.2 of the Minister's Guidelines and Rules (MGR), the proposed amendment has been assessed against the *Planning Act 2016*, the Planning Regulation 2017 and the state interests contained in the State Planning Policy July 2017 and the South East Queensland Regional Plan 2017 (*ShapingSEQ*).

I am satisfied that the proposed amendment appropriately integrates the relevant state interests and the council may proceed to public consultation on the version of the proposed amendment submitted to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP), on 8 June 2018, including additional material received on 11 June 2019. The approval to proceed to public consultation is subject to the enclosed conditions. These conditions ensure the proposed amendment appropriately integrates key outcomes of The Spit Master Plan which our respective organisations and the community have closely collaborated on to deliver.

Also enclosed is ministerial advice for the council's consideration regarding availability of technical reports and supporting information as well as providing information on the most recent state vegetation mapping updates.

The council must undertake public consultation in accordance with the MGR and the communication strategy submitted to DSDMIP on 16 May 2019.

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

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

Enc (2)

Ministerial advice

I provide the following ministerial advice to the Gold Coast City Council (the council) for its consideration:

Public consultation

I note that the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) has previously given advice, dated 10 July 2018, that tailored community engagement should be undertaken for key changes as part of proposed Major update 2 and 3 to the Gold Coast City Plan 2016 (planning scheme). It is suggested that technical reports and supporting information be made available to the public and industry where appropriate.

The council is also reminded to maintain a program of ongoing engagement with representatives of Traditional Owners and Aboriginal and Torres Strait Islander people within the local government area as part of planning scheme amendment processes.

Updates to mapping

My decision was against the relevant statutory instruments that were in effect at the time of the council responded to the pause notice, which included the relevant State Planning Policy Mapping for Matters of State Environmental Significance.

On 21 June 2019, further vegetation mapping changes came into effect. It is recommended that the council consider progressing an amendment to the planning scheme to ensure that changes to state mapping are reflected in due course. Please also note that where the council is not intending to locally refine this mapping, the change may be considered as a minor amendment under the Ministers Guidelines and Rules.

Ministerial conditions

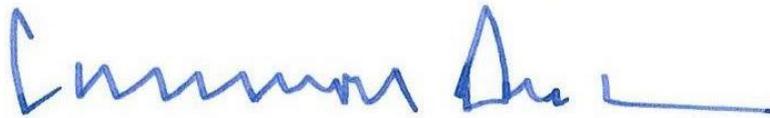
Pursuant to chapter 2, part 4, section 17 of the Minister's Guidelines and Rules

Pursuant to chapter 2, part 4, section 17 of the Minister's Guidelines and Rules, I hereby advise the Gold Coast City Council that it may proceed to public consultation on the proposed Major Update 2 and 3 to the *Gold Coast City Plan 2016* as submitted to the Department of State Development, Manufacturing, Infrastructure and Planning on 8 June 2018, and including additional changes submitted on 11 June 2019, subject to the following conditions:

Conditions	Timing
<p><i>Reference to the Spit Master Plan</i></p> <p>State interest – State Planning Policy July 2017: Guiding principles: Accountable</p> <p>1. Amend the relevant paragraph of section 3.2.3 to:</p> <p>(a) Reference The Spit Master Plan and provide greater certainty to the community and industry about the expected mix of uses, development intensity and character of development on The Spit consistent with The Spit Master Plan.</p> <p>(b) Remove all references to a previously proposed Integrated Resort Development on The Spit.</p>	<p>Prior to public consultation</p> <p>Prior to public consultation</p>
<p><i>Community expectations of building height on The Spit</i></p> <p>State interest – State Planning Policy July 2017: Guiding principles: Accountable</p> <p>2. Amend the:</p> <p>(a) Building height overlay map to assign the maximum building heights in storeys and metres as set out in The Spit Master Plan; and make consequential updates throughout the Gold Coast City Plan.</p> <p>(b) Strategic framework to remove the application of items 3.3.2.1 (9) and 3.5.4.1 (4) in The Spit Master Plan area.</p> <p><i>Note: Should the implementation of 2(b) prior to adoption result in the proposed amendment being significantly different to the version released for public consultation, the local government must repeat the public consultation required for the proposed amendment pursuant to chapter 2, part 4, section 20 of the Minister's Guidelines and Rules.</i></p>	<p>Prior to public consultation</p> <p>Prior to public consultation</p>

Note: The Gold Coast City Plan is to continue to ensure that theme park rides at Sea World may exceed the maximum building height and are to make allowance for a landmark element (Seaway tower) at The Top of The Spit to be developed as envisaged by The Spit Master Plan.

Dated this 7th day of August 2019

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

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