




Speech By
Ray Stevens

MEMBER FOR MERMAID BEACH

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ADJOURNMENT

Gold Coast, Housing

 **Mr STEVENS** (Mermaid Beach—LNP) (11.59 pm): Housing on the Gold Coast is a hot issue, particularly for residents of my Mermaid Beach electorate taking in Mermaid Beach, Nobby Beach, Miami north and Burleigh east of the Gold Coast Highway. They are very concerned about the Gold Coast City council's focus on putting wall-to-wall high-rise apartments right across local residential streets. We understand that there is a huge migration to the Gold Coast and there must be planning to accommodate this influx of people; however, turning the east side of the highway into sardine city, with multimillion dollar apartments that only the very rich can afford, is not the answer to providing affordable housing, which the city desperately needs.

Colliers advise that the average cost of new units on the Gold Coast is \$2 million. While it is easy for developers to sell multimillion dollar apartments with views of the fantastic beachfront, the city council should focus on providing affordable units in high-rise developments around train stations known as transport oriented development. Nerang, Helensvale and Coomera stations are the perfect locations for affordable unit development, and the development industry should focus their high-rise aspirations on those areas for the betterment of the city to avoid clogged up roads and street parking fiascos.

My community understands that some medium density high-rise along the Gold Coast Highway and light rail stage 3 is an acceptable outcome; however, the area between the highway and the beachfront is an area they bought into because of the low-rise amenity and current peaceful tranquillity, and they do not want that changed. I support them wholeheartedly. I will do everything I can to reach a sustainable and acceptable outcome for the area that is prime Gold Coast real estate.

With international migration being the catalyst for interstate migration to the Gold Coast from down south, it is incumbent upon us as decision-makers to think of the long-term outcomes of our planning decisions today. With population projections forecasting over a million people on the Gold Coast by 2042, we do not want to see highway gridlock and street parking chaos as the outcomes of our short-term, sugar hit development solutions. As demographer Bernard Salt once said to me in answer to my questions on the above outcomes, Gold Coasters will have to 'learn to compartmentalise', which means in layman's terms that if you live west or north of the city it will be a very long day to get to the beach.

I have already espoused the opportunity of developing 10,000 hectares of farmland in the north of the city. Couple that with several nodes of transport oriented development of affordable housing around train stations and we will have a viable development program for the many thousands of people who want to make the Gold Coast home. 'Affordability' is the keyword for future development, and there is no cheap housing being proposed for my electorate on the Gold Coast.