



Hon Steven Miles MP
Deputy Premier
Minister for State Development, Infrastructure,
Local Government and Planning
Minister Assisting the Premier on Olympics Infrastructure

Our ref: MC21/6011

Your ref: #A47391408

17 OCT 2022

Councillor Tom Tate
Mayor
Gold Coast City Council
mail@goldcoast.qld.gov.au

Dear Councillor Tate

I refer to a letter of 13 December 2021 from the Gold Coast City Council (the council), including a request to adopt the Major update 2 and 3 amendment package (the proposed amendment) to the *Gold Coast City Plan 2016* in accordance with s21.1, chapter 2 of the Minister's Guidelines and Rules (MGR).

Enclosed to this letter is the Notice of Decision in accordance with s21.5, chapter 2 of the MGR.

My decision includes an approval in part, subject to conditions. Some policy items may not be adopted because I am not satisfied the State's interests relating to housing supply and diversity in the *Planning Act 2016* (Planning Act), State Planning Policy 2017 (SPP) and South East Queensland Regional Plan 2017 (*ShapingSEQ*) have been met.

I acknowledge the significant time and resources the council has dedicated to progressing the proposed amendment. Since the submission of the original version of the proposed amendment for State interest review in 2018, there has been a significant shift in housing need and affordability across the Gold Coast. This is, in part, a result of accelerated growth experienced during the COVID-19 pandemic causing a shortage of housing and affordable housing. Housing delivery is also being further impacted by construction costs, shortages in building material and labour.

I am acutely aware of the development pressures faced by the council and the need to carefully balance development and community interests in managing growth and development, particularly the appropriate policy settings for new development in residential areas.

To implement the outstanding policy items, I have asked my department to work with council officers to work out a program to effectively deliver a future amendment, along with the supporting evidence to justify changes that may impact on housing supply and diversity.

I also encourage the council to engage with the community and the industry over the policy items that will require re-submission through a new amendment process. It is important that the right balance is struck to ensure the Gold Coast is well positioned to deliver growth and development outcomes that meet the design and amenity expectations of the local community in a coordinated, integrated and balanced way.

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If you require any further information regarding this matter, please contact Ms Danielle Cohen, Chief of Staff in my office, by email at danielle.cohen@ministerial.qld.gov.au or by telephone on (07) 3719 7100.

Yours sincerely



STEVEN MILES MP
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