
**PROPOSED CALL IN NOTICE FOR A DEVELOPMENT APPLICATION UNDER THE
PLANNING ACT 2016**

**Lot 103 Whitewater Way and Lots 2 and 3 Dreamworld Parkway, Coomera QLD 4209
Lot 103 on SP279506, Lot 2 on RP138841 and Lot 3 on RP138841**

Pursuant to section 102(2) of the *Planning Act 2016* (the Planning Act), I give notice that I am proposing to call in and assess and decide a development application by Coast Entertainment Operations Limited, with respect to premises located at Lot 103 Whitewater Way and Lots 2 and 3 Dreamworld Parkway, Coomera.

The development application information is set out below:

Applicant:	Coast Entertainment Operations Limited
Assessment manager:	Gold Coast City Council (the Council)
Properly made date:	21 September 2023
Confirmation notice issued:	5 October 2023
Development application (as described in the confirmation notice):	<ul style="list-style-type: none">• Preliminary approval for making a Material change of use that includes a Variation Request varying the effect of the local planning instrument being City Plan (Version 10) in accordance with the Dreamworld Development Code• Development Permit for Reconfiguring a Lot – Boundary Realignment (3 into 3 Master Lots) and access easements• Development Permit for Operational Work – Vegetation Clearing.
Category of assessment:	<ul style="list-style-type: none">• Preliminary Approval for a Material Change of Use including a Variation Request – Impact assessable• Development Permit for Reconfiguring a Lot – Boundary Realignment (3 into 3 Master Lots) and access easements – Code assessable• Development Permit for Operational Work – Vegetation Clearing – Code assessable
Referral triggers:	<p>Schedule 10, Part 3, Division 4, Table 2, Item 1, Planning Regulation 2017 (Planning Regulation)</p> <ul style="list-style-type: none">• Reconfiguring a lot that involves clearing native vegetation <p>Schedule 10, Part 3, Division 4, Table 3, Item 1, Planning Regulation</p> <ul style="list-style-type: none">• Material change of use that involves clearing native vegetation <p>Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1, Planning Regulation</p> <ul style="list-style-type: none">• Development impacting State transport infrastructure <p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1, Planning Regulation</p>

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- Reconfiguring a lot within 25 metres of state transport corridors

Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1, Planning Regulation

- Reconfiguring a lot within 100 metres of state-controlled road intersections

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1, Planning Regulation

- Material change of use of premises within 25 metres of state transport corridors and state controlled road intersections

Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1, Planning Regulation

- Development interfering with koala habitat in koala habitat areas outside of koala priority areas
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The development application documentation is available via the Council's PD Online portal at <https://www.goldcoast.qld.gov.au/Planning-building/PD-Online>, under application reference COM/2023/203.

Mayor Tom Tate wrote to me by letter dated 13 June 2025 requesting the application be called in under the Planning Act. I subsequently received three further letters from separate entities requesting the application be called in.

Reasons for the proposed call in

Under section 91 of the Planning Act, I may call in a development application only if the application involves, or is likely to involve, a State interest.

A State interest is defined in schedule 2 of the Planning Act as an interest that the Planning Minister considers:

1. *affects an economic or environmental interest of the State or a part of the State; or*
2. *affects the interest of ensuring the Act's purpose is achieved.*

I consider the proposed development involves, or is likely to involve, the economic and environmental interests of the State or part of the State.

In forming this view, I have had regard to the following matters which I am informed relate to the proposed development:

- The proposal is for a large-scale mixed-use development comprising tourism, business, community, industrial, recreational and residential activities on an approximately 55.3-hectare site currently used for the Dreamworld and White Water World Theme Parks.
- The application includes a variation request to vary the effect of the planning scheme, in accordance with a site-specific Development Code intended to facilitate future development of the following land uses across four precincts: Food and drink outlet, office, shop, veterinary services, market, sales office, showroom, outdoor sales, bar, car wash, childcare centre, healthcare services, community use, educational establishment, emergency services, medium impact industry, environment facility, indoor sport and recreation, major sport, recreation and entertainment facility, outdoor sport and recreation, park, motor sport facility, caretakers accommodation, multiple dwelling, residential care facility, retirement facility, rooming accommodation, hotel, theatre, tourist attraction, function facility, nature-based tourism, resort complex, short-term accommodation, tourist park, parking station, telecommunication facility, and air services.

- The premises is within the Urban footprint under *ShapingSEQ 2023* and within the identified Helensvale–Coomera Regional Economic Cluster and Coomera Major Regional Activity Centre.
- The development site is heavily vegetated with native vegetation and koala habitat trees. The development proposes to facilitate staged clearing of native vegetation across Precincts 1, 3 and 4 to support future development under the preliminary approval, with no clearing proposed in Precinct 2.
- The subject site is accessed by and located within proximity to state-controlled roads including Whitewater Way, Foxwell Road and the Pacific Motorway, and given the nature of the use has the potential to impact the state-controlled road network.
- The application material claims that the proposal will strengthen the northern Gold Coast's tourism offering by expanding the Dreamworld precinct into a more diverse and attractive destination for local, national and international visitors.
- The application material describes the development as supporting tourism-related uses and indicates that proposed land uses are intended to align with the Major Tourism zoning, including the subject site's current function as a major tourism destination.
- According to the application material, the development proposes an additional 6.35 hectares of land for non-residential uses, including retail, commercial, and community purposes and suggests this may contribute to meeting projected demand for Ormeau-Oxenford while maintaining the role of the nearby Coomera Principal Centre.
- The application material identifies part of the site as a potential location for residential development, noting its access to infrastructure and suggesting it may contribute to meeting housing targets in an economically efficient manner.
- The application material indicates that at least 600 jobs will be created from the ongoing operation of the development and that during construction approximately 1,500 full-time, part time and temporary jobs would be created over the development timeline. The application also states that further jobs would be created from supplier induced multiplier effects for both ongoing operation of the subject site as well as in the initial construction period.
- Further, the letter to me from Mayor Tate, dated 13 June 2025, identifies that Dreamworld's continued operation and growth is critical to the Gold Coast tourism economy and that it delivers benefits across sectors such as aviation, accommodation, manufacturing, construction, retail, hospitality and events. The Mayor also set out the view that the application has implications for the transport and environmental State interests.

Specifically, I am satisfied that the application involves or is likely to involve the following economic and environmental interests of the State or part of the State:

1. The **State Planning Policy dated July 2017 (SPP)** sets out the planning and development assessment policies regarding matters of State interest.

I consider the following State interests as identified in the SPP are relevant:

- **Planning for economic growth** – Planning plays a critical role in achieving economic growth. It needs to encourage growth in Queensland's traditionally strong primary industries, and construction and tourism sectors, while also supporting new and emerging sectors to grow and prosper.
 - **Tourism** – Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism developments are protected. The SPP notes that tourism contributes significantly to creating and sustaining jobs, generating export revenue, and strengthening local and regional economies.
 - **Development and construction** – Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities. The SPP notes that planning for development and construction supports a thriving industry that is a major employer, delivers the housing and facilities we need, and is a necessity for other economic activities.

- **Environment and heritage** – Queensland is one of the most biologically diverse places on earth, home to a complex and varied coastal environment with outstanding natural values.
 - **Biodiversity** – Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes. Planning and development decisions can maintain and enhance biodiversity by protecting ecosystems, their ecological processes, and the ecosystem services on which we rely.
 - **Infrastructure** – State and Local Government and the private sector plan, deliver and facilitate a wide range of infrastructure for transport, energy, water, roads, airports, ports and public utilities. This infrastructure drives our economy and provides essential services and facilities to communities across the State.
 - **Transport infrastructure** – The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported. Planning for development must consider the location of existing infrastructure as well as access, design features, safety requirements, and current and future operating conditions. In addition, the increased infrastructure demand and maintenance requirements that may result from a development must be considered.
 - **Liveable communities and housing** – Liveable communities are well-serviced, accessible and attractive environments that provide the foundations for a healthy, sustainable and prosperous Queensland.
 - **Housing supply and diversity** – Diverse, affordable and well-located housing supports inclusive, resilient and economically strong communities. The SPP notes that, to meet the needs of Queensland's varied population, housing must be available in appropriate locations and cater to different household types, ages, lifestyles and incomes. Ensuring housing is adaptable, accessible and innovative helps support liveability and workforce accommodation across the state.
 - **Liveable communities** – Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life. The SPP notes that, to enhance liveability, built and natural environments can be innovatively designed, or transformed, through the well-planned placement and design of buildings, pedestrian and cyclist access, road and street networks, sport and recreation facilities, and public open spaces.
2. **ShapingSEQ 2023** advances a range of State interests defined in the SPP by providing context, defining key outcomes, and establishing planning strategies and directions to achieve the desired outcomes.

I am satisfied that the following policies about State interests in *ShapingSEQ 2023* are relevant to the proposed development:

- **Prosper**: South East Queensland (SEQ) is a key driver of Queensland's economy, generating most of the state's Gross State Product and employment. To remain competitive, SEQ must support future jobs growth, embrace innovation, strengthen tourism, and better connect people to economic opportunities.
 - **Tourism and events** – Promote SEQ as a globally recognised tourism and events destination by enhancing its brand, supporting sustainable rural tourism, and improving infrastructure such as airports, transport, and digital services to boost regional benefits.
 - **Reginal Economic Cluster (REC)** – Helensvale–Coomera is identified as a REC. RECs are vital to SEQ's economy, concentrating high-value industries, infrastructure, and services. RECs offer strategic advantages through proximity to transport, skilled labour and targeted investment opportunities.
 - **Reginal Activity Centre (RAC)** – Coomera is identified as a Major RAC. These centres are key hubs for employment, services, and commercial activity,

supporting creative and knowledge-based industries. Strategically located near major public transport, they offer strong connectivity, diverse amenities, and play a vital role in regional economic development.

- **Sustain:** SEQ is one of the most biodiverse regions in the world, with rich natural and cultural landscapes that support community wellbeing, tourism, and First Nations identity. Protecting these assets while building resilience to climate change and natural hazards is essential for a sustainable future.
 - **Biodiversity** – SEQ contains important natural values, including scenic amenity, regional landscapes, rural production and outdoor recreation. Access to the region's varied natural environment is also highly valued by SEQ communities who depend on their natural assets and regional landscapes to support their lifestyles.
 - **Grow:** SEQ is experiencing sustained population growth, requiring a coordinated response to deliver nearly 900,000 new homes by 2046. Planning must address changing household structures, housing affordability, and the need for accessible transport, jobs, and essential services.
 - **Housing supply** – SEQ must provide a diverse and sufficient supply of housing to meet community needs through to 2046. This includes achieving dwelling targets, maintaining zoned and approved land and enabling short-term residential opportunities.
 - **Live:** SEQ's quality of life depends on creating well-designed, inclusive and resilient communities. Integrating nature, cultural heritage and First Nations design principles into urban environments supports health, wellbeing, and social connection, while reinforcing SEQ's unique subtropical identity and sense of place.
 - **Working with and enhancing natural systems** – SEQ must integrate nature into urban environments by protecting significant vegetation, increasing tree canopy coverage and using landscape and water systems to manage heat and support biodiversity. This enhances liveability, ecological resilience and community connection to place.
3. **Destination 2045** is the State's 20-year strategy to grow tourism and events, and advances State interests by driving economic growth, expanding aviation and tourism infrastructure, promoting ecotourism and supporting regional communities. The plan positions Queensland as a global destination while fostering sustainable development and private sector investment.

I am satisfied that the following policies about State interests in Destination 2045 are relevant to the proposed development:

- **Ecotourism:** Queensland's rich biodiversity and natural landscapes offer significant opportunities to grow ecotourism in ways that support local jobs, strengthen communities and promote conservation. Reducing regulatory complexity is essential to unlock these benefits and enable sustainable tourism experiences.
- **Experiences:** Strengthening Queensland's tourism offering requires investment in existing infrastructure and accommodation assets. Revitalising these developments can enhance visitor experiences, increase capacity and deliver long-term economic benefits for communities and the tourism sector.

Reasons for Call In

I have decided to propose to call in the development application, for the following reasons:

- The proposal involves, or is likely to involve, the State interests set out above.
- The application is for a significant development proposal involving the expansion of the Dreamworld theme park to include mixed-use development comprising tourism, business, community, industrial, recreational and residential activities.
- Furthermore, the application includes a request to vary the planning scheme to facilitate the future development of the mix of land uses across four precincts in accordance with

the Dreamworld Development Code. The Code provides the framework that will guide the future development across the site.

- The site is located within the Helensvale–Coomera Regional Economic Cluster and the Coomera Major Regional Activity Centre, as identified in *ShapingSEQ 2023*. These designations highlight the area's strategic importance for economic activity, employment, services, and commercial development. The proposal seeks to leverage this strategic location for tourism, employment, and housing growth.
- The proposal therefore represents a major tourism and economic opportunity, however there are significant environmental matters related to the proposal that require careful consideration.
- In particular, the proposal includes clearing of native vegetation across the site within areas mapped for environmental significance, including regulated native vegetation and koala habitat.
- The site is also adjacent to major state-controlled transport infrastructure and the proposal has the potential to impact these assets, necessitating coordinated infrastructure planning to manage transport network implications.
- Accordingly, the department considers there are significant potential economic, environmental, housing and infrastructure considerations relevant to the proposal that require coordinated assessment and consideration.
- A call in will facilitate a comprehensive assessment of the application against all relevant matters including but not limited to these infrastructure, environmental, housing and economic considerations.
- The decision to issue a proposed call in notice is compatible with human rights under the *Human Rights Act 2019* (HR Act).

Proposed call in

The process for assessing and deciding the application stops on the day this notice is given.

If I decide to call in the development application:

- the process for assessing and deciding the development application is proposed to restart at the start of the Confirmation period under Chapter 1, Part 1 of the Development Assessment Rules; and
- I do not intend to direct the decision-maker to assess all or part of the application.

If I decide to call in the development application, my decision on the development application is taken to be the original decision maker's decision.

Although my decision is taken to be a decision of the original decision maker, my decision cannot be appealed in the Planning and Environment Court, as the application is an excluded application for the purposes of section 229 and Schedule 1 of the Planning Act.

Representations on the proposed call in notice

Written representations can be made to me about the proposed exercise of my power to call in the development application.

Representations are specifically sought about:

- whether or not the proposed development involves, or is likely to involve, a State interest
- whether or not I should exercise my powers to call in the development application
- any matter stated in this proposed call in notice.

Written representations must be made by **26 September 2025** to:

Deputy Premier
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations
c/- Director, Improvement and Assessment Division
Planning Group
Department of State Development, Infrastructure and Planning
Email: ministerial.callin@dsdilgp.qld.gov.au
Post: PO Box 15009, CITY EAST QLD 4002

Findings on material questions of fact and evidence or other material on which findings of material questions of fact were based

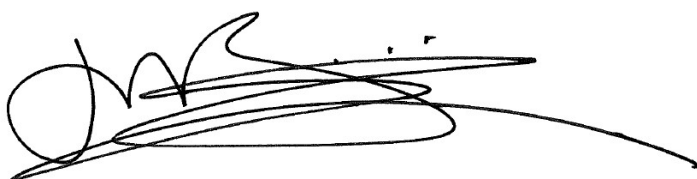
In forming my decision to propose to call in the development application, I had regard to the following material:

Documents
Departmental briefing note (Reference: MBN25/1143) and attachments, including: <ul style="list-style-type: none">• Preliminary Assessment Report prepared by the Department• draft proposed call in notice• draft correspondence to the Council, applicant and submitters enclosing the proposed call in notice• human rights assessment under the HR Act.

Legislation and statutory instruments relevant to my decision are:

- *Planning Act 2016*
- *Planning Regulation 2017*
- *Human Rights Act 2019*
- *State Planning Policy July 2017*
- *ShapingSEQ 2023*
- *Gold Coast City Plan 2016*
- *Destination 2045*

Dated: 26 August 2025



JARROD BLEIJIE MP
DEPUTY PREMIER
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations