The Southport Spit Master Plan

Master planning workshop series – Workshop one overview, 28-29 April 2018
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The Southport Spit (The Spit) master plan commenced in August 2017 to provide for a low-rise future for The Spit in accordance with the City of Gold Coast's current planning scheme.

The master plan aims to revitalise The Spit and increase its benefit to the Gold Coast as a community asset. It will focus on enhancing the public realm of The Spit to create a community space for local residents and improving the connection to the surrounding marine environment, including the Broadwater. It will also consider opportunities for job creation through tourism, entertainment and recreation.

The master plan is being led by the Department of State Development, Manufacturing, Infrastructure and Planning (the Department) in collaboration with City of Gold Coast and the Gold Coast Waterways Authority.
Master planning workshops

As part of the master planning process, the department is holding four workshops with key stakeholders and community representatives to work collaboratively to help shape the future of The Spit.

At each workshop, participants will have the opportunity to discuss certain aspects of the master plan through an ‘enquiry by design’ process. The enquiry by design process provides a consultative and creative forum where stakeholders work together to identify and prioritise opportunities, constraints and needs.

The ‘enquiry by design’ workshop process will encourage participants to think openly and broadly and provides a framework to consider and debate a wide range of options and alternative views.

The workshops are scheduled across four full weekends throughout 2018 and early 2019.

Workshop one

The first workshop was held on 28 and 29 April 2018 at the Sea World Resort Conference Centre, Main Beach.

Participants included more than 50 key stakeholders and community representatives from across the Gold Coast and South East Queensland.

The purpose of this workshop was to establish a shared understanding among all stakeholders of the existing condition and cultural significance of The Spit, and to form a shared vision for the future of The Spit.

The first workshop focused on gathering ideas to develop a consolidated vision statement for The Spit.

The workshop agenda is included in Appendix A.
Day one - setting the scene

To facilitate constructive discussion and visioning, the first day of the workshop focused on providing participants with contextual and technical information about The Spit and the master planning process.

Morning session

Workshop compere, Adam Beck, began proceedings by providing an introduction and explanation of the purpose of the workshop.

Traditional owner, Chairman of Moondarewa Inc and representative of the Kombumerri Saltwater community, Uncle Graham Dillon OAM presented a Welcome to Country and spoke of the history and significance of the Saltwater country and the importance of valuing place and land.

The Zion Ministry Dancers then performed traditional didgeridoo music and ceremonial dancing.

Minister for State Development, Manufacturing, Infrastructure and Planning, the Honourable Cameron Dick officially opened the workshop and spoke of the importance and beauty of The Spit. The Honourable Minister Dick reinforced the Palaszczuk Government’s support for this community process to drive a community solution. Minister Dick urged all participants to come together in the spirit of goodwill to build a shared vision for The Spit.

Acting Mayor of the City of Gold Coast, Councillor Donna Gates highlighted the need to get the balance right between conservation and sensible community development, and shared her optimism that the workshop process would lead to positive outcomes. Councillor Gates confirmed that the City of Gold Coast, through its recycled water scheme, has committed to providing quality recycled water to enhance the green spaces on The Spit.

Gold Coast Waterways Authority Chair of the Board, Mara Bun, spoke of the scale and complexities of The Spit and surrounding waterways. Ms Bun also spoke of international waterways management and multi-use initiatives. She encouraged participants to be creative and think big in their visioning, to consider the interplay between land and water and to recognise both economic opportunities and the importance of sustaining environmental values into the future.
Site inspection

Following the introductory presentations, participants boarded buses for a guided tour of The Spit’s key features and landmarks.

The two-hour site inspection provided an opportunity for all participants to see the variety of land uses of The Spit and to learn technical, historic and future planning information relating to various commercial, environmental and recreational aspects currently existing on the site.

The site inspection included information about the following features and locations:

- Sea World
- Muriel Henchman Park
- Philip Park
- Sheraton Grand Mirage Resort
- Main Beach and Tedder Avenue
- Southport Yacht Club
- TS Tyalgum and Gold Coast Waterways Authority headquarters
- Mariner’s Cove
- Marina Mirage
- Palazzo Versace
- Peter’s Fish Market/Fishermen’s Co-op
- the former ASF site
- Moondarewa Spit, the Broadwater and the Marine Stadium
- Doug Jennings Park
- Wavebreak Island
- South Stradbrooke Island
- emergency access stairs
- offshore release
- the Gold Coast Seaway
- sand pumping jetty (bypass system)
- dog off-leash area
- Federation Walk Coastal Reserve
- Seaway Kiosk amenities block

A live scribe attended the workshop to create a visual representation of some of the ideas, expressions and discussions from each session in ‘real time’ through poster sized images.
During the site inspection, participants heard from Southport Yacht Club General Manager, Brett James, who spoke of the important role of the not-for-profit club in educating and encouraging children to get involved in yachting. Brett spoke of future plans for the surrounding area, including a maritime museum and enlarging Memorial Park, acknowledging the club is the entry to The Spit.

At Doug Jennings Park, participants also heard from a representative from the City of Gold Coast who spoke about the city’s recycled water network that includes four sewage treatment plants at Pimpama, Coombabah, Merrimac and Elanora that produce recycled water. Participants learned that excess recycled water from the Elanora and Merrimac treatment plants is released into the Seaway at The Spit.

Site inspection notes are included in Appendix B.
Afternoon session

At the start of the afternoon session, James Coutts, Executive Director, Priority Planning Projects, Department of State Development, Manufacturing, Infrastructure and Planning, provided an overview of The Spit and outlined the parameters of The Spit master plan.

The parameters of The Spit master plan are that it will:

- be prepared in collaboration with City of Gold Coast and the Gold Coast Waterways Authority
- be the result of a highly consultative process
- maintain a three-storey height limit in accordance with the Gold Coast City Plan
- take around 18 months to prepare.

James discussed the importance of the South East Queensland Regional Plan 2017, as a framework that sets the regional context for planning at a local level. James also highlighted the expected Gold Coast population growth, which is forecast to include an additional 351,100 people by 2041.

James also provided an overview of the four-stage master plan program, which is shown below.

The Spit Master Plan program

<table>
<thead>
<tr>
<th>PRELIMINARY</th>
<th>STAGE ONE</th>
<th>STAGE TWO</th>
<th>STAGE THREE</th>
<th>STAGE FOUR</th>
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</thead>
<tbody>
<tr>
<td>September 2017 to March 2018</td>
<td>April 2018 to June 2018</td>
<td>July 2018 to December 2018</td>
<td>January 2019 to April 2019</td>
<td>May 2019 to August 2019</td>
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**Inception and mobilisation**
- Stakeholder meetings held
- Communications and master planning consultants appointed
- Pop-up consultation sessions convened

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

**Master plan concepts**
- Workshops 2 and 3 convened
- Concept options prepared
- Identification of preferred concept
- Identification of priority implementation initiatives

**Final master plan**
- Finalise draft master plan
- Undertake public consultation on draft master plan
- Workshop 4 convened
- Master plan finalised and released

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

City of Gold Coast Manager City Planning, Amanda Tzannes, spoke to participants about the Council’s City Plan and strategic intent to investigate opportunities to support further investment in marine, tourism and recreational activities for the benefit of the Gold Coast and broader Queensland economy. Amanda spoke of The Spit’s importance to the tourism economy with its mix of low-rise resort accommodation, attractions and natural beauty. Amanda presented information about Council’s preferred locations for a cruise ship terminal on The Spit.
Amanda presented the findings of the Ocean-side Cruise Ship Terminal Business Case (May 2017) that found the proposal would bring 3,600 new jobs. Participants were also presented with an option for light rail to The Spit that was identified in the City's Transport Strategy 2031, the Sundale Traffic Scheme and Recycled Water Offshore Release Strategy.

Gold Coast Waterways Authority CEO, Hal Morris, spoke of the challenges facing the waterways, including the increasing numbers of vessels in the Broadwater. Hal informed participants that with 12 per cent of Queensland’s recreational vessels in the area, waterway congestion, conflicting uses and protection of environmental values were becoming important issues.

Hal spoke of his confidence in The Spit master planning process as it has commitment from the highest levels of government.

John Gaskell from John Gaskell Planning Consultants introduced the eight firms in the master planning consortium engaged to help prepare the master plan. John gave an overview of the many technical studies underway and explained that these would be combined with the outputs of the workshop into a Site Context and Summary Report.

In the final presentation of the first day, Stephen Rice from The Phillips Group presented an overview of early community feedback obtained through a series of pop-up engagement sessions and an online survey conducted in February and March 2018.

The presentation provided a summary of more than 2,800 pieces of community feedback received from consultation to inform participants’ appreciation of current conditions, opportunities and challenges on The Spit and to guide an understanding of the community’s aspirations for the future. Participants were asked to consider these findings, along with the other technical inputs, in their visioning for the future of The Spit.

The presentation slides from all presenters on the first day are available to view at qld.gov.au/southport-spit
On the second day, participants took part in a visioning workshop to contribute to the preparation of a consolidated vision for the future of The Spit.

Seated in six working groups, participants discussed and provided feedback on the following topic areas:

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

Each topic had an assigned facilitator, technical expert and scribe who rotated between tables to encourage discussion and capture feedback electronically and on paper. Maps were also available at each table for participants to draw on to capture location specific ideas.

Towards the end of each 40 minute discussion period, scribes summarised the table’s conversation and captured the three top points on large pieces of butchers’ paper. These outputs were collated and made available for all participants to view at the conclusion of the formal proceedings. At the end of the workshop, the scribe notes and the topic summaries were provided to the master planning consortium to inform the development of a draft vision statement for The Spit.
Next steps

Following the workshop, the project’s lead planning consultants, John Gaskell Planning Consultants and Deicke Richards, will collate and analyse the output to prepare a draft vision statement for the future of The Spit.

To read and provide feedback on the draft vision statement, visit qld.gov.au/southport-spit
Appendix A: Workshop agenda

## Day one – 28 April 2018

<table>
<thead>
<tr>
<th>Time</th>
<th>Activity</th>
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<tbody>
<tr>
<td>9.30 am</td>
<td>Introduction</td>
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<tr>
<td>9.40 am</td>
<td>Welcome to Country</td>
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<td></td>
<td>- Uncle Graham Dillon OAM, traditional owner, Chairman of Moondarewa Inc and representative of the Kombumerri Saltwater Community</td>
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<tr>
<td></td>
<td>- Zion Ministry Dancers</td>
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<tr>
<td>9.45 am</td>
<td>Event opening and welcome from State Government</td>
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<td></td>
<td>- The Hon. Cameron Dick – Minister for State Development, Manufacturing, Infrastructure and Planning</td>
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<tr>
<td>9.50 am</td>
<td>Welcome from City of Gold Coast</td>
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<td></td>
<td>- Councillor Donna Gates, City of Gold Coast Acting Mayor</td>
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<tr>
<td>10.00 am</td>
<td>Site inspection arrangements</td>
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<tr>
<td></td>
<td>- Adam Beck – compere</td>
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<tr>
<td>10.15 am</td>
<td>Site inspection of The Spit</td>
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<tr>
<td>12.30 pm</td>
<td>Return to venue and lunch</td>
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<tr>
<td>1.30 pm</td>
<td>Context – planning and management arrangements</td>
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<tr>
<td></td>
<td>- James Coutts, Department of State Development, Manufacturing, Infrastructure and Planning</td>
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<tr>
<td></td>
<td>- Amanda Tzannes, City of Gold Coast</td>
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<td></td>
<td>- Hal Morris, Gold Coast Waterways Authority</td>
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<tr>
<td>2.15 pm</td>
<td>The Spit – current and shared experiences</td>
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<td></td>
<td>- John Gaskell Planning Consultants and Deicke Richards - master planning consortium</td>
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<td></td>
<td>- The Phillips Group – communications consultant</td>
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<tr>
<td>2.45 pm</td>
<td>Wrap up of day one and agenda for day two</td>
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<tr>
<td></td>
<td>- Adam Beck – compere</td>
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<tr>
<td>3.00 pm</td>
<td>Close of day one</td>
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## Day two – 29 April 2018

<table>
<thead>
<tr>
<th>Time</th>
<th>Activity</th>
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<tbody>
<tr>
<td>9.30 am</td>
<td>Recap of day one and introduction to visioning workshop</td>
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<tr>
<td></td>
<td>- Adam Beck – compere</td>
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<tr>
<td>9.45 am</td>
<td>Visioning workshop</td>
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<td></td>
<td>- Participants spend 40 minutes discussing a topic and then move to the next topic – three topics discussed before lunch break.</td>
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<tr>
<td>12.00 pm</td>
<td>Lunch</td>
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<tr>
<td>12.45 pm</td>
<td>Recomence workshop</td>
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<tr>
<td>3.00 pm</td>
<td>Afternoon tea</td>
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<tr>
<td>3.15 pm</td>
<td>Summing up and the next steps in the master planning process</td>
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<tr>
<td></td>
<td>- Adam Beck – compere</td>
</tr>
<tr>
<td>3.30 pm</td>
<td>Close of event</td>
</tr>
</tbody>
</table>
The following site inspection notes were prepared by James Coutts, Executive Director, Priority Planning Projects, Department of State Development, Manufacturing, Infrastructure and Planning. These notes were read to participants during the site inspection.

10.30 am: Sea World

Sea World is one of the Village Roadshow theme parks, which collectively enjoy around 5 million guests per year.

Sea World opened in 1971 and covers 25 hectares (55 acres) of land. As well as the theme park, there is a 402-room resort and water park, and the conference facilities we are using today.

Sea World has a special lease for their premises. Sea World also has a permit to occupy for car parking over the land to the south which we will see towards the end of the site tour.

10.35 am: Muriel Henchman Park

This area has The Spit pontoon and The Spit boat ramp, which are City of Gold Coast-managed boating facilities available for commercial vessel/ vehicle use.

On our left is the Volunteer Marine Rescue (VMR) headquarters which is manned 24/7 and undertakes over 900 rescues each year. VMR also conducts 500 training activations per annum, and it is the busiest Volunteer Marine Rescue Squadron in Australia. VMR has four specialised Rescue vessels. VMR has a term lease over this land.

10.40 am: Philip Park

We are standing in the carpark of Philip Park, from which access can be gained to a patrolled beach. Before we head up and have a look at the beach, it is worth noting the southern end of Federation Walk. Incidentally, the park is named after Prince Philip. The track we cross over on our way to the beach runs past Sheraton Grand Mirage Resort to the south.

10.50 am: Sheraton Grand Mirage Resort

This stop is to show you what The Spit offers that is unique in comparison with the remainder of the Gold Coast. The Sheraton is a five-star resort originally built by Christopher Skase in 1987. It occupies six hectares and features 295 rooms and suites. It is the only beachfront resort on the Gold Coast and is unusually low rise in its design. It is currently owned by The Star Entertainment Group. This was where the dignitaries stayed during the Commonwealth Games. Adjacent to the Sheraton is the Golden Door Health Club and Spa.

10.55 am: Main Beach/Tedder Avenue

As we approach the end of The Spit and soon on our left, you can see some of Main Beach. Main Beach forms the backdrop at the southern end of The Spit. In the 2011 census, there were around 3500 residents in Main Beach, with a median age of 47 years. This has been increasing over many years and was 51 in 2016.

Main Beach Pavilion on the left is listed on the State Heritage Register and dates from 1934. Tedder Avenue is the main commercial and retail street in Main Beach, hosting boutiques and restaurants. Tedder Avenue was one of the Gold Coast’s first comprehensive streetscaping projects and the streetscape is therefore highly attractive and provides an excellent setting for the dining and boutique retailing that takes place here.

11.00 am: Southport Yacht Club

We are now pulling in to the Southport Yacht Club. Brett James will be giving a short talk about the yacht club. Please make your way to the front of the building and Brett will escort you onto the premises.
11.20 am: TS Tyalgum/Gold Coast Waterways Authority Headquarters
On the left is TS Tyalgum. TS Tyalgum Navy Cadets has been operating for over 55 years and on the Spit for over 50 years. They train naval cadets between the ages of 13 and 19 in a range of skills, including team work, rigging, knot tying and navigational skills.

There is also a Naval Memorial Park to the south of TS Tyalgum. There is a parcel of USL to the north of GCWA buildings.

Mariner’s Cove
On our left is the Mariner’s Cove marina, which is where Sunland proposed 44 storey mixed use residential/hotel towers. The application was withdrawn in 2016.

Currently the site offers leases to a range of businesses, many of which rely on the unique land/water interface that The Spit offers. This includes jet boating, diving, sports fishing, whale watching, cruises and other support industries such as restaurants. There is also a 100-berth marina for vessels up to 30 metres in length.

Marina Mirage
Here we are in Marina Mirage, a shopping centre and marina which includes 97 tenants and 73 yacht berths. On Saturdays, Marina Mirage is host to a popular Farmers Market which runs from 7.00 am to 12.00 pm. Commercial operators including helitours, fishing, jet boats and cruises operate from the marina.

Palazzo Versace
Palazzo Versace Gold Coast opened in September 2000 and was the world’s first fashion-branded hotel.

Versace has 200 accommodation rooms, 72 condominium apartments, restaurants, meeting and event facilities, and an 89-berth marina. It is on a perpetual lease.

Peters Fish Market/Fishermen’s Co-op
Then you can see Peters Fish Market, next door to which is the Fisherman’s Co-op where the fishing boats sell their fresh catch directly to the public. On weekends Peter’s Fish Market does a roaring trade in fresh fish and chips, turning over 100 orders in half an hour.

Former ASF site
This is the site of the former ASF development proposal, another area of unallocated State land. In August 2015, the Queensland Government identified five hectares adjacent to Sea World on The Spit as the location for a possible Integrated Resort Development. The proposal by ASF included five and six-star hotels, signature restaurants, a world-class casino, theatres, entertainment, luxury and boutique retail precincts, serviced residences and meeting and conference facilities. The proposal was terminated in August 2017 with the announcement of the master plan. Premier Annastacia Palaszczuk said the decision was based on ensuring the best long-term solution for the Gold Coast.

11.30 am: Moondarewa Spit, the Broadwater and Marine Stadium
Moondarewa Spit (previously known as the Spit Finger) reopened in 2017 following the completion of a $2 million facelift at Doug Jennings Park. This includes a new road along the Moondarewa Spit and parking that now allows for 150 vehicles. You can also see the marine stadium (also known as Bums Bay), which was constructed in 1987 when the dredge material from the Seaway was used to make the smaller spit. It was originally intended to be a location for water activities and events however it largely provides anchorage for boats, and calm waters for passive recreation, swimming, etc. Anchoring and mooring in the Broadwater, Marine Stadium and in the Seaway is restricted to a maximum of seven consecutive days in any 60 day period at one or more locations, and an infringement notice can be issued for overstaying. In recent years there has been greater enforcement of these timeframes.
11.40 am: Doug Jennings Park

Here we are at Doug Jennings Park. It is a reserve for port and harbour, with Gold Coast Waterways Authority as trustee.

Doug Jennings Park is used by tourists and locals for recreation including diving, surfing, fishing and swimming, as well as picnicking, walking and relaxing with the family. Previously, it has been used to host events such as music festivals and Polo by The Sea. It is about 30 hectares in size.

Recently, the GCWA spent approximately $4.55 million on providing the community with Seaway emergency access stairs, amenities block, extra beach showers, upgrades to the Seaway Kiosk and the rehabilitation of Moondarewa Spit.

The park is closed to vehicles every night at 8.00 pm and reopens at 6.00 am. A model by-law helps GCWA address issues such as camping, littering and driving off-road.

Wavebreak Island

Across the Seaway, you can see Wavebreak Island. Wavebreak Island was created in 1985 as part of the Gold Coast Seaway construction to protect the western foreshore of the Broadwater from waves that might penetrate the new, permanently stabilised entrance.

Gold Coast Waterways Authority has a navigation channel dredging and beach nourishment program to ensure beaches in and around the Broadwater are nourished to protect infrastructure. The beaches and rock walls of Wavebreak Island benefit from these works to ensure the island continues to act as a buffer from the ingress of wave action through the seaway entrance. Gold Coast Waterways Authority regularly dredges the navigation channels around Wavebreak Island and uses the sand to replenish the island to ensure its effectiveness.

Due to its close proximity to the Gold Coast community and the general boating public, the island is a popular location for day visitors.

South Stradbroke Island

From here you can also see the southern end of South Stradbroke Island. South Stradbroke Island is a 21 kilometre long, relatively narrow island between Jumpinpin Inlet and the training walls of the Gold Coast Seaway. South Stradbroke Island is the smaller one of the two Stradbroke Islands and lies very close to the mainland.

South Stradbroke Island is a popular day trip for those who travel by private boat, charter boat, ferry or water taxi from several departure points along the Gold Coast. Importantly, it is accessible from The Spit for surfing and is used by independent surfers and surf schools. There is a surf ferry service that carries surfers and their boards across the Seaway and back again.

Emergency access stairs

The first dive platform was installed in 2016, with a second platform planned/built to the west. It is formally used as emergency access stairs but frequently used by divers and snorkelers.

11.50 am: Offshore Release

An officer from City of Gold Coast will provide a description of the operations of the sewer outfall at the Seaway. The outfall releases treated sewage into the Seaway on the outgoing tide from the storage ponds at Bundall. The system is operating at capacity and there are plans to upgrade the system and extend the outfall to discharge three kilometres out to sea off the southern end of South Stradbroke Island. The design of the system upgrade will be included in the City of Gold Coast’s presentation in the afternoon session of the workshop.

12.00 pm: The Gold Coast Seaway

The Gold Coast Seaway was established in 1986 to provide safe passage from the Broadwater to the ocean. It is bounded by The Spit, and you can see the bottom end of South Stradbroke Island to the north. The dredge material from the construction of the Seaway was used to construct Wavebreak Island, and Moondarewa Spit to create the Marine Stadium.
**Sand pumping jetty (bypass system)**
You can see here a steel framed jetty which is part of the sand bypass system. The jetty extends 500 metres out to sea and houses ten jet pumps at 30 metre intervals submerged to 11 metres below mean sea level. This operates to deliver 500,000 cubic metres of sand from The Spit to South Stradbroke Island each year (500 cubic metres per hour). This provides for safe transit for vessels between the Broadwater and the ocean, as well as flood relief. It was the world’s first permanent sand bypassing system. It is operated by the Gold Coast Waterways Authority.

Prior to its installation, around 500,000 cubic metres of sand was moved along the coast each year, causing the Nerang River mouth to move northwards by up to 60 metres each year. When the plans for the Seaway were prepared, the sand bypass system was provided for as an integral part of the Seaway.

**Dog off-leash area**
Here is one of the popular dog off-leash areas on The Spit, the other being on The Spit facing Moondarewa Spit in the marine stadium.

**12.15 pm: Federation Walk Coastal Reserve**
Here marks the northern end of Federation Walk in the Federation Walk Coastal Reserve. The Federation Walk Coastal Reserve comprises 93 hectares of coastal dunes. It is a reserve for park, environmental, beach protection and coastal protection. Federation Walk is a designated pathway through the coastal reserve from the Seaway to Philip Park used for hiking, jogging, cycling and birdwatching. It was officially launched in 2000 and the first stage of the walk was opened in 2001.

**Seaway Kiosk and amenities block**
In terms of facilities for visitors to the northern end of The Spit and Doug Jennings Park, this is the only permanent place to buy food.

**12.25 pm: Return to Sea World arriving at 12.30 pm**