The Spit Master Plan

Workshop One
Day One
28 April 2018

Sea World Conference Centre
Introduction

• Welcome and thank you for attending
• The purpose of this workshop
• Our agenda for the next two days
Welcome to Country

Graham Dillon OAM
Chairman – Moondarewa Inc.
(Kombumerri – Nerang River – Saltwater Community)
Event opening and welcome from the State Government

The Hon. Cameron Dick

Minister for State Development, Manufacturing, Infrastructure and Planning
Welcome from the City of Gold Coast

Councillor Donna Gates
Acting Mayor of the City of Gold Coast
Deputy Chair of Economy, Planning and Environment Committee
Deputy Chair of Special Budget Committee
Welcome from the
Gold Coast Waterways Authority

Mara Bún
Chair of the Board
Site inspection arrangements

• Buses will depart at **10:20am**
• Returning to the venue at **12:30pm**
• We will visit various locations and there will be short guided walks through some key destinations
• Wear a hat and apply sunscreen
• Your name tag shows the bus you’ve been assigned to
Site inspections locations

- Muriel Henchman Park
- Philip Park
- Sheraton Grand Mirage Resort
- Main Beach and Tedder Avenue
- Southport Yacht Club
- Mariner’s Cove
- Marina Mirage
- The fish market
- Former ASF site and Sea World
- Moondarewa Spit and the Marine Stadium
- Doug Jennings Park and the Seaway
- Federation Walk
Lunch 12.30pm to 1.30pm
The Spit Master Plan

Some context
Overview of presentations...

• The state – role, approach & program

• The council – role, planning provisions & proposals

• The authority – role, activities & directions
The Spit Master Plan

The context from the state
Before the seaway...
The seaway under construction...
The Spit as we know it today…
Background

• **August 2017** – Premier, Deputy Premier & Minister Lynham announced that consideration of the ASF proposal for an Integrated Resort Development on The Spit would be terminated & the government would *deliver a master plan to revitalise The Spit and increase its benefit to the Gold Coast as a community asset*
Background (Cont)

- The parameters for the master plan are:
  - it will be prepared in collaboration with Gold Coast City Council & the Gold Coast Waterways Authority
  - it will be the result of a highly consultative process
  - a three-storey height limit will be maintained on The Spit in accordance with the Gold Coast City Plan
  - it will take around 18 months to prepare
The Spit Master Plan

Study Area
What is a master plan?

• A master plan is a document that provides the overarching vision for the future of an area.

• A master plan provides a guide for any future changes to, or development in an area and may be given statutory effect through the planning framework.

• A master plan can also nominate a program of initiatives to be implemented, and assign priorities & responsibilities for those initiatives.
The state’s role – *project leadership & responsibility for delivering the master plan*

So who are we?
- **The Department of State Development, Manufacturing, Infrastructure & Planning**

Who have we engaged to assist us?
- **The Phillips Group as our communications consultants**
- **John Gaskell Planning Consultants & Deicke Richards as the master planning consortium**

Who are we talking to?
- **Anyone who will listen & wants to talk to us**
Looking to the future….

Starting at the appropriate level - *Shaping SEQ* - a framework for the next 25 years & a vision for the next 50 years
Looking to the future….

**Shaping SEQ** sets the context for planning at a local level…
Looking to the future….

*Shaping SEQ* considers the main trends and community aspirations to set themes for the 50 year vision.
Looking to the future....

<table>
<thead>
<tr>
<th>City of Gold Coast</th>
<th>Population 2016**</th>
<th>Expected population growth 2016–2041*</th>
<th>Dwellings 2016**</th>
<th>Additional dwellings 2016–2041*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total for sub-region</td>
<td>567,900</td>
<td>351,100</td>
<td>234,639</td>
<td>158,900</td>
</tr>
</tbody>
</table>

*Figures based on ShapingSEQ policy for 2041

**Population is ABS estimated residential population; dwellings are 2016 Census counts (permanent private dwellings)
**Land tenure**

- **ALL** of the land on The Spit is owned by the state

- Various types of leasehold tenure apply:
  - Perpetual leases (e.g. Palazzo Versace)
  - Special (long term) leases (e.g. Sea World)
  - Term leases (e.g. Southport Yacht Club)
  - Permits to occupy (e.g. Qld Fish Industries)
  - Trustee leases (reserves for park & recreation, beach protection)
  - Unallocated state land
The Spit Master Plan Program

Preliminary

Inception & mobilisation
- Stakeholder meetings held
- Communications & master planning consultants appointed
- Pop-up consultation sessions convened

STAGE ONE

Context, opportunities & visioning
- Initial consultation event convened
- Stakeholder groups convened
- Site context analysis, opportunities and visioning

STAGE TWO

Master plan concepts
- Consultation events 2 & 3 convened
- Concept options prepared
- Identification of preferred concept option
- Identification of priority implementation initiatives

STAGE THREE

Final master plan
- Consultation event 4 convened
- Master plan finalized & released
- Priority implementation initiatives confirmed

STAGE FOUR

Statutory provisions
- Identify & draft statutory provisions to give effect to the master plan

Timeframes

September 2017 to March 2018
April 2018 to June 2018
July 2018 to December 2018
January 2019 to April 2019
May 2019 to August 2019
The Spit Master Plan

The context from the council
The Spit
28 April 2018
Local planning framework

City Plan Strategic framework

Strategic intent

Themes

- Creating liveable places
- Making modern centres
- Strengthening and diversifying the economy
- Improving transport outcomes
- Living with nature
- A safe, well-designed city
Wave Break Island and The Spit are owned by the State Government. They are being investigated for opportunities to support further investment in marine, tourism and recreational activities for the benefit of the Gold Coast and broader Queensland economy. **New tourism and marine oriented activities** that take advantage of the unique Broadwater location can **enhance the city image and provide lasting economic benefits**. We will monitor the outcomes and recommendations of the proposed Integrated Resort Development, including a cruise ship terminal, at the Broadwater.
Strengthening and diversifying the economy (Theme 3)

• Sea World recognised as a major tourist drawcard for the city

• The Spit identified as being fundamentally important for the tourist economy:
  
  – The southern Broadwater’s foreshore areas, including areas of The Spit south of Sea World, is developed and managed to support a diverse range of marine-based tourism and recreation, commercial fishing and event activities. Low-rise accommodation, commercial, retail and marine industry activities are provided at a scale and intensity that protects local character.

  – The Spit provides a high standard of low-rise resort accommodation, tourist attractions and entertainment facilities within a recognised area of outstanding natural beauty.
Building height overlay

- Development exceeding three storeys (15 metres) is Impact Assessable, except for Open Space and Conservation zones where triggers for Impact Assessment are less than three storeys.

- Development above 4.5 storeys or 22.5 metres is not contemplated (50% test)

- No height limit prescribed for structures relating to theme park rides at Sea World.
City of Gold Coast maintains:

- Doug Jennings Park (under deed of agreement)
- Federation Walk (fire management & track network maintenance)
- Muriel Henchmen Reserve (maintenance including boat ramp)
- Philip Park
- Hollindale Park
- Jack Gordon Park
- Proud Park
- Pelican Beach
- Naval Reserve Memorial Park
- Spit Dog Beach
Sundale Traffic Scheme

The problem – peak holiday season traffic congestion

Traffic delays up to 42 min
Sundale Traffic Scheme

Package 1 - Sundale Bridge Upgrade
Creation of additional third north bound traffic lane by reallocation of redundant pedestrian footpath (5 lanes on bridge total)

Package 2 - Waterways and GC Hwy Intersection Upgrade
Upgrade existing traffic signals to provide a third right turn lane from Waterways Drive

Package 3 - GC Hwy Upgrade
Re-allocate existing road pavement to provide 3 continuous north bound and south bound traffic lanes between Waterways Drive and Tedder Avenue

Package 4 - Waterways Dr and Seaworld Dr Intersection Upgrade
Upgrade existing roundabout to traffic signals including VMS alternative route signage for congestion management

Package 5 - Waterways Drive Road Upgrade
Widen carriageway to provide 2 continuous eastbound traffic lanes

Package 6 - GC Hwy VMS Installation
VMS alternative route signage during periods of congestion on Marine Parade
The City wrote to the State Government requesting that the master planning process consider two locations:

1. Inside the Seaway at Doug Jennings Park

2. Ocean-side at Philip Park (as per feasibility Study)

Note: Map details other options previously raised by state, council or privately:
- Inside the Broadwater (from Southport to the Spit)
- Wavebreak Island
Ocean-side Cruise Ship Terminal Business Case (May 2017)

- The business case followed the State Government’s Project Assessment Framework
- The business case outlines environmental, social and economic impacts to be considered through a future approvals process
- 3,600 new jobs
- Benefit Cost Ratio between 3 and 3.9. (capital cost of $463.4M is balanced by benefits between $1.4B and $1.8B)
- Included input from Cruise Industry, suppliers, navy, ship agents, port authorities and industry bodies
- Regional benefits from stocking cruise ships

Source: City of Gold Coast – Ocean-side Cruise Ship Terminal Business Case
Recycled Water Existing Release

- The water tower or standpipe is part of the City’s Recycled Water Release
- Excess recycled water is released into the Seaway on outgoing tides in accordance with licence conditions regulated by the Department of Environment and Science
- Since the early 1990’s recycled water from the south has been pumped from Elanora and Merrimac STPs to southern arm of Seaway
- Since the mid 1980’s recycled water from the north has been pumped from Pimpama and Coombabah STPs to northern arm of Seaway.
Recycled Water Offshore Release

- Multi stage plan to upgrade this system due to the increased flow attributed to population growth
- The first stage of this plan involves upgrades to the pipelines across the waterways and the existing release at the Seaway (currently engaging construction contractor)
- Future stages consist of offshore pipelines from South Stradbroke Island to a new release point approximately 3 kilometres offshore as well as pipelines across the Seaway linking both the southern and northern flows.

This infrastructure is critical to the operation of the City’s sewage system to accommodate future population growth. The offshore release will allow us to operate 24/7 irrespective of tides, which is necessary for the city’s continued growth.
Recycled Water Offshore Release

Legend
- Purple: Existing Pipelines
- Red: Stage 1 Pipelines
- Yellow: Future Stages

Approx. 3km offshore
Light Rail

Potential light rail branch line extension to The Spit identified in the City’s Transport Strategy 2031
The Spit Master Plan

The context from the authority
➢ 168 km of navigation channels
➢ 400 km + of canals
➢ 466 buoy moorings
➢ 83 Marinas
➢ 12% of Queensland’s recreational vessels (about 32,000)
➢ 28% of Queensland’s Jet skis
Waterways Issues

➢ Congestion on the waterways
➢ Conflicting and competing uses
➢ Environmental values & development
➢ Complex shared jurisdiction
➢ Resilience
➢ Use of waterside land
Role of GCWA
➢ **improving access** to Gold Coast waterways
➢ **management** of Gold Coast waterways
➢ **planning** for sustainable use of Gold Coast waterways
Maintaining access to the waterways

Replenishment of foreshores using dredged sediment
Improving access to the waterways

Creation of waterways destinations

Rehabilitation of Moondarewa Spit
Planning for the future uses of our waterways
The Spit Master Plan

Introducing the master planning consortium
A consortium of eight firms

- John Gaskell Planning Consultants – Project Management, land use and statutory planning expertise
- Deicke Richards – Urban design and architectural expertise
- ASPECT Studios – Public realm and landscape design expertise
- Colliers International – economic and property market intelligence
- E2Designlab – water management and environmental expertise
- Cambray Consulting – Traffic planning and engineering expertise
- Robert Bird Group – Civil Engineering expertise
- Australian Heritage Specialists – Cultural heritage specialists
Master planning experience

• Experts who each have more than 20 years experience
• Experience in working as a team to produce master plans and statutory plans
• Excited to be selected to contribute to the preparation of The Southport Spit Master Plan
Experience on Gold Coast projects

- Assisted with the preparation of Gold Coast City Plan
- Prepared the concept plan - Gold Coast Rapid Transport project
- Lead urban designers - Varsity Station Village Master Plan
- Designed Jack Evans Boat Harbour Promenade
- Traffic planning input to Parklands Master Plan
- Designed Griffith University Science, Engineering and Architecture Building
Where we are at in the master planning process

• We are currently undertaking Phase 1 – Context and Site Analysis

• The outcome of Phase 1 – Understanding of the issues, constraints and opportunities

• We have undertaken site inspections (land and water)
Where we are at in the master planning process (cont.)

- We have reviewed previous background studies
- We are considering the issues and aspirations raised by the community during the recent engagement activities
- We are meeting with technical officers in the council to obtain the most up-to-date information
- We are currently preparing eight technical reports
Where we are at in the master planning process (cont.)

- Technical studies include:
  - Land use planning and statutory context report
  - Urban design, character and built form
  - Public realm, landscape and recreation
  - Water, environment and ecology
  - Economics, property market and tourism
  - Transport and traffic
  - Infrastructure
  - Cultural heritage
Next steps…

- Summarising the outcomes of the engagement, workshop 1 and the technical reports in one concise document – Site Context and Summary Report
- Report will clearly identify the opportunities and constraints in planning for the future of The Spit
Consultation overview

• 17 pop-up sessions held across 10 locations across the Gold Coast from 16 February 2018 to 25 March 2018

• An online survey was also available on the Master Plan website
Purpose of the pop-up sessions

• To get early feedback about The Spit to help inform:
  ➢ an appreciation of current conditions
  ➢ an understanding of the opportunities and challenges
  ➢ a sense of the community’s aspirations for the future
About the pop-up sessions

- We asked three questions:
  1. What do you like about The Spit?
  2. What do you currently value about The Spit?
  3. What would you like to see in the future?

- Images of The Spit were used to assist people to describe what they value about The Spit

- The cards displaying the “likes” and “future Spit” ideas were placed on the station walls for all to view
Feedback received...

• The topics raised were analysed to determine the key themes
• All feedback received on questions 1 & 3 was then grouped into one of these themes to gauge the most commonly-expressed views
• For question 2, the number of times each image was selected determined common values
Summary of responses

2,524 visits to the project website
882 attended pop-up sessions

481 surveys completed
2,800+ pieces of feedback received
Who responded?
Question 1 – What do you like about The Spit?

- **42%** provided us with feedback about natural environment
- **24%** provided us with feedback about recreation
- **14%** provided us with feedback about community facilities
- **11%** provided us with feedback about inclusivity
- **6%** provided us with feedback about mixed-use
- **3%** provided us with general comments
Question 1 – What do you like about The Spit?

- Appreciation of natural green space, open spaces, beach & bushland
- Tranquility & escape from ‘concrete jungle’
- Wildlife & marine life also important

- Like many land & water activities
- Walking, surfing, diving, swimming & fishing most popular
- Diving & jetsking in Broadwater

- Dog off leash area a valued asset
- Parks for picnics & family gatherings
- Compliments about GCWA upgrades
Question 1 – What do you like about The Spit?

- Appreciation that The Spit is publicly owned for all to enjoy
- Natural area so close to city
- Walking paths allow access around The Spit

- Like the many different uses & attractions
- Destination for tourists & visitors
- Appreciate current retail & dining options

- Like The Spit as it is now
- Comments that the location provides potential for improvement & development
- Some mentioned there is currently little of interest
Question 2 – *What do you currently value about The Spit?*

**Top 5:**

1. *Beach environment*
2. *Fitness & recreation*
3. *Swimming*
4. *Conservation & environment*
5. *Dog walking*
Question 2 – *What do you currently value about The Spit?*

**Top 5 (online):**

1. *Conservation & environment*
2. *Parks*
3. *Fitness & recreation*
4. *Dog walking*
5. *Surfing*

**Overall findings:**

- natural elements highly valued
- recreation opportunities valued: fitness, swimming, surfing, dog walking
Question 3 – What would you like to see in the future?

- 27% provided us with feedback about major developments
- 23% provided us with feedback about minor improvements
- 18% provided us with feedback about forms of development
- 18% provided us with feedback about preservation
- 12% provided us with feedback about inclusivity and access
- 2% provided us with feedback about regulations
Question 3 – What would you like to see in the future?

- Opposition to changing building heights
- Mixed feedback on various proposals

- Suggestions for many different park improvements
- Emphasis on maintaining current facilities

- Many different ideas & proposals for parkland, entertainment, tourism & education facilities
- Support for a mix of development and conservation
- ‘Central Park’
Question 3 – What would you like to see in the future?

- Preserve The Spit’s natural environment & open spaces
- Keep it as it is
- Maintain public ownership
- Suggestions to solve traffic issues: bridge or tunnel
- Public transport improvements: extend bus services, add light rail extension, ferry service
- Greater enforcement of rules & restrictions for campers and boats in Broadwater
- Increased policing
Concluding thoughts…

• The pop-up sessions and online survey results show how much The Spit’s natural assets are valued
• Many comments supported a mix of development and conservation
• There is notable opposition to major developments
• There is support for preserving the current attributes of The Spit, but with enhancements to existing features
Wrap up of day one

• Thank you to our guest speakers
• Thank you to our site inspection guides
• We hope you now have a better appreciation of the master planning process
Agenda for day two

• Visioning workshop
• What is a vision?
• Join one of six groups – your name tag will assign you to a table
• Your table will discuss six topics in turn – 40 minutes per topic
• Take advantage of the opportunity to have a say about the future for The Spit
Thank you

and see you tomorrow

Day two commences at 9:30am
with refreshments from 9.00am
Recap of day 1

• Welcome to Country by Graham Dillion
• Welcome by the Minister, Acting Mayor and CEO of the Waterways Authority
• Site inspection of The Spit
• Information about the context for and stages of the master planning process
• Introduction to the master planning consortium
• Description of the current state and shared experiences
Agenda for day 2 – the visioning workshop

- You have been seated in one of six groups
- There are six topic areas for your consideration
- There will be 40 minutes to discuss each topic
- There will be a facilitator and scribe on each table – they will move from table to table
- Three topics will be discussed before lunch and the remaining three after lunch
- Lunch is at midday
- Topic discussions wrap up 3:00pm
What is a vision and how do we produce one?

- A vision is ‘the ability to think about or plan the future with imagination or wisdom’
- The ideas you provide will contribute to the preparation of a consolidated vision for the future of The Spit
Workshop topics

1. Promoting the **recreational** and **community role** of The Spit
2. Enhancing the **environmental attributes** of The Spit
3. Boosting the **business opportunities** on The Spit
4. Producing a **superior form of development** on The Spit
5. Improving **connectivity** and delivering **infrastructure** on The Spit
6. Advancing the **maritime functions** of The Spit
Lunch 12.00pm to 12.45pm
Recommence workshop

Participate in the remaining 3 topics
Next steps in the master planning process…

• Review the ideas gathered from this workshop
• Assemble these ideas into a consolidated vision statement for The Spit
• The draft of this vision statement will be made available on the project website for community comment
• Finalise the vision statement based on the comments received
• Finalise the technical reports
• Prepare a consolidated context, site constraints and opportunities report
• Workshop 2 will be held on 21 and 22 July 2018
Thank you for attending and
see you at the next workshop...if not before