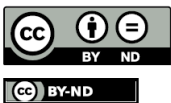


Currumbin Eco Parkland Project Report

June 2021

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Purpose of this report

This report supports amendments to the *State Development and Public Works Organisation Regulation 2020* to facilitate the delivery of the Currumbin Eco Parkland. The amendment regulation is provided for under ss. 99, 100, 108, 109 and s.173 of the *State Development and Public Works Organisation Act 1971*.



.....
David Stolz

Assistant Coordinator-General

25 June 2021

1.0 Background

In October 2020, the Honourable Anastacia Palaszczuk MP, Premier and Minister for Trade announced an election commitment to transform 148 hectares of land on the Southern Gold Coast into a major new eco parkland.

The site identified for the Currumbin Eco Parkland is located at 107 Piggabeen Road, Currumbin Waters. The site presents opportunities for the preservation and rehabilitation of the natural environment including flood plain storage and endangered ecosystems.

2.0 The Project

2.1 Responsible entity

The Queensland Government (represented by the Minister for Economic Development Queensland) is responsible for the delivery of the Currumbin Eco Parkland project.

Economic Development Queensland will identify the most appropriate authority or authorities to be the long-term owner and manager of the site to ensure the recreational and environmental objectives for the site are achieved.

2.2 Project description

The Currumbin Eco Parkland project comprises 148 hectares of land within the Currumbin Valley. Concept planning for the parkland has commenced and once completed will include:

- sporting and recreational elements for family and community enjoyment;
- protections for local koala habitats, including fodder eucalypt plantation;
- nature based recreational trails; and
- opportunities for rehabilitation and appreciation of the natural environment through eco-tourism.

There are notable examples of iconic landscape destinations within rural or immersive landscape settings. Parallels may be drawn to locations such as:

- Daisy Hill Conservation Park, Daisy Hill
- Oxley Creek Common

It is envisaged that consideration of how the community interacts with the site once it is publicly accessible will be used to inform staged identification and implementation of uses on the site over time, evolving the initial master plan in a way that is supported by the community and in keeping with the sites natural features. Other exemplars have evolved in this way including Thunderbird Park, Mount Tamborine and Zealandia Te Māra a Tāne, Wellington, NZ.

Consultants have prepared a draft concept masterplan for the site which considers the site's natural attributes, constraints and opportunities and seeks to maintain the site's natural state for enjoyment by the community.

Once finalised, the concept plan will be used to determine the timeframes for delivery together with the likely future long-term ownership of the site.

2.2.1 Location

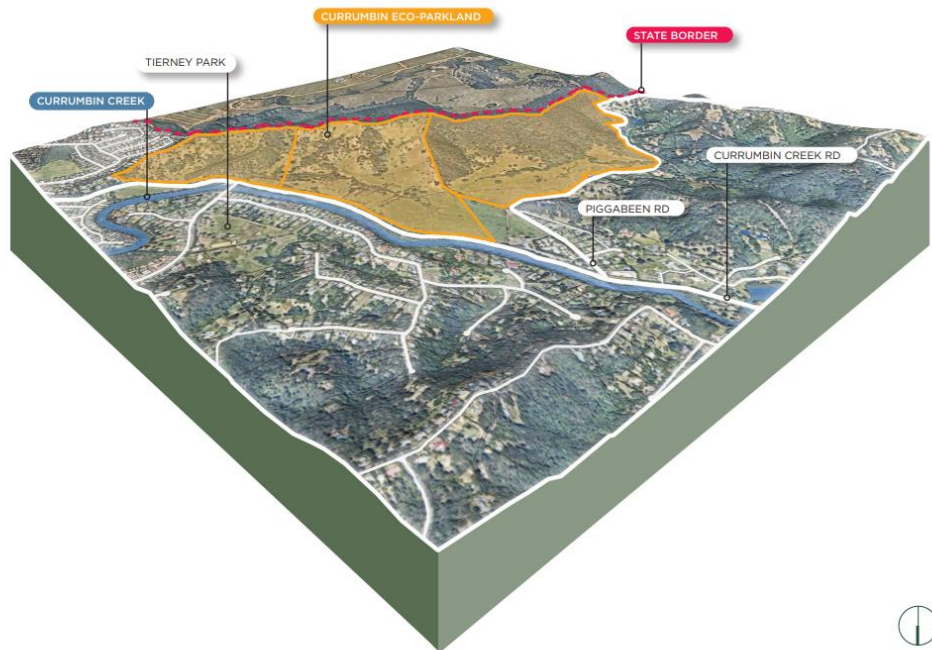
The site is located at 107 Piggabeen Road, Currumbin Waters at the southern end of the Gold Coast. The site is situated in the Gold Coast hinterland between Currumbin Waters and Currumbin Valley, and is recognised by the Gold Coast City Plan as a Hinterland to Coast Critical Corridor.

The site is comprised of Lot 2 on RP168012 and Lots 1 and 247 on RP854934. It abuts the Queensland / New South Wales border and has frontages to Currumbin Creek Road, Piggabeen Road and Hoffschildt Drive.

The site was part of a former farm owned by the Marist Brothers, and today is known as Martha's Farm.

The site has been the subject of several development approvals, and currently has an existing development approval for 348 residential lots over 10 stages, a marine precinct and artificial lake.

The site is located outside the urban footprint under the SEQ Regional Plan.



AXO PERSPECTIVE - SITE TERRAIN

2.2.2 Site Characteristics

The site presents opportunities for the preservation and rehabilitation of the natural environment including flood plain storage and endangered ecosystems.

Flooding

The site forms an important part of the Currumbin Creek flood plain storage and retaining this storage will be crucial for the site and surrounding community.

The site is prone to flooding both from local creek inputs and regional inundation from Currumbin Creek. Flood prone areas typically extend across cleared grazing land and forms an important part of the Currumbin Creek flood plain storage.

Sensitive Environmental Communities

The site includes mapped endangered ecosystems, including open eucalypt forest and wetland swamps. A mapped, moderate risk, waterway extends through the entire site. Tidal influences extend approximately 1km into the site, with both mangrove and salt couch species noted.

There are also a number of threatened species that are likely to be present in vegetation communities on the site, including koalas.

2.2.3 Land Requirements

The State is committed to delivering a new eco-parkland in the Currumbin Valley for community recreation together with preservation of the property's environmental values for future generations to enjoy.

Delivery of the Currumbin Eco Parkland will require acquisition of the whole of the site from the current owner.

The site is significant. Land parcels of this size on the Gold Coast that can be utilised for recreational purposes, the preservation and rehabilitation of sensitive environmental communities, and the protection of koala habitats and local fauna, are scarce.

2.3 Coordinator-General

The Coordinator-General has functions and powers to facilitate large-scale and complex projects, while ensuring their environmental and social impacts are properly managed.

While Economic Development Queensland's preference is to meet their land requirements through negotiation and agreement with the landholder, the Coordinator-General may provide assistance through the use of available powers under the *State Development and Public Works Organisation Act 1971*.

The Coordinator-General may also provide assistance with other aspects of the project in accordance with its powers under the *State Development and Public Works Organisation Act 1971*.

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