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Issue N

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#### **Acknowledgement of Country**

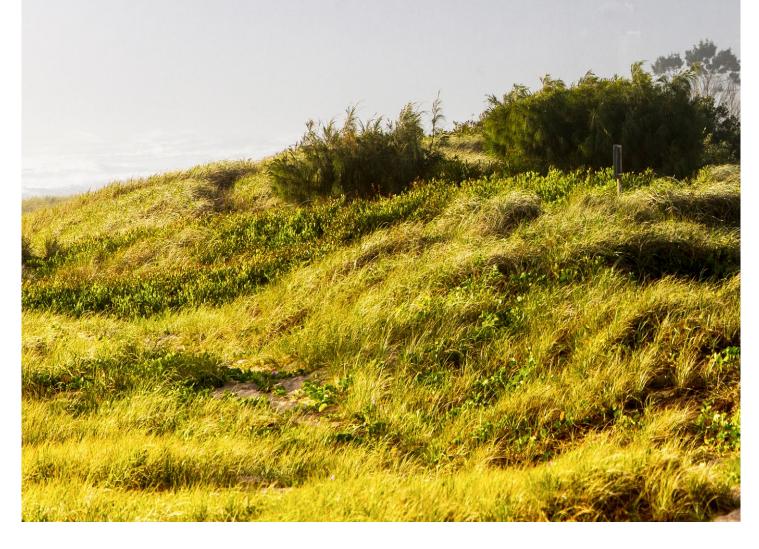
The Queensland Government acknowledges the Kombumerri and the broader group of Yugambeh speaking people as the traditional custodians of The Spit, The Broadwater and the surrounding Gold Coast area.

We acknowledge Yugambeh Elders past, present and emerging and recognise their unique and ongoing spiritual and cultural connection with the land and waters of the Gold Coast area.

We also acknowledge Aboriginal and Torres Strait Islander residents of the Gold Coast.

The Spit master plan celebrates the rich Aboriginal history of the Gold Coast and provides opportunities for traditional custodians to retain their connection to The Spit.

The Spit master plan provides a valuable opportunity for all Aboriginal and Torres Strait Islander people to tell their story of connection with land and waters and play a significant role in the social, cultural and economic future of The Spit.



### Introduction

#### Project background

The Queensland Government is preparing a master plan for The Spit to establish a shared vision for the long-term future of The Spit. In August 2017, the Premier, Annastacia Palaszczuk, announced an intention to prepare a master plan for The Spit. The master planning process commenced in February 2018 with a series of pop-up events across the Gold Coast.

The master plan will provide for a low-rise future for The Spit in accordance with the current Gold Coast City Plan and aims to:

- enhance the public realm of The Spit to create a community space for local residents
- improve connections to the surrounding marine environment, including The Broadwater
- consider opportunities for job creation through tourism, entertainment and recreation
- get the balance right between protecting environmental and community values and facilitating appropriate development opportunities.

The master plan will guide development on The Spit for the decades to come.

The Department of State Development, Manufacturing, Infrastructure and Planning (the department) is leading the preparation of the master plan in collaboration with the City of Gold Coast (CoGC) and Gold Coast Waterways Authority (GCWA).

#### The journey so far

Consultation with the community about The Spit master plan has been ongoing since early 2018.

More than 21,100 pieces of feedback have been received from the community. There have also been some 17,600 visits to the project website and more than 2,500 people have attended one of the consultation sessions convened in many locations across the Gold Coast at various times throughout the consultation process.

The feedback received from the community has guided and informed the preparation of this draft master plan.

The next steps will continue to put the community at the forefront of the master planning for The Spit. The end result of this collaboration will be a master plan made by the community, for the community.

Introduction 5



#### How has the draft master plan been prepared?

The content of the draft master plan reflects the refinement of the six 'big picture themes' and 72 master plan options that were contained in The Spit master plan options report released for public consultation between 27 October and 25 November 2018 and the outcomes of the third master planning workshop held on 8 and 9 December 2018.

A total of 815 people provided more than 18,300 online responses to The Spit master plan options survey and almost 1300 people attended one of the dozen pop-up information sessions convened across the Gold Coast to enable the community to learn about the options.

At the third master planning workshop, attendees considered the community's comments on the master plan options and assisted in refining the options to produce a draft master plan that gives effect to the vision for The Spit.

The proposals relating to Aboriginal cultural heritage have been the subject of discussions with traditional owner representatives.





## Overview of the draft master plan

The vision, strategies and precinct proposals create a cohesive plan that will see The Spit continue to evolve over the decades ahead as a renowned destination in South-East Queensland.

To ensure The Spit is renowned as a destination that exemplifies a harmonious balance between tourism, recreation, leisure experiences and the environment, the draft master plan:

- unlocks the potential for 1800 new jobs and the delivery of more than 800 additional short-term accommodation rooms on The Spit
- identifies new opportunities for mixed use development to create a vibrant Village Centre that takes advantage of The Broadwater and ocean outlook
- provides opportunities for new businesses, small and large, to grow and develop, with short-term accommodation, tourism and recreation experiences serving all markets – budget to premium – contributing to the ongoing attraction of The Spit as a destination for all
- advances and promotes the Gold Coast's reputation as a leader in coastal management with the establishment of a centre for coastal resilience
- identifies new marina opportunities and berthing for larger vessels and contemplates a potential cruise ship terminal to enhance its capacity as the gateway to the Gold Coast
- ensures the total extent of development is commensurate with the ultimate capacity of the transport network and environmental health of The Spit.

To ensure the local community and visitors are connected with the landscape and marine environment of The Spit, the draft master plan:

 opens a new public area fronting The Broadwater that includes an event space associated with an Aboriginal cultural centre and provides informal spaces for picnicking and watching the sunset

- supports the development of a regionally significant promenade that enables post card views of South Stradbroke Island, The Broadwater, the ocean beach and the city skyline
- proposes improvements to the traffic flow at the intersection of Seaworld Drive and MacArthur Parade and create a welcoming gateway to The Spit
- envisages the refurbishment of Hollindale Park over time to improve the recreational offering for the local community and visitors to The Spit
- supports safe access to waterways with improvements to access points to The Broadwater including a refurbished boat ramp and shared facility in Muriel Henchman Park
- proposes a continuous Broadwater pathway between the Sundale Bridge and Top of The Spit providing unique walking and cycling experiences
- provides for ferry stops enabling access to the Village Centre,
   Sea World theme park, Doug Jennings Park and Wave Break
   Island, subject to the outcomes of CoGC investigations.

To ensure The Spit's natural areas are protected and enhanced, the draft master plan:

- protects the natural area of The Spit, including the Federation Walk Coastal Reserve and Wave Break and Curlew Islands, and provides for the enhancement of biodiversity values and threatened species in these areas
- enables the continued evolution of The Spit and furthers its biodiversity values through the embellishment of its coastal landscapes with a littoral rainforest and ephemeral wetlands
- supports ongoing partnerships with the community to manage the Federation Walk Coastal Reserve and provides opportunities for new partnerships with education establishments and business.

### The vision

In April 2018, the community assisted with the preparation of a vision that sets the scene for the future of The Spit.

The vision has guided the preparation of the draft master plan and will continue to guide the process to finalise and implement The Spit Master Plan.



## Vision statement

### Future generations will value The Spit as a place that:



Is renowned as a destination that exemplifies a harmonious balance between tourism, recreation, leisure experiences and the environment.



Connects the community and visitors with the landscape and marine environment.



Protects and enhances its natural assets and coastal parkland.

This reputation sees The Spit regarded as a place where:

- there are distinctly memorable places with a powerful maritime and coastal identity
- our Aboriginal heritage is signified and our contemporary culture is celebrated
- world-class natural assets and safe and healthy waters attract people and patronage
- vibrant and diverse recreation and leisure activities are on offer throughout the day and into the evening
- enterprising businesses have the confidence to capitalise on the unique attributes and offerings of this remarkable setting, creating local job opportunities and prosperity.

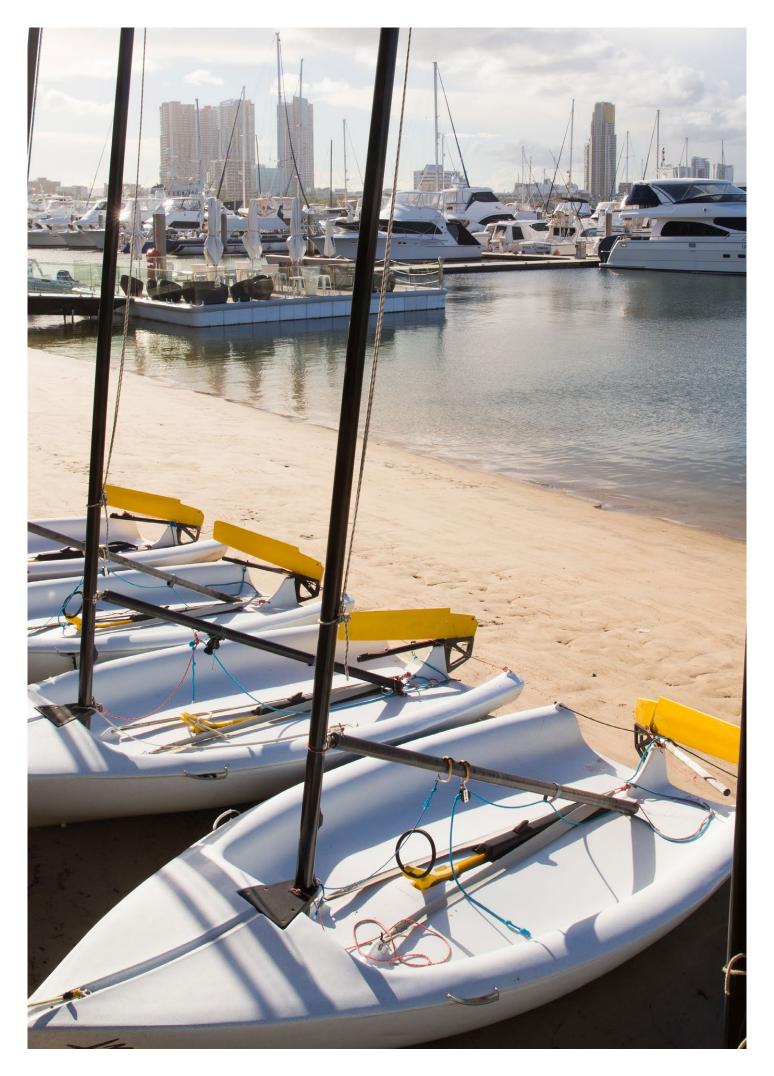
This connection sees The Spit regarded as a place where:

- there is access for all, within a culture of respect, safety and care
- activities connect with movement networks and built form engages with the natural environment and surrounding water
- there is easy access by public transport and active transport modes on land and water
- the area adjoining the water's edge provides continuous public access for pedestrians and cyclists
- there is innovative and interactive public art and wayfinding
- there are exceptional views to the Pacific Ocean, The Broadwater, the city skyline and the hinterland.

This protection and enhancement see The Spit regarded as a place where:

- terrestrial and marine biodiversity are safeguarded and enhanced
- low-rise built form integrates with the landscape to maintain the prominence of natural values
- the community and visitors actively engage with and learn about cultural heritage, natural processes and native flora and fauna
- principles of ecological sustainability and resilience apply to all aspects of change including planning, design, construction and management practices
- public ownership and community stewardship supports the delivery of exceptional planning and land management outcomes.

The vision 11



## The big picture strategies

The big picture strategies are directed at achieving the vision and outcomes for the whole of The Spit – its overall character, its role and contribution to the Gold Coast, and its movement systems and connections to the city and regional transport networks.

The big picture strategies contribute to the achievement of the vision for The Spit and provide the context and guiding framework for the delivery of the precinct proposals to produce a unified and cohesive outcome for The Spit.

Each big picture strategy presents the actions required to realise the intent of the master plan.

## The big picture strategies for the draft master plan are:

- Growing a green peninsula
- Promoting tourism and recreation
- Making places and cultural connections
- Linking experiences
- Connecting to the city
- Opening the gateway to the Gold Coast.



#### Growing a green peninsula

The evolution of The Spit from a shifting sand bank to a stabilised and fully established landform has provided the platform for the emergence of a place of natural character and attraction. As the population of the Gold Coast grows, The Spit's value as a multifaceted landscape offering ecological, socio-cultural, recreational and economic benefits will continue to grow.

Natural areas are managed as environmental reserves in which natural values prevail. Coastal vegetation communities that historically occurred on the Gold Coast are fully established, support biodiversity and provide a platform for learning and interaction.

On The Spit, the health and quality of landscapes is enhanced through investment in green infrastructure that supports ecological diversity, climate resilience and user comfort. An integrated water cycle management approach supports water quality and reuse.

Long term opportunities are provided for community participation and volunteering in the implementation of conservation and coastal management activities, and partnerships are established with industry, educational institutions and government agencies to advance the knowledge and implementation of best practice outcomes.

## The strategies that support growing The Spit as a green peninsula are:

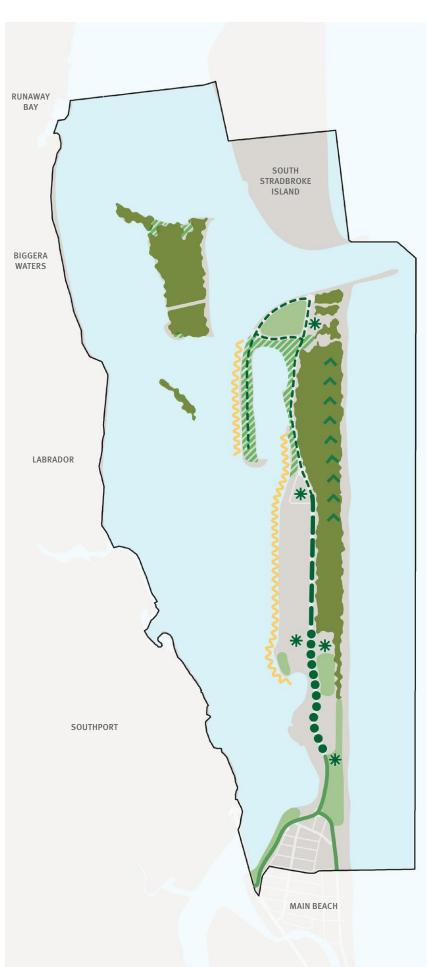
- strengthening biodiversity values and resilience
- connecting with nature and water
- creating clean cool places
- harnessing nature to power infrastructure
- expanding knowledge and experience.



Gold Coast Oceanway, Main Beach



Federation Walk pathway, Main Beach



#### Legend

Strengthening biodiversity values and resilience

Natural area

Coastal resilience measures – dune planting

Shoreline protection or nourishment

Connecting with nature and water

Day use in natural area setting

Waterside park

Creating clean cool places

Gateway planting

Village boulevard

Coastal forest drive

Park road

Green car parking

#### Strengthening biodiversity values and resilience

The natural areas of The Spit are further actively managed to establish new habitats and strengthen ecological values as a continuation of the work undertaken by CoGC and community groups. These areas provide substantial 'natural places' in the growing city and offer a sense of escape from the urban environment of the Gold Coast. Revegetation in the northern part of the Federation Walk Coastal Reserve enhances coastal resilience.

Dunes are an important part of the beach system and provide a reserve of sand for the beach during storm events. The condition of dunes is therefore important to the resilience of the reserve to natural events.

Ensure the natural areas of The Spit exemplify a balanced, vital coastal ecosystem and showcase best practice natural area management and threatened species conservation

Enhance the management of the Federation Walk Coastal Reserve, Wave Break Island and Curlew Island as natural areas in partnership with the community

Consider enhancement of the coastal dunes in the north of the Federation Walk Coastal Reserve to maintain their stability and resilience to natural events

Improve the quality and resilience of The Broadwater and Marine Stadium shorelines through strategic sand nourishment and the establishment of coastal and estuarine vegetation in suitable locations

Develop coastal showcase projects in the northern part of the Federation Walk Coastal Reserve

#### Connecting with nature and water

A range of green spaces is provided that enables people to connect with the natural attributes of The Spit, The Broadwater and the Pacific Ocean. Facilities and infrastructure are provided within the green spaces to accommodate a wide range of recreation and leisure activities including relaxation, exercise, dog walking, play and managed events.

Develop waterside parks with appropriate facilities to meet and manage future resident and visitor demands

Provide day use areas at the Top of The Spit and on Wave Break Island that have appropriate supporting infrastructure and facilities while ensuring the natural values are retained and enhanced

Incorporate opportunities for nature-play in key locations



Natural landscape of Federation Walk



Coastal vegetation of Federation Walk



Tweed Heads. Example of accessible water's edge



Example of planting within car park



Surf life saving tower set within coastal dunes



Example of interpretive signage

#### Creating clean cool places

An integrated water management cycle ensures surface water is collected and treated to manage water quality and positively contribute to the health of The Broadwater.

Implement best practice water sensitive urban design in new projects

Design the roadways and carparking areas of The Spit to reduce heat island effects, improve microclimate conditions for users, and ensure roads and carparks are part of the total water cycle management system

Use recycled water to support the establishment and maintenance of natural area plantings

#### Harnessing nature to power infrastructure

There are opportunities to utilise renewable energy — solar, wind and wave — to power the operation of infrastructure such as the sand bypass system on The Spit.

Investigate and evaluate the ways to harness a range of renewable energy sources to power the operation of infrastructure on The Spit as the basis for implementing a program of renewable energy capture and use

#### Expanding knowledge and experience

The Spit's natural landscapes provide a platform for learning about and interacting with ecological values and cultural heritage.

Prepare an integrated strategy to enable The Spit's coastal ecology and cultural heritage to be understood and experienced

### Promoting tourism and recreation

The Spit is a place of significant employment and economic exchange. People visit The Spit for a range of reasons including dining, attending conferences, shopping, working, recreating, relaxation, exercise and for water access to the ocean and The Broadwater.

The Spit has nearly 1,000 rooms to accommodate visitors and capacity for nearly 1,900 people to numerous function facilities. The sixty-three hectares of open space adjacent to the ocean and The Broadwater attracts both residents and visitors providing a range of water and land-based recreation and leisure experiences.

Development builds on and strengthens The Spit as the home to some of the Gold Coast's most well-known tourist attractions and recreation facilities. The Spit will maintain its reputation for world class accommodation, continue to attract visitors to the popular Sea World theme park, and provide land and water based recreation opportunities.

Future development on The Spit will deliver additional short-term accommodation, tourism and recreation facilities serving budget to premium markets, providing more than 800 accommodation rooms and 1800 jobs. The new jobs will result from redevelopment and new businesses establishing on The Spit or be required to support increased visitation to existing businesses.

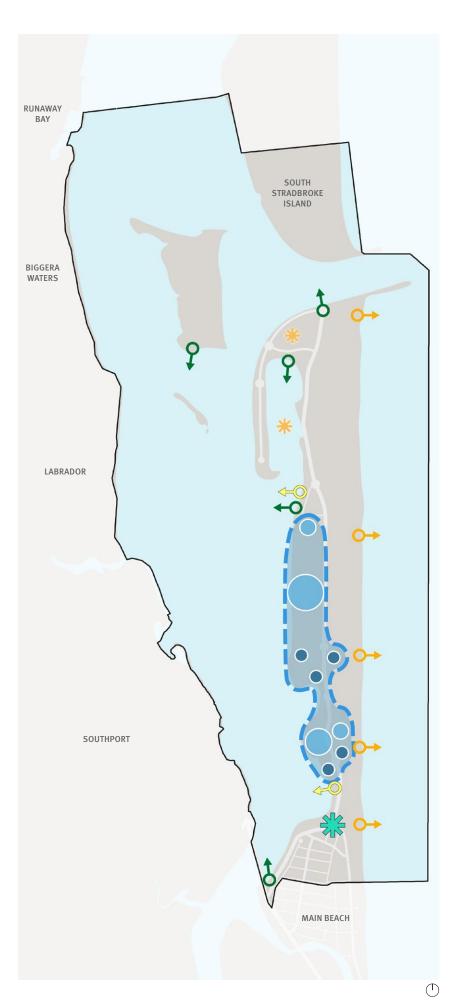
Strategic public investments will create world-class public spaces that unlock opportunities for economic development, jobs and the revitalisation of The Spit while providing social and ecological benefits. More certain tenure arrangements build the confidence of businesses to invest in new or expanded facilities, services and visitor experiences.

## The strategies that support the promotion of tourism and recreation on The Spit are:

- creating a vibrant village centre
- investing in quality public spaces and infrastructure
- unlocking opportunities for economic development
- implementing place management.







#### Legend





#### Investing in quality public spaces and infrastructure



Unlocking opportunities for economic development

Potential development opportunity



Fort Lauderdale, Florida. Example of landscaped village boulevard



Fremantle, Western Australia. Example of working marina and tourism

#### **Creating a vibrant Village Centre**

The Spit Village Centre contains tourism and recreation uses that are unified in purpose, identity and character.

Develop a Village Centre focused on tourism and recreation featuring uses that are water dependent or take advantage of the opportunities to connect with and overlook The Broadwater or the ocean

Consolidate tourism and recreation uses, including short-term accommodation, retail, commercial, markets, function facilities, hire and charter services, and indoor and outdoor sport and recreation uses in the Village Centre

Support the development of a connected Village Centre through land use planning and management that delivers the desired character and identity outcomes in built form and public space

#### Investing in quality public spaces and infrastructure

Economic development focused on tourism and recreation is supported by strategic investment in new and existing public spaces and infrastructure that support access to The Spit, the beach and The Broadwater.

Implement streetscape improvement works at the entry to The Spit to strengthen The Spit's identity and signify arrival on The Spit

Create multi-function events spaces in key locations with spectator vantage points and supporting infrastructure

Develop access points to the ocean and The Broadwater that support safe, convenient, accessible and enjoyable water-based experiences. This includes public ramps, jetties and pontoons for motorised and non-motorised craft, dive access facilities, lifeguard towers and storage

Enhance existing and establish additional underwater dive attractions

Establish guidelines and standards for public spaces that will be delivered as redevelopment and new development occurs



#### Unlocking opportunities for economic development

Private investment in new and upgraded visitor services, experiences and infrastructure is crucial to the future economic performance of The Spit and the creation of sustainable jobs that flow from a strong and healthy visitor economy.

Deliver new land development opportunities to grow investment and jobs on The Spit. These opportunities cater for big and small businesses focused on tourism and recreation

Review existing land tenure arrangements including lease terms and conditions

Review statutory planning and development provisions to facilitate the delivery of the master plan

Ensure a range of investment opportunities are available, both big and small, which prioritise visitor experience and are water dependent or orientated

#### Implementing place management

The Spit is a significant defined destination within the Gold Coast and South-East Queensland that requires integrated destination planning and management to deliver public and private investment that adds value to the economy, social fabric and ecology.

Develop a whole-of-government governance approach, integrating local and state government functions, that ensures co-ordination and collaboration of the planning and management of The Spit

Promote complementary visitor experiences across The Spit that build on the tourism offerings

Implement a destination brand and marketing strategy for The Spit that is part of and contributes to the Gold Coast brand

Deliver coordinated land and water event management including planning, marketing and approvals

Utilise technology to manage visitor demand, improve the user experience and enhance trip planning

### Making places and cultural connections

The Spit continues to evolve into a unique coastal landscape that provides residents and visitors with a diverse range of land and water experiences in places that are identifiable and have distinctive character. On The Spit, people have opportunities to experience and connect with nature.

The Spit's urban places will exhibit a built form that is primarily orientated to The Broadwater and the ocean, and also addresses Seaworld Drive and other public spaces. A low-rise built form adopts a maritime scale and rhythm and provides for strong indoor-outdoor connections.

The nature and expression of built form character varies across The Spit, reflecting a range of approaches to the relationship and interaction between buildings and the landscape.

At the Top of The Spit, buildings are positioned as objects in a park landscape in which green space values are dominant.

The Village Centre is a place where buildings are prominent in the landscape, although in many places the natural values of the landscape are still strongly pronounced. Much of the Village Centre possesses a definitively urban character with a predominant built form in a largely formalised landscape setting.

In the natural areas of The Spit, buildings are designed to be part of the landscape, embedded in or sitting comfortably with the immediate landform and setting.

In prominent locations, landmark elements manifest a distinctive character that reflects the essence of The Spit and its immediate context, and represents The Spit's evolution, ecology and cultural heritage.

Parkland spaces provide for a diversity of recreation activities at different times of the day and enable use by larger groups for picnicking and play. At the southern end of The Spit, the pine trees have a strong association with the heritage of the Gold Coast and early experiences of coastal tourism.

The Spit's natural areas are vegetated with native species endemic to the coastal landscape of the Gold Coast.

Visitors' understanding of the natural environment, natural processes and cultural heritage is enhanced throughout The Spit.

Aboriginal cultural heritage and connection with the Gold Coast landscape is celebrated in a prominent place connected to water. In this place, visitors' understanding of Aboriginal cultural heritage is enhanced through a range of mediums and experiences, including performance. Aboriginal cultural heritage is also featured in locations across The Spit using art, walking trails, signage and guidance. The place also serves as a hub for Aboriginal cultural education and heritage experiences connected with nature and water.

European settlement including early tourism, sailing, fishing and maritime activities centred at Southport and Main Beach, historical events such as shipwrecks, and the key stages in the evolution of The Spit as a landform, are recognised in key locations in the design and detailing of public spaces (e.g. paving, public art or interpretive signage).

Unique heritage places of importance to the character and history of The Spit, such as the John Humphreys slipway and Main Beach Pavilion and Southport Surf Lifesaving Club are appropriately conserved and accessible for the public to observe and enjoy.

# The strategies that support making places and cultural connections on The Spit are:

- making people places
- celebrating cultural heritage
- promoting quality built form outcomes in a coastal landscape.





#### Legend

#### Making people places

Character types

Buildings part of the landscape

Buildings set in the landscape

Sea World

Buildings prominent in the landscape

Character elements

Landmark elements

Broadwater to ocean links

Broadwater to ocean links

Celebrating cultural heritage

Aboriginal cultural centre

Points of connection

Early European connection

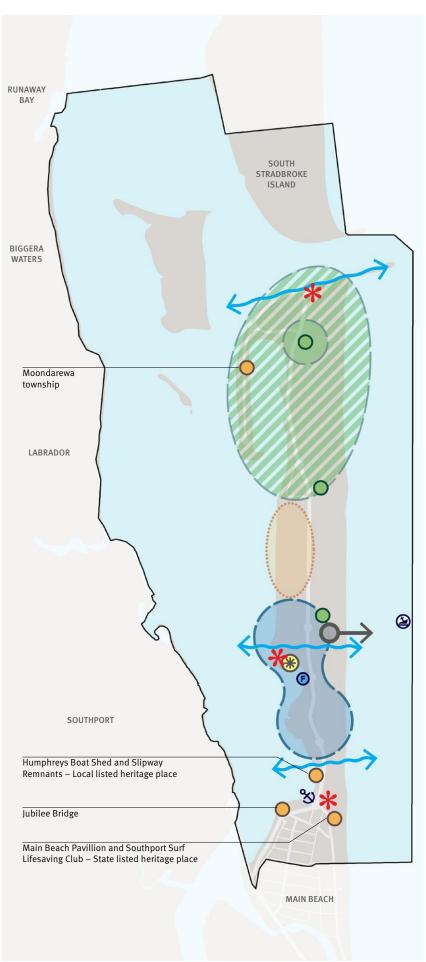
Environmental connection

Scottish Prince shipwreck

Fishing connection

Potential cruise ship terminal

Sailing and maritime services





Barangaroo Sydney. Example of The Broadwater pathway



Bunjilaka Aboriginal Cultural Centre, Melbourne. Example of a cultural centre

#### Making people places

The Spit is home to a diverse range of accessible and authentic places that provide experiences that are equally attractive to the local community and visitors. These places and experiences connect with The Spit's coastal landscape and Broadwater setting.

Develop the character and identity of key precincts and places on The Spit through priority projects that deliver multi-function public spaces

Establish built form and public space guidelines to ensure private development contributes to the achievement of the overall vision, desired precinct and place outcomes

#### Celebrating cultural heritage

The Spit landform has undergone large-scale natural and engineered changes. A number of sites exhibit heritage values and are appropriately recognised and protected. A place for the sharing of authentic culture and traditions of the local traditional custodians is also provided on The Spit.

Ensure proposed development on or adjoining a local or state heritage place responds to the applicable provisions of the Gold Coast City Plan and state planning requirements

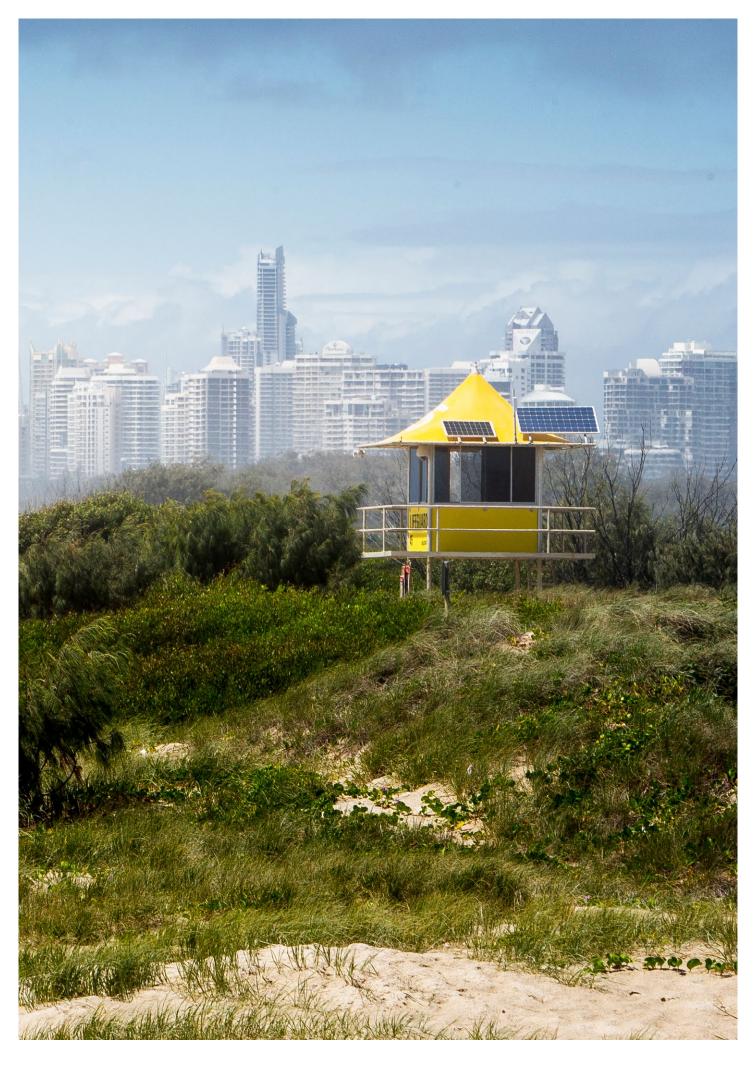
Ensure proposed development is planned and designed to:

- conserve and celebrate the significance of a listed heritage place
- avoid or minimise disturbance of heritage features and fabric
- provide opportunities for the appreciation of cultural heritage values

Develop an Aboriginal cultural centre as a meeting place connected to other locations on The Spit in which to learn about the culture and stories of local Aboriginal people

Provide an event space associated with the Aboriginal cultural centre, which showcases activities such as the performances of an Aboriginal dance academy and traditional ceremonies

Install interpretative signage and artwork in the public spaces of The Spit to keep alive the awareness of Aboriginal cultural heritage, the maritime history of The Spit (e.g. shipwrecks, yachting, fishing and marine services), the past existence of Moondarewa township, early coastal tourism and the changing landform of The Spit



#### Promoting quality built form outcomes

New built form on The Spit appropriately integrates or contributes to the overall character and identity of The Spit.

On the oceanside of The Spit, the exhilaration of the morning sun and the almost constant on-shore breeze calls for bright light colours and structures that lean into the breeze to maintain a sense of balance. On The Broadwater side of The Spit, the prevailing experience of the afternoon sun and the more tranquil expanse of waterway calls for a warmer colour palette and structures that screen harsh light to maintain the comfort of indoor and outdoor spaces. The strong verticality of a multitude of boat masts and mooring piles establishes a rhythm and effect that demands a suitably responsive built form.

Significant development projects are subject to a design review process with input from the State government and City of Gold Coast

#### Buildings are designed to:

- address and activate the adjoining streets, waterfront and public spaces
- have an expressed vertical rhythm, articulated through regular modules of around 8 to 12 metres in width, with regularly spaced recesses that provide for substantial landscaping
- feature subtropical design elements and water sensitive design treatments such as extended roof forms, the extensive use of awnings to shade windows and walls from direct sun during the hottest hours of the day and devices to collect and re-use rainwater and wastewater
- ensure that floor lines, party walls and balustrades are visually expressed and differentiated from wall surfaces
- include roof lines that are varied and incorporate gabled or skillion forms that respond to and reinforce the façade rhythm and building articulation
- express main entries to upper levels through a varied vertical rhythm and architectural form
- signify corners with grander scale features
- may include accessible and usable upper level roof terraces providing views across the water, incorporating shade structures and pergolas
- where appropriate, feature internal courtyards that assist cross-ventilation, provide break-out spaces and passive cooling
- incorporate landscape elements such as trellises, screens, green walls and roofs, and pergolas
- employ screening devices and shutters providing sun control and privacy, particularly on western façades
- accommodate car parking in basements wherever possible.

#### Broadwater and west









#### **Character features**

- Still water
- Boats, sails, masts, rigging
- Gables and symmetry
- Views to hinterland
- Screening for climate control
- Afternoon sun and sunsets
- Warm colours

#### Colour palette



## TOP OF THE SPIT Objects within the Landscape LANDMARK CHARACTER IN PUBLIC REALM SEA WORLD **INFRASTRUCTURE** TO OCEAN LINKS BROADWATER VILLAGE CENTRE Buildings prominent in the landscape TO OCEAN LINKS BROADWATER LANDMARK CHARACTER IN PUBLIC REALM INFRASTRUCTURE SOUTHERN GATEWAY

#### Ocean and east









#### **Character features**

- Wind and waves
- Braced against and leaning to the wind and balance on waves
- Pier regular structural
- Rhythm
- Morning sun and sunrises
- Cooler colours

#### **Colour palette**



Built form conceptual framework diagram

### **Linking experiences**

At four kilometres long and with a diverse range of beach, foreshore, park and nature experiences, The Spit is a great place for walking, running and cycling.

A comprehensive network of pedestrian and cyclist pathways and connections enhances the use and access to many of the attractions at The Spit. Multiple north-south and eastwest connections provide for a diversity of experiences connecting people to the ocean, The Broadwater and the natural and urban elements.

Each linking experience supports an appropriate level of accessibility relative to its location and function.

High quality urban plazas, promenades and pathways provide for east-west connections and pedestrian and cyclist comfort and connectivity in key locations within the Village Centre and at the Top of the Spit. Other east-west connections enable safe and convenient access to The Broadwater and ocean beach from Seaworld Drive.

## The strategies that support linking experiences on The Spit are:

- making new connections
- revitalising existing links
- supporting safe cycling.

#### **Making new connections**

New connections build on the existing pedestrian and cycle movement network to maximise accessibility and movement opportunities throughout The Spit as illustrated on the following page.

Develop a continuous Broadwater pathway extending between the Sundale Bridge and Top of The Spit utilising existing paths, upgraded street connections and existing and new sections of boardwalk. This provides a shared low speed walking and cycling environment with views and connection to The Broadwater

Develop new east-west connections through public streetscape and open space works, and as development occurs

Provide a shared pathway along the eastern side of Seaworld Drive for cyclists and pedestrians.

This pathway provides direct linkages to east-west connections to the beach and an alternative connection for cyclists and pedestrians to the Top of The Spit

#### **Revitalising existing links**

The function and quality of pedestrian and cycle links are consistent and clear to users seeking a variety of experiences.

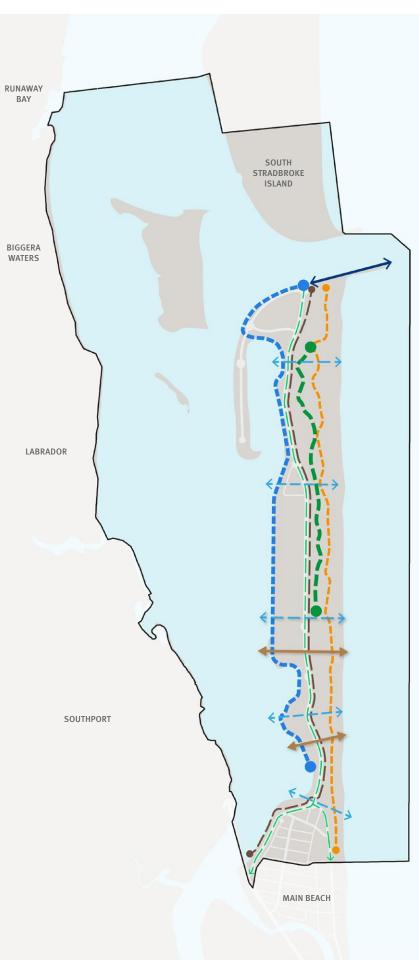
Upgrade the Federation Walk pathway to be a more accessible link to the varied coastal landscapes of The Spit

Provide a continuous accessible Oceanway pathway to The Top of The Spit

#### Supporting safe cycling

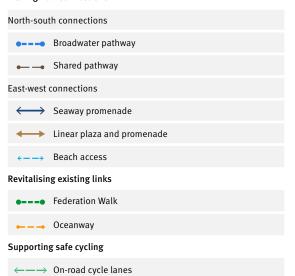
Seaworld Drive is part of the on-road city cycling network and provides a safe and connected experience for cyclists.

Provide continuous cycle lanes on Seaworld Drive to the Top of The Spit separated from on-street and off-street parking areas



#### Legend

#### Making new connections



### Connecting to the city







Oceanway, Burleigh Heads

As the population of the Gold Coast grows and the uses and activities on The Spit consolidate and become even more attractive to locals and visitors, movement to and from The Spit should be convenient, efficient and safe. The future of The Spit as an iconic destination in the city and region also means that these connections are not just functionally efficient but enjoyable, attractive and a positive part of the experience of travelling to and from The Spit.

Road network improvements and new ways of getting to The Spit are delivered to ensure sufficient capacity is available to move people to and from The Spit during peak times. New modes enable improved public transport connections such as a new ferry service. Allowance is made for the G:link light rail network for future connecting to The Spit.

The quantity of parking on The Spit is managed to ensure a balance between convenient access and congestion management. Parking is shared where possible, particularly in the Village Centre. Technology enables users to better plan their trip to The Spit, including information on parking availability and traffic congestion.

## The strategies that support connecting The Spit to the city are:

- delivering capacity and managing congestion
- creating new connections and entry points
- managing demand and travel behaviour
- future proofing the master plan and capitalising on innovations.



Roundabout at intersection of Seaworld Drive and MacArthur Parade



City Cat Hamilton ferry terminal, Brisbane

#### Delivering capacity and managing congestion

The provision of additional capacity and alternative routes for traffic to move to and from The Spit is enabled by infrastructure improvements.

Upgrade the intersection of Waterways Drive and Gold Coast Highway and provide a third northbound lane on Sundale Bridge to supply additional right turn capacity for traffic accessing the highway

Replace the roundabout at the intersection of Seaworld Drive and MacArthur Parade with a signalised intersection to improve capacity and enhance pedestrian movement and safety

Signify the availability of an alternative exit route to the Gold Coast Highway on the approach to the intersection of Seaworld Drive and MacArthur Parade to ease congestion during peak times

#### Creating new connections and entries

Additional modes of transport present opportunities to provide enhanced access to The Spit and reduce the reliance on travel by car.

Create opportunities for ferry connections to The Spit to service Sea World and the Village Centre

Develop a multi-purpose water-access facility in Marine Stadium providing an opportunity for a ferry connection to the Top of The Spit during events

Support the provision of a high frequency or ondemand shuttle bus service from the Main Beach G:link station to the Top of The Spit, enabling access by visitors carrying larger items such as surf boards, bicycles, scooters or picnic equipment



Gold Coast light rail

#### Managing demand and travel behaviour

By encouraging visitors to stay longer on The Spit, particularly into the evening to take advantage of activities and events in the Village Centre, at Sea World or in Doug Jennings Park, the volume of exiting traffic would be spread over a longer period. This will assist in reducing the potential for congestion at the end of the busiest days on The Spit. The shared use of car parking and introduction of a parking supply management system will also assist in managing travel demand.

Promote awareness of the range of evening activities and events in the Village Centre to encourage longer stays that will spread and reduce peak travel demand

Support Sea World in trials of events that extend opening hours during summer or at other peak periods (e.g. school or public holidays)

Control the supply, distribution and use of public parking to manage car-based visitor numbers to a sustainable level

To enable visitors to plan when to travel to and from The Spit, consider the use of systems that monitor and provide real time parking information

Require all significant events to implement a traffic and transport management plan that considers all modes of travel and car parking management measures

Develop workplace travel and parking plans with key employers

#### Future proofing the master plan and capitalising on innovations

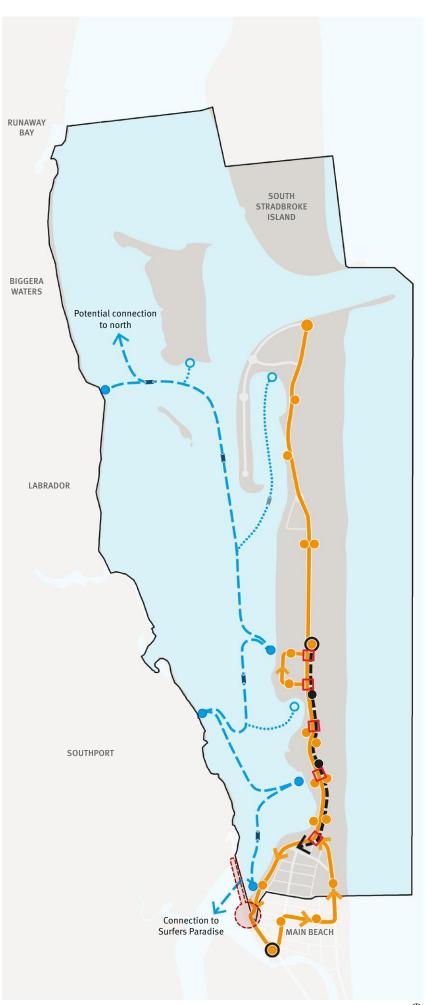
As part of the City of Gold Coast's long term program of additional transport infrastructure to support population growth, the G:link is planned to be extended to the Sea World theme park. Accordingly, the planning for The Spit provides for an appropriate corridor to enable this G:link extension.

The Gold Coast City Transport strategy 2031 identifies a potential light rail line between Main Beach and The Spit. Expanding the light rail network is part of a long-term integrated transport solution for the Gold Coast. While CoGC has not made a commitment to progress planning for a future light rail spur line to The Spit, the draft master plan provides an appropriate corridor to enable this light rail extension to occur if it is required in the future.

Innovations, such as ride sharing and autonomous vehicles, may provide opportunities to better manage the transport task on The Spit. Allocating kerbside space for passenger set down and pick up close to key activities could replace the need to allocate so much space to car parking if the use of ride share and autonomous vehicles becomes commonplace. Providing dedicated areas for dock free e-scooters and e-assist bikes close to the entrances of the main attractions on The Spit will also reduce the demand for travel by car and provision of related car parking.

Maintain space in the road reserve of Seaworld Drive for a future public transport corridor, based on a G:Link extension in the form of a single track with passing opportunities at stations, with stations at key locations such as the Village Centre and Sea World theme park

Provide ample kerbside space for passenger set down and pick up and dedicated areas for e-scooters and e-assist bikes close to the entrances of the main attractions on The Spit



#### Legend

Delivering capacity and managing congestion

Highway intersection upgrade

New signalised intersections

#### Creating connections and entry points

Ferry service and stops
 Potential ferry service and stops – events and weekends
 Potential shuttle bus service and stops

Proposed G:Link light rail station and bus stop link

Proposed G:Link light rail station

#### Future proofing

--- Indicative corridor protected for future light rail

### Opening the gateway to the Gold Coast



The Spit provides world-class maritime facilities that are regarded as the gateway to the Gold Coast for visiting vessels.

The Broadwater welcomes larger vessels such as superyachts with new berths and on-land facilities for private and charter operations.

The master plan makes provision for a potential cruise ship terminal in Philip Park by ensuring that the effects of the terminal can be appropriately managed should the terminal be subsequently approved and constructed. The master plan also considers how the connections from the terminal facility to the Village Centre and other nearby attractions could be maximised to capitalise on visiting passengers should the terminal proceed.

The Gold Coast demonstrates world's best coastal management practices and The Spit provides a home for leading research, education, interpretation and community partnerships focused on coastal resilience.

The Sea World Research and Rescue Foundation is recognised as a leader in marine animal rescue and conservation. Partnerships with Griffith University and other government institutions to advance the knowledge of marine megafauna (i.e. whales, dolphins and dugongs) make The Spit the place to see the results of the research into these remarkable creatures.

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## The strategies that support opening the gateway to the Gold Coast are:

- welcoming larger vessels
- making appropriate provision for a potential cruise ship terminal
- promoting coastal management,
   marine animal rescue and research.

The Spit Master Plan



Large private vessel on the Gold Coast



CoGC cruise ship terminal image

#### Welcoming larger vessels

Marina facilities including berths and moorings on The Broadwater side of The Spit provide an attractive and convenient destination for larger vessels such as superyachts.

Support the provision of additional berths for superyachts in existing marinas considering current channel width and depths

Provide opportunities for new marinas that include on-land services and facilities for superyachts

Locate an iconic tower structure that welcomes visitors to the Gold Coast as they arrive through the Seaway

#### Making appropriate provision for a potential cruise ship terminal

The master plan for The Spit will not decide whether the potential cruise ship terminal may or may not proceed in Philip Park. That decision will be subject to a separate process of approval that CoGC may pursue once the master plan has been released.

However the master plan has considered how to manage the anticipated effects of the potential cruise ship terminal in Philip Park in relation to its built form, access arrangements, servicing layout and infrastructure requirements. This is to ensure that the master plan has made appropriate provision for the potential terminal should it be subsequently approved and constructed.

Position the potential cruise ship terminal facility to minimise its impact on the coastal dune and beach environment, enabling the terminal building to have a strong presence on Seaworld Drive and ensure that areas for passenger set down and pick up, vehicle parking and goods delivery and servicing do not dominate the appearance or experience of the facility

Provide for the continuation of safe and direct northsouth pedestrian and cycle access past the terminal facility and ensure convenient access to the beach is provided from Philip Park and Seaworld Drive







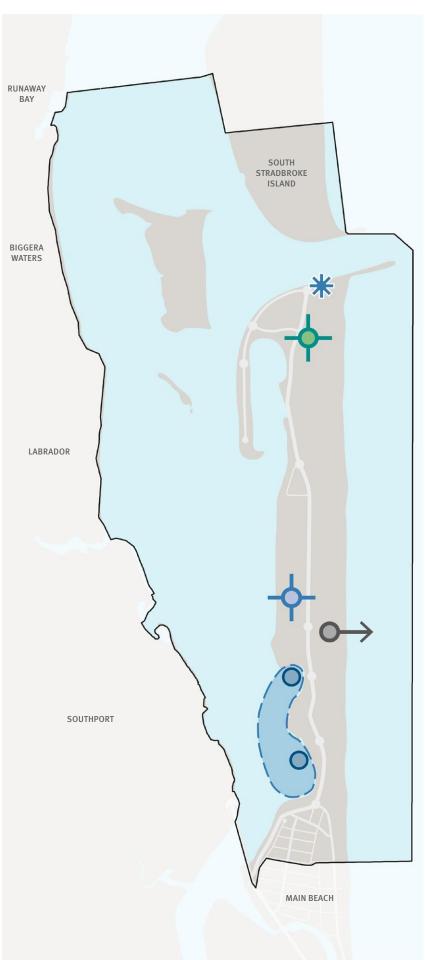
Goolwa Dunes. Example of beach access through dunes

## Promoting coastal management, marine animal rescue and research

The Gold Coast is recognised as a place that has implemented world-class coastal management practices. Marine animal rescue and research capacity is supported with associated facilities on The Spit.

Provide a facility to showcase and advance the Gold Coast's world-class coastal management practices by promoting past achievements (such as the sand bypass system and erosion prevention programs) and enabling ongoing research into nature-based systems that are resilient to the effects of natural events

Support partnerships with Sea World and tertiary education institutions to continue leading marine animal rescue and research



## Legend

Welcoming more superyachts and larger vessels

Sea World





## **Precincts**

The draft master plan's proposals for each precinct are depicted in an illustrative plan and a concept diagram and described by statements about the intent, outcomes, activities, movement and character envisaged for the precinct. These statements are expressed in terms that represent the ultimate effect of the master plan.

The proposals for each precinct are a refinement of the master plan options released for public consultation in October 2018. The refinement of the proposals took account of the community's comments on the options and considered how to achieve the vision for The Spit.

Accordingly, some options have not been carried forward and others have been modified in the process of producing the most compelling and cohesive set of proposals for each precinct.

Some of the precinct proposals emerged after the release of the master plan options and were considered at the third master planning workshop. These proposals are:

- the centre for coastal resilience at the northern end of Federation Walk Coastal Reserve, which reflects community views about the importance of a facility to continue the Gold Coast's leading role in coastal management practices
- the installation of an array of solar panels as a source of power for the adjacent sand pumping jetty
- more extensive landscape improvements to the southern part of Philip Park, which was overlooked in the master plan options
- a beach club facility in front of the Sheraton Grand
   Mirage Resort, which emerged as the owners of the resort
   considered the implications of the master plan for the
   future of their facility
- a superyacht berthing facility alongside Jack Gordon
   Park, which has been put forward by the Southport
   Yacht Club in response to the release of the Queensland
   Superyacht Strategy
- a youth space and skate facility in Hollindale Park, which was suggested in a number of the comments received on the master plan options
- jetties in several locations to accommodate ferries, which were a result of the City of Gold Coast's announcement of an imminent trial of a new ferry service on Gold Coast waterways.

# The master plan area is comprised of seven precincts:

- 1 The Top of The Spit
- 2 Wave Break and Curlew Islands
- 3 Federation Walk Coastal Reserve
- 4 Muriel Henchman Park
- 5 The Village Centre
- 6 Philip Park
- 7 The Southern Gateway

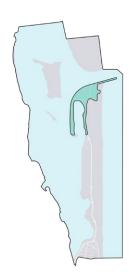


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# Precinct 1 The Top of The Spit

#### Intent

The Top of The Spit is a parkland of regional significance providing excellent views of and access to the ocean and The Broadwater.



#### **Outcomes**

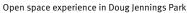
- 1.1 The Seaway promenade provides a level and accessible surface for visitors to the eastern end of the Seaway, enabling opportunities to safely fish along the length of the wall and take in the spectacular views of the ocean, southern tip of South Stradbroke Island and coastline of the Gold Coast.
- 1.2 A series of pavilion buildings and a tower structure provide an iconic presence adjacent to the Seaway, capitalising on the character of this dynamic maritime setting. The buildings accommodate tourist-related and recreation facilities and offer an outstanding outlook over the Seaway and Top of The Spit. A plaza provides a transition between the pavilion buildings and surrounding parkland. The realigned northern end of Seaworld Drive provides a strong focus on the pavilion buildings and tower as a landmark feature at the Top of The Spit, and reduces the visual impact of the car parking areas.
- 1.3 Dog off leash areas are a feature of the ocean side beach and the beach on the south-eastern side of Moondarewa Spit.
- 1.4 The perimeter road between the large central space in Doug Jennings Park and The Broadwater is reconfigured to be a shared space to reduce the dominance of vehicles in favour of safer access to and along the water's edge.

- 1.5 Doug Jennings Park provides a series of well defined, yet versatile spaces that have the capacity to accommodate a wide range of activities from informal picnics, nature play for children and large organised events.
- 1.6 The efficient layout of car parking areas accommodates an equivalent number of vehicles while including planting for natural shade and stormwater management purposes.
- **1.7** The sand pumping facility and reserve provides for the replenishment of the beaches of the Gold Coast.
- 1.8 In the Marine Stadium a jetty and boardwalk provide for promenading over the water and access for ferries, initially operating only during events and eventually providing a regular service. A kiosk serves the needs of daytime visitors.
- **1.9** The flow of water through the Marine Stadium is assisted by a connection between the stadium and Seaway.
- 1.10 Planting on Moondarewa Spit creates a predominantly natural setting and improves environmental values, protects against erosion and provides ample shade.



## Precinct 1 The Top of The Spit (cont.)







Geelong Eastern Beach Pool water access, play area and surrounding boardwalk

### **Activities**

The primary land use of the Top of The Spit is open space and recreation, supported by limited commercial activities.

#### Movement

A network of accessible pathways enables easy and convenient access for pedestrians and cyclists to move within the precinct and connect with the Seaworld Drive, Federation Walk and Oceanway pathways.

A regular bus service provides public transport to the Top of The Spit. The service accommodates people carrying bulky items such as surfboards and picnic equipment. A ferry service will be provided to Marine Stadium during events at the Top of The Spit.

## Legend Movement Primary pedestrian and cyclist connection Secondary pedestrian and cyclist connection Vehicle connection Ferry stop Bus stop Character - built form Buildings Active frontage (P) Car parking Character – public spaces Natural area and vegetation Open space and parkland Event space Plaza or boardwalk Play experience Interpretation node Viewing point Landmark element Solar array



## Precinct 1 The Top of The Spit (cont.)

#### Character

The character of the Top of The Spit is primarily of various open space experiences, each of which has a strong connection to The Broadwater, the Seaway and/or the ocean.

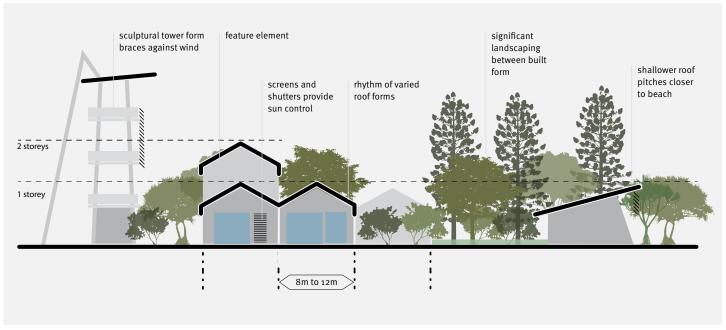
The open space experience varies from natural settings along Moondarewa Spit featuring endemic planting and limited facilities, to formally structured and embellished parkland within Doug Jennings Park with varied planting in a deliberately shaped landform with supporting facilities such as playgrounds, toilets and shelters.

A tower adjacent to the Seaway provides an iconic landmark at the Top of The Spit adjacent to the constantly churning waters in the Seaway and its views of both the ocean and The Broadwater. The tower also functions as a viewing platform for tourists. The tower has the appearance of a structure bracing against the prevailing winds, and presents a unique sculptural form that signifies its landmark status.

Other than the tower structure, buildings at the top of The Spit are predominantly one storey in height with occasional two storey feature elements.



Ian Potter Childrens Wild Play Garden. Example of nature play



Built form elements



 $\label{prop:section} \mbox{Artist's impression of northern end of The Spit near the Seaway}$ 



Sandridge Lookout, Port of Melbourne. Example of tower form and lookout

## Precinct 2 Wave Break and Curlew Islands

#### Intent

**Outcomes** 

Wave Break and Curlew Islands provide a natural retreat in the heart of The Broadwater as a contrast to the developed coastlines of Runaway Bay, Labrador and Southport.

Wave Break Island offers low impact eco tourism opportunities that fit with and capitalise on the island's attributes and enable visitors to understand and experience the natural processes that shape the nature and form of The Broadwater.

Curlew Island is protected and managed to ensure the island's significant environmental values are retained and enhanced.



- **2.1** Facilities including toilets, picnic tables and refuse disposal are available for visitors and campers at managed locations on Wave Break Island.
- **2.2** Camping facilities on Wave Break Island are small scale and restricted to one area on the island to enable use to be appropriately managed.
- **2.3** Day use areas are provided at the northern and southern parts of Wave Break Island.
- **2.4** An underwater sculpture garden, located off the north eastern shore of Wave Break Island, provides a significant scuba diving and snorkelling attraction for visitors to The Broadwater. The installation of the attraction would minimise the disturbance of sea grass beds.
- **2.5** The island is managed as a natural area on which regionally significant vegetation continues to flourish.
- 2.6 Walking tracks meander through the landscape of Wave Break Island and along the cleared navigational sightline. Interpretive signage informs visitors about the importance of protecting the environmental values of the island's flora and fauna.
- **2.7** A viewing platform and jetty on the southern side of Wave Break Island enables spectacular views across the expanse of The Broadwater. The jetty also provides for ferry access to the island.
- **2.8** Curlew Island is appropriately zoned and managed to protect and enhance its environmental values.



Illustrative plan





Beach camping



Cancun, Mexico. Example of an underwater sculpture garden dive attraction

### **Activities**

The land use of Wave Break Island is environmental protection accommodating low impact recreation and camping facilities. The land use of Curlew Island is conservation.

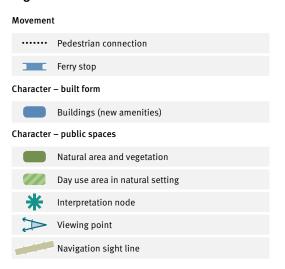
#### Movement

A ferry service during weekends or holidays provides access for visitors to the southern end of Wave Break Island and a network of tracks enables walking across the island while protecting areas of environmental sensitivity.

## Character

The character of both islands is of a 'natural island setting' in which landscape values dominate. Built elements are limited to toilet facilities and shade structures on Wave Break Island, which have the appearance of lightweight, single storey structures set in a coastal context.

### Legend



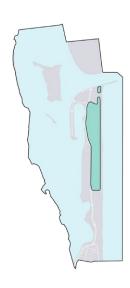
Concept diagram



## Precinct 3 Federation Walk Coastal Reserve

#### Intent

Federation Walk Coastal Reserve provides the opportunity to be immersed in the experience of a representative coastal environment that exhibits an array of the habitats, landscape settings and species endemic to the Gold Coast.



#### **Outcomes**

- at the northern end of the reserve. The centre would potentially support the ongoing management of the reserve by providing facilities for the research and advancement of coastal management practices, dune protection and beachfront habitats, and enable visitors to learn about the significance and function of coastal environments. The centre would also provide storage and service facilities associated with CoGC administrative and maintenance activities.
- 3.2 The stability of the reserve's dunes and their resilience to natural events are reinforced with a nature-based defence system that provides protection by maintaining the appropriate form and shape of the dunes and a comprehensive cover of suitable vegetation.
- **3.3** Ephemeral wetlands in low-lying parts of the reserve exemplify this type of coastal environment and are accessible by formed boardwalks.
- **3.4** A mosaic of coastal vegetation communities is established through best practice natural area management and is assisted by community organisations.

- **3.5** The establishment of a littoral rainforest preserves this endangered ecological community for the benefit of future generations.
- **3.6** Interpretive and educational signage at key points along the pathway system and a related mobile app informs visitors about Aboriginal culture, the history and contemporary significance of The Spit, and the ecology, flora and fauna of the reserve and its wider setting.
- **3.7** Lookouts located above the dunes provide outstanding views of the coastline of the Gold Coast.
- **3.8** Small areas of car parking are located adjacent to Seaworld Drive, from which accessible pathways connect to the ocean beach, intersecting with the Federation Walk and Oceanway pathways.
- **3.9** Hides positioned throughout the reserve enable visitors to observe local wildlife and birdlife.



Shailer Pioneer Park Wetlands. Example of wetlands boardwalk

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Sculptural bird hide, Toronto, Canada



## Precinct 3 Federation Walk Coastal Reserve (cont.)



Artist's impression of centre for coastal resilience

#### **Activities**

The land use of Federation Walk Coastal Reserve is environment protection and management, providing opportunities for low impact recreation and visitor education.

#### Movement

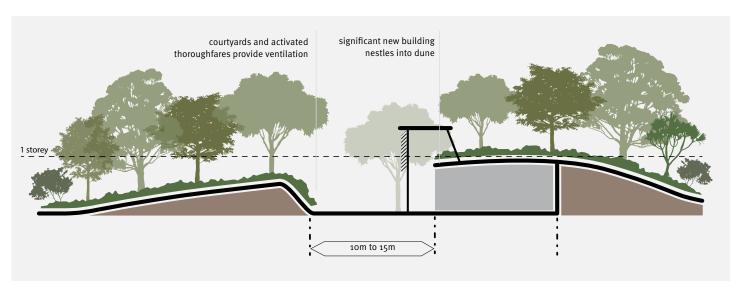
The Federation Walk Coastal Reserve contains pathway networks that connect between the Top of The Spit and Philip Park. The Oceanway follows the alignment of the coastal dunes and the Federation Walk pathway enables access to the variety of coastal habitats on show in the reserve. Pedestrian access to the ocean beach is enabled by a series of pathways that provide links between Seaworld Drive and the eastern side of the dunes.

#### Character

The character of the Federation Walk Coastal Reserve is of a natural coastal environment that can be explored by a network of various pathways. Pathway structures, signage elements, lookouts, rest stops and the centre for coastal resilience appear to be an established part of, and emerge from, the surrounding landscape.

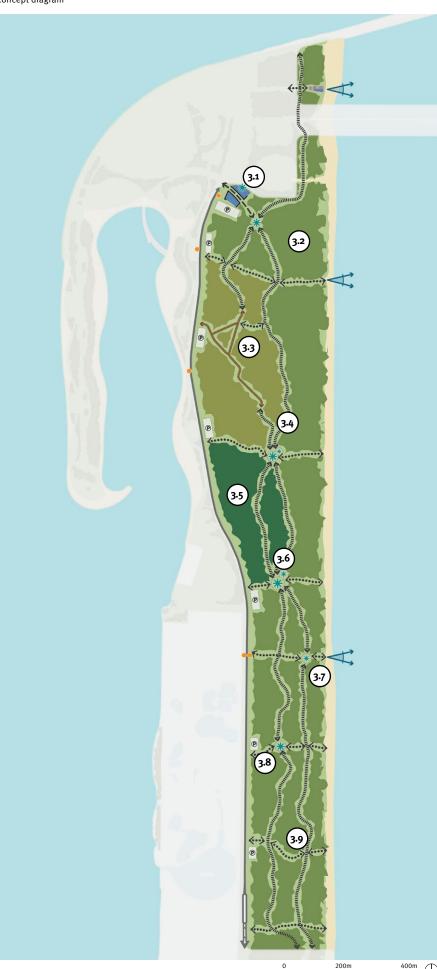
The centre for coastal resilience facility is nestled in the dune landscape, creating a large open courtyard between building elements and dune as shown in the diagram below. The courtyard provides ventilation and an activity area and thoroughfare between the two elements.

Other structures in the precinct are light weight in design and low in scale with a maximum height of one storey.



Potential cross section through the centre for coastal resilience

## Concept diagram



## Legend

## Movement

Ш	Primary pedestrian and cyclist connection
•••••	Secondary pedestrian and cyclist connection
	Boardwalk through ephemeral wetlands
_	Vehicle connection
•	Bus stop
ш	Corridor reserved for future light rail and stops

## Character – built form

	Buildings
	Active frontage
$(\bar{\underline{\mathbf{P}}})$	Car parking

#### Character – public space

Character – public spaces	
	Natural area and vegetation
	Littoral rainforest
	Potential area of ephemeral wetlands
*	Interpretation node
	Viewing point

## Precinct 4 Muriel Henchman Park

#### Intent

Muriel Henchman Park provides safe and efficient vessel launching facilities, related parking areas, a small waterside park and a series of buildings accommodating community organisations and those who oversee the safe use of the Gold Coast's beaches and waterways and therefore require direct water access.

#### **Outcomes**

- **4.1** A small park to the north of the vessel launching facility provides a staging area for events in Marine Stadium, a waiting area for vessel movement and recreation activities adjacent to The Broadwater, and has amenities such as toilets, shelters and beach showers.
- **4.2** Smaller and non-motorised vessels (such as canoes and kayaks) are launched from a separate launching area located in the northern portion of the precinct.
- 4.3 The position of the buildings enables easy movement for pedestrians and cyclists between The Broadwater boardwalk and the pathway through Muriel Henchman Park and along the eastern edge of the Marine Stadium.
- **4.4** A series of buildings provides storage facilities, vessel mooring and launching facilities, and administrative and meeting spaces for organisations such as Volunteer Marine Rescue and Surf Life Saving Queensland.
- **4.5** The provision of additional car and trailer parking bays reflects the growing demand for recreation boating activities and the arrangement of those bays ensures parking activities do not disrupt vessel launching and retrieval activities.
- **4.6** The vessel launching area provides a safe and efficient arrangement for launching and retrieving motorised and/or larger trailer-borne vessels.



Southport Broadwater Parkland Boat Ramp. Example of an upgraded boat ramp



### Precinct 4 Muriel Henchman Park (cont.)

#### **Activities**

The land use of Muriel Henchman Park is open space accommodating community facilities that provide for, rely on, or support access to The Broadwater.

#### Movement

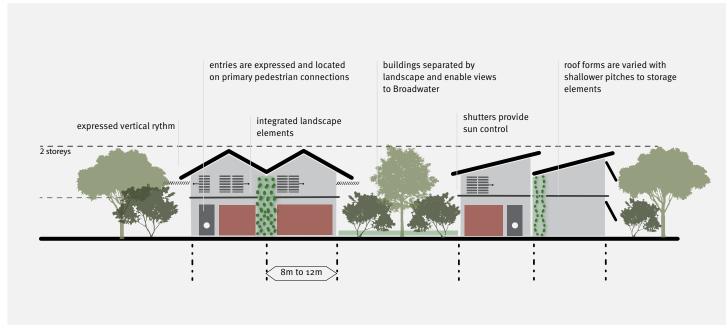
The layout of roadway and parking areas ensures that vehicle access to and movement within Muriel Henchman Park operates in a safe and efficient manner. Safe and convenient pedestrian and cycle access through the park is facilitated by a dedicated pathway.

#### Character

The character of Muriel Henchman Park is predominantly open space accommodating facilities associated with maritime-related activities. The form of the buildings has an unassuming, but active and articulated presence to the adjoining vessel launching areas and boardwalk. The buildings are one to two storeys in height and have a well articulated form. The buildings are separated with visual breaks that frame views to The Broadwater.



Gold Coast, QLD. Example of a water based recreation facility at Varsity Lakes



Built form elements

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## Concept diagram



## Legend

## Movement

Ш	Primary pedestrian and cyclist connection
•••••	Secondary pedestrian and cyclist connection
_	Vehicle connection
<b>&gt;</b>	Vehicle entry
Character – built form	
	Buildings
	Building entry
$(\bar{\underline{\mathbf{p}}})$	Car parking
()	Car and trailer parking
Character – public spaces	

Landscape screening to car park and service areas

Natural area and vegetation Open space and parkland

Play experience Viewing point

# Precinct 5 The Village Centre



#### Intent

The Village Centre is a vibrant place that provides an exciting range of retail, entertainment, cultural, accommodation and commercial activities for the local community and visitors. It functions as a fully integrated and cohesive waterfront destination in which a range of diverse activities provide a wide variety of visitor attractions. The Village Centre has strong physical and visual connections to The Broadwater and the ocean.

The form and appearance of buildings within the precinct vary in accordance with the nature of the activities, including the diverse range of buildings and structures in the Sea World theme park, the dramatic sculptural presence of the Aboriginal cultural centre and the hovering roof of the market, the stately forms of the resorts, and the open and welcoming frontages of retail, dining and entertainment businesses along streets and promenades. The proximity of The Broadwater - its marinas and multitude of vessels – is reflected in notable maritime influences on built form elements.

The Village Centre precinct comprises three distinct sections that extend over the 2.2 kilometre length of the precinct. The three sections are Village Centre Sea World, Village Centre North and Village Centre South.

#### **Activities**

The land uses in the Village Centre precinct are primarily retail, commercial and tourist activities. This includes shops, food and beverage outlets, markets, tourist facilities, theme park activities, cultural facilities and related accommodation and office functions.

#### Movement

The safe and efficient movement of vehicles through the Village Centre is enabled by a series of signalised intersections. These intersections also provide for the safe movement of pedestrians and cyclists across Seaworld Drive. Light rail stations and ferry stops provide high quality public transport to and from the Village Centre.

The range of visitor activities in close proximity to the Sea World theme park enables visitors to enjoy evening dining and entertainment activities, thereby delaying their departure from The Spit and minimising the number of vehicles exiting The Spit at the same time.

Seaworld Drive is a lively boulevard lined with high quality buildings and landscaping that provides a welcoming, comfortable and safe pedestrian environment.

A continuous pathway, incorporating lengthy sections of boardwalk, provides access for pedestrians and cyclists to the edge of The Broadwater and a continuous pedestrian connection from the Southern Gateway to the Top of The Spit. The boardwalk is activated along its length with retail, recreational and cultural activities.

On road cycle lanes provide for safe cycling within and through the Village Centre to the Top of The Spit.



## Village Centre Sea World

#### **Outcomes**

- **5.1** Pedestrian and cycle connectivity is provided between the theme park and accommodation resort to increase connections between Seaworld Drive and The Broadwater pathway. Active uses face the pathway to maximise surveillance and safety.
- **5.2** A node of activity is located at the intersection of The Broadwater pathway and the east-west pathway, accommodating a cafe offering views of the water and providing a rest stop along The Broadwater pathway.
- 5.3 The frontage of the theme park to Seaworld Drive is comprehensively landscaped and presents an attractive appearance to this important movement corridor through The Spit.
- 5.4 A publicly accessible boardwalk extends along The Broadwater edge providing access to and views of the water, and pedestrian and cycle connections between the Village Centre and the Top of The Spit. Glimpses of the activities in Sea World can be obtained from the boardwalk.
- **5.5** Opportunities for people to look into the theme park are provided from Seaworld Drive.
- 5.6 The Sea World theme park is one of the Gold Coast's premier tourist destinations offering world class attractions. The theme park interfaces strongly with Seaworld Drive and The Broadwater's edge, providing activity along both frontages.
- **5.7** A light rail station adjacent to the Sea World theme park provides high quality public transport to the theme park and northern part of the Village Centre.
- 5.8 A new entry to the theme park is positioned to be in close proximity to The Broadwater pathway, ferry terminal and new resort. A plaza between the theme park entry and resort provides a comfortable environment for visitors to gather while waiting to enter the theme park, taking in views across The Broadwater.

#### Character

Sea World is a marine animal park including rides, animal exhibits, attractions, marine research and rescue activities. The buildings provide the settings for immersive experiences that expand the knowledge and appreciation of the variety of life in the ocean. The height of buildings is no greater than three storeys, with the exception of the theme park rides.

Illustrative plan





 $\label{thm:continuous} \textbf{Entry to Sea World from southern carpark}$ 

## Legend

### Movement

> Viewing point

11111	Primary pedestrian and cyclist connection
•••••	Secondary pedestrian and cyclist connection
_	Vehicle connection
<b>&gt;</b>	Vehicle entry
•	Bus stop
ш	Corridor reserved for future light rail and stops
Character – built form	
	Buildings
	Active frontage
	Building entry
Character – public spaces	
	Natural area and vegetation
	Open space and parkland
••••	Landscape screening
*	Interpretation node

## Concept diagram



## Village Centre North

#### **Outcomes**

- **5.9** A boardwalk provides pedestrian and cycle connections along the water's edge.
- **5.10** A new resort to the south of Sea World provides additional short-term accommodation facilities in walking distance to the theme park, cultural centre and market. The new resort takes full advantage of the views across The Broadwater and provides access to The Broadwater pathway. Retail and food and beverage outlets at the ground floor activate the boardwalk and the new road servicing the precinct.
- 5.11 The Sea World theme park's car parking capacity is maintained in a well-shaded form that manages the quality of stormwater. Over time, a redeveloped car park accommodates vehicles in a multi-level structure.
- **5.12** A bar and function centre is located close to the water creating an entertainment venue and meeting place.
- **5.13** Vegetation adjacent to The Broadwater is protected as habitat for the Rainbow Bee-eater.
- **5.14** A shop front visitor centre is located in a central position, providing information about nearby activities, accommodation and ways of getting around The Spit, and facilities for booking tourist activities.
- 5.15 A building at the intersection of Seaworld Drive and the new street into the precinct provides a mix of uses including food and beverage outlets on the ground floor level, offices and short-term accommodation on upper levels.
- **5.16** A landscaped arbour connects The Broadwater to Seaworld Drive and continues into the Philip Park precinct.
- 5.17 A cultural centre is located in a complex adjacent to The Broadwater and is a place that signifies and celebrates Aboriginal heritage and the association of the Aboriginal people with The Broadwater and surrounds. The centre enables visitors to learn about and experience the association of the Aboriginal people with The Spit and its broader setting.

- **5.18** An open space adjacent to the cultural centre enables the staging of events such as traditional ceremonies and dance performances.
- **5.19** A market and series of smaller retail pavilions provide an outlet for fresh seafood and other produce and low key dining opportunities.
- 5.20 A complex of buildings and the associated public spaces provide opportunities to celebrate and appreciate the rich and dynamic maritime history of the Gold Coast, including the story of the formation of The Spit, significant maritime events such as extreme weather and ship wrecks, and the legacy of fishing, boating and surfing on the Gold Coast.
- **5.21** The ground floor of the building complex provides space for maritime remembrance and memorabilia and retailing and dining opportunities. The upper levels of the complex provide short-term accommodation for visitors to The Spit.
- 5.22 The facilities associated with the fishing fleet are reorganised and renewed, enabling the daily catch to be sold direct to the public in a convenient and ordered manner. Public car parking is provided in an accessible position and the fleet servicing and maintenance activities occur in a dedicated location. Access along the waterfront past the moored fleet is widened and improved to enable the safe passage of pedestrians and cyclists through this area of occasionally busy maritime activity.
- **5.23** Carters Basin continues to accommodate the local fishing fleet. A new marina opportunity includes facilities for superyachts and charter boats and a potential ferry stop that has the capacity to provide alternative transport access to the Village Centre.



## Village Centre North (cont.)

#### Character

The buildings in the Village Centre North interface with Sea World, The Broadwater and Carters Basin, the new internal street and Seaworld Drive.

Buildings are a maximum height of three storeys. The ground floor areas of buildings accommodate a range of uses that connect to the public realm creating a strong interaction between the built form and landscape.

The Aboriginal cultural centre is a prominent feature of the precinct displaying excellence in architectural design. The building has strong visual connections to the water and physical interactions with the public area at the water's edge. The built form associated with Aboriginal culture reflects an indigenous landscape and the connection to people, culture and tradition.

The new resort capitalises on views to The Broadwater from most residential rooms. The internal courtyards allow for landscaping in and surrounding the building, and interaction between internal and external spaces. The Sea World monorail may be accessed from the building providing the residents with convenient entry into the theme park. The building provides frontages to The Broadwater, public spaces and new internal street.

The market is an open pavilion that invites visitors to experience the Gold Coast's vibrant food culture. The building overlooks the fishing trawlers and includes art works and memorabilia that celebrate the fishing history of The Broadwater. Surrounding the market and along the boardwalk is a series of smaller scale pavilions that activate the adjoining public spaces.

#### Legend

Movement	
Ш	Primary pedestrian and cyclist connection
_	Vehicle connection
	Signalised intersection
<b>&gt;</b>	Vehicle entry
	Ferry stop
	Bus stop
ш	Corridor reserved for future light rail and stops
$\oplus$	Helipad
Character -	- built form
	Buildings
1111	Long-term built form & multi-deck car parking
	Active frontage
	Building entry
$(\bar{\underline{\mathbf{Q}}})$	Car parking
( <u>\$</u> )	Service area
	New marina opportunity
Character -	- public spaces
	Natural area and vegetation
	Open space and parkland
	Event space

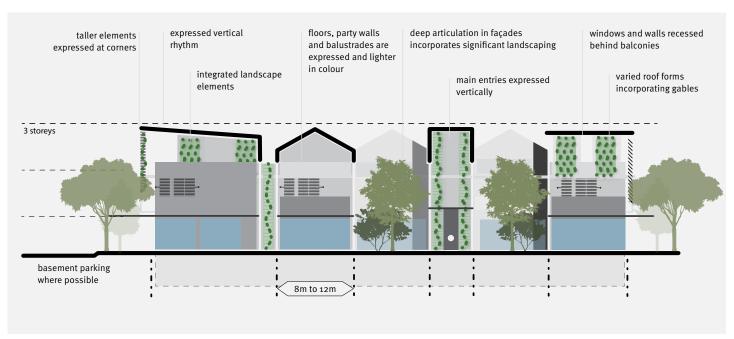
	Open space and parkland
	Event space
	Plaza or boardwalk
	Village boulevard
••••	Landscape screening to car park
000	Significant street tree planting
0.0.1	Arbour
*	Interpretation node
$\Rightarrow$	Viewing point
*	Landmark element



## Village Centre North (cont.)



Artist's impression of new boardwalk and resort to the south of Sea World



Built form elements



Artist's impression of Carters Basin, a new market and Aboriginal cultural centre in background



Palm Cove, Queensland. Example of landscaped street with significant articulation for landscaping



Freemantle, Perth. Example of repeated rhythm and gable roof forms  $% \left\{ \mathbf{r}^{\prime}\right\} =\left\{ \mathbf{r}^{\prime$ 

## Village Centre South

#### **Outcomes**

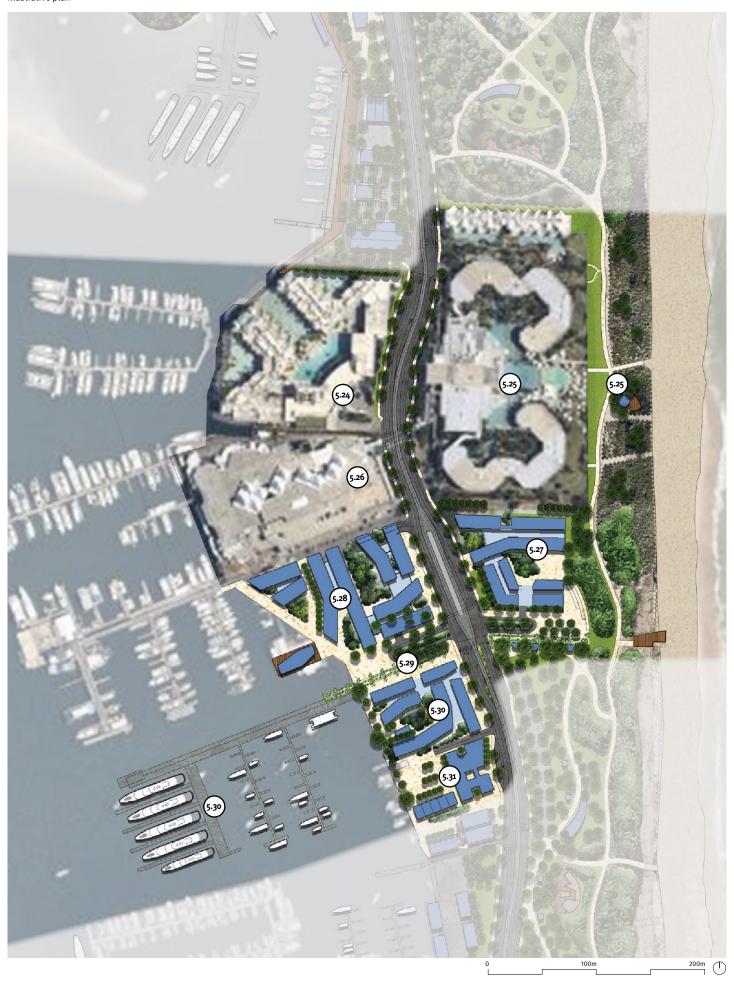
- 5.24 The Palazzo Versace is regarded as one of the Gold Coast's premier resorts providing accommodation, dining and entertainment. The resort capitalises on its unique Broadwater setting providing spectacular views across the water. Public access is provided through the site from Seaworld Drive to The Broadwater pathway along the water's edge.
- 5.25 The Sheraton Grand Mirage Resort is also regarded as one of the Gold Coast's premier resorts and offers a range of contemporary visitor facilities. The resort capitalises on its unique beachfront setting and includes a beach club with direct access to the surf beach. The beach club is a publicly accessible facility offering an ocean outlook that is sensitively designed to fit with the adjoining dunes. The dunes along the frontage of the Sheraton Grand Mirage Resort are vegetated with ground cover species to stabilise and protect the dunes while maintaining ocean views from the resort.
- 5.26 Marina Mirage is a leading shopping destination and dining experience with views to The Broadwater. Public access is provided through the site from Seaworld Drive to The Broadwater pathway.
- **5.27** A low scale resort style complex, south of the Sheraton Grand Mirage Resort, addresses and enlivens both the plaza and beachfront, and provides a distinctive frontage to Seaworld Drive.

- 5.28 The Mariner's Cove site capitalises on its unique Broadwater setting providing spectacular views across the water and frontage to the plaza. Public access is provided through the site from Seaworld Drive to The Broadwater pathway along the water's edge, and from Marina Mirage through the site to the plaza. The building addresses and enlivens both the plaza and waterfront edge, and provides a distinctive frontage to Seaworld Drive. A pier building to the west of the boardwalk provides an exciting bar and/or dining experience over the water.
- 5.29 A plaza with a landscape arbour provides a strong link between The Broadwater and the ocean. Ground floor shopping, dining and foyers activate the plaza, creating a promenade that enlivens the southern part of the Village Centre. A ferry terminal located at The Broadwater end of the promenade enhances access to The Spit.
- 5.30 A mixed use retail, commercial and residential development occupies the site to the south of the plaza, providing an active presence to the plaza's edge, The Broadwater and Seaworld Drive. A new marina associated with the development provides for mooring of boats and accommodates a superyacht berthing facility. The jetty associated with the marina provides public access for pedestrians out over the water.
- 5.31 The Queensland Government maritime regional office is located in a new facility in the Village Centre South. The facility provides for the operational requirements of the maritime functions, such as the Gold Coast Waterways Authority, Maritime Safety Queensland, Queensland Water Police and Queensland Boating and Fishing Patrol, enabling direct access for vessels to The Broadwater.



Waterfront, Geelong. A waterfront with a boardwalk and low-rise development

66



## *Village Centre South (cont.)*



Glenelg Street, Southbank. Example of landscaped arbour

### Character

The Village Centre South is urban in character with buildings predominating in a structured landscape. The Village Centre South has buildings that associate with the dynamic ocean and still Broadwater.

Buildings are a maximum height of three storeys.

Ground floor levels of buildings have a mix of uses that provide activity at the level of the street and boardwalk. Frontages to the plaza, Seaworld Drive and boardwalk have continuous awnings providing protection from the weather.

#### Legend

Movement	
111111	Primary pedestrian and cyclist connection
•••••	Secondary pedestrian and cyclist connection
_	Vehicle connection
	Signalised intersection
•	Vehicle entry
	Ferry stop
	Bus stop
ш	Corridor reserved for future light rail and stops
$\oplus$	Helipad
Character	- built form
	Buildings
	Active frontage
	Building entry
( <b></b> )	Car parking
	New marina opportunity
Character	– public spaces
	Natural area and vegetation
	Open space and parkland
	Plaza or boardwalk
	Village boulevard
•••	Significant street tree planting

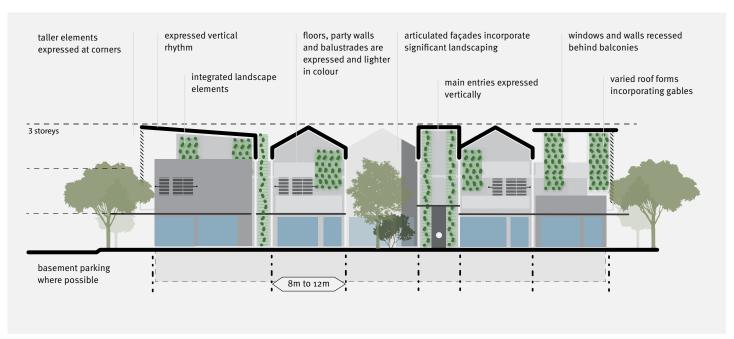
Interpretation node
Viewing point



## Village Centre South (cont.)



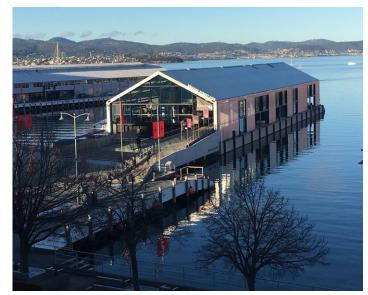
Artist's impression of Mariner's Cove site and view to The Broadwater beyond



Built form elements



Artist's impression of the site to the south of the Sheraton Grand Mirage Resort with Seaworld Drive and shuttle service in foreground



 $Brook\ Street\ Pier,\ Hobart.\ Example\ of\ tourist\ facility\ suspended\ over\ water$ 



 $\label{thm:condition} \textbf{Subiaco, Perth. Example of three storey urban form}$ 

# Precinct 6 Philip Park



The proposals for this precinct envisage two alternative outcomes — the first of which addresses the ongoing role of Philip Park as open space; the second of which addresses the prospect of a potential cruise ship terminal being located in the northern part of Philip Park, with the balance of the park providing recreation facilities and open space areas.

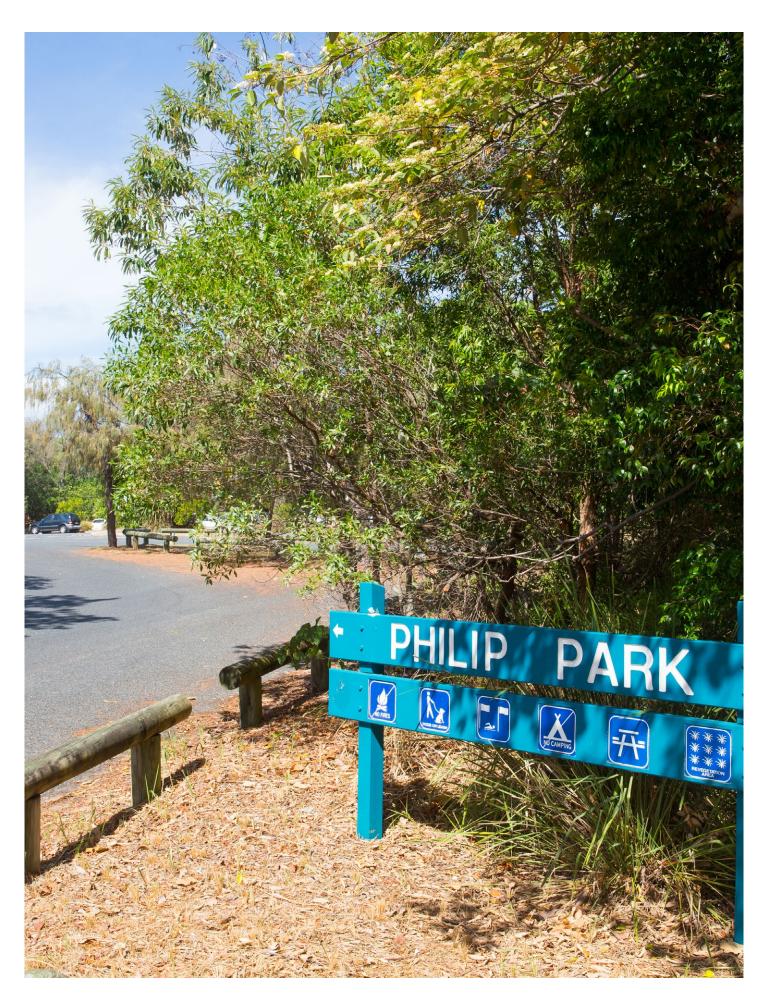
The master plan for The Spit will not decide whether the potential cruise ship terminal may or may not proceed in Philip Park. That decision will be subject to a separate process of approval that CoGC may pursue once the master plan has been released.

Accordingly, the master planning process is not seeking to gauge support for, or opposition to, the potential cruise ship terminal.

However, the master planning process is considering the anticipated effects of the potential cruise ship terminal (in relation to its built form, access arrangements, servicing layout and infrastructure requirements) to enable these effects to be properly managed, should the potential cruise ship terminal be subsequently approved.

It is important to note that the master plan's consideration of the effects of the potential cruise ship terminal does not imply State Government support for, or opposition to, the terminal.

Outcomes 6.8 and 6.9 show how the potential cruise ship terminal could be accommodated in Philip Park should the terminal proceed, noting that the terminal facility will be subject to further investigation by GoGC. The outcomes are therefore indicative only and subject to future project planning and design.



# Precinct 6 – Alternative One Philip Park

### Intent

Philip Park is an attractive and landscaped area that provides a range of low-key park facilities and car parking areas and pathways to enable access to the Federation Walk Coastal Reserve, beach and surf.

### **Outcomes**

- **6.1** A node at the northern end of the park signifies the main gateway from the south to the Federation Walk pathway and provides information about the history, ecology and notable features of the Federation Walk Coastal Reserve.
- **6.2** Philip Park provides an enjoyable parkland experience extending from the southern end of the Federation Walk Coastal Reserve to the northern boundary of the Sheraton Grand Mirage Resort.
- **6.3** Car parking is provided for park users, beach goers and visitors to the Federation Walk Coastal Reserve.
- **6.4** A covered space in the park accommodates events such as Aboriginal culture experiences, community gatherings and sporting or recreation activities.
- **6.5** A fully accessible pathway from Seaworld Drive enables access to the ocean beach, parkland, and Federation Walk and Oceanway pathways.
- 6.6 The park is well shaded, protected from the south easterly winds by the coastal dune system and functions as a village green to the nearby Village Centre. It is a setting for a range of activities such as picnicking, exercise, rest and relaxation.

Illustrative plan



The Spit Master Plan

### **Activities**

The land use of Philip Park is open space and recreation.

#### Movement

Safe and efficient access from Seaworld Drive to Philip Park for vehicles, pedestrians and cyclists is provided by way of a signalised intersection. This intersection assists vehicle turning movements and includes pedestrian crossing phases. A light rail station adjacent to the park and ferry terminal on the nearby eastern shore of The Broadwater enable convenient public transport access to the park and beach. The pathways connect Philip Park to the Federation Walk and Oceanway pathways and across Seaworld Drive to the Village Centre.

### Character

Philip Park is a well-landscaped recreation area accommodating picnicking facilities, such as shelters and toilets, in a well-shaded and sheltered position close to the beach, ecological reserves and Village Centre. Any structure is a maximum of one storey in height and light weight in building design.

### Legend

### Movement Primary pedestrian and cyclist connection Secondary pedestrian and cyclist connection Vehicle connection Signalised intersection Vehicle entry Bus stop Corridor reserved for future light rail and stops Character - built form Buildings Active frontage $(\bar{\mathbf{p}})$ Car parking Character - public spaces Natural area and vegetation Open space and parkland Plaza or boardwalk Arbour Play experience Interpretation node Viewing point

Concept diagram



Precincts 75

# Precinct 6 – Alternative Two Philip Park with potential cruise ship terminal

#### Intent

The potential cruise ship terminal is located on the northern part of Philip Park and provides a home port facility for cruise vessels. The balance of Philip Park provides a range of low-key park facilities including car parking areas and pathways to enable access to the Federation Walk Coastal Reserve and beach and surf.

### **Outcomes**

- 6.7 A node at the northern end of the parkland signifies the main gateway from the south to the Federation Walk pathway and provides information about the history, ecology and notable features of the Federation Walk Coastal Reserve.
- **6.8** The potential cruise ship terminal enables the operation of a home port accommodating the largest cruise vessels anticipated to use the terminal.
- 6.9 Access to the potential cruise ship terminal from Seaworld Drive is provided by way of a signalised intersection which also enables safe pedestrian and cycle access across Seaworld Drive.
- **6.10** A fully accessible pathway from Seaworld Drive and the car parking area enables access to the ocean beach and Federation Walk and Oceanway pathways.

- **6.11** Car parking is provided in the parkland section of the reserve for park users, beach goers and visitors to the Federation Walk Coastal Reserve.
- **6.12** The park is well shaded, protected from the south easterly winds by the coastal dune system and functions as a village green to the nearby Village Centre. It is a setting for a range of activities such as picnicking, exercise, rest and relaxation.
- **6.13** The balance of the Philip Park reserve provides an enjoyable parkland experience extending from the southern extent of the potential cruise ship terminal facility to the northern boundary of the Sheraton Grand Mirage Resort.

The Spit Master Plan



Cruise ship berth, Tallinn, Estonia

Illustrative plan
The illustration of the potential cruise ship terminal depicts
the reference scheme produced by CoGC

### **Activities**

The land uses in this precinct include a transport facility in the form of a cruise ship terminal and open space.

### Movement

Safe and efficient access from Seaworld Drive to the potential cruise ship terminal facility and parkland section of Philip Park for vehicles, pedestrians and cyclists is provided by way of a signalised intersection. This intersection assists vehicle turning movements and includes pedestrian crossing phases. A light rail station adjacent to the Philip Park reserve and ferry terminal on the nearby eastern shore of The Broadwater enable convenient public transport access to the potential cruise ship terminal, park and beach. The pathways from Philip Park connect to the Federation Walk and Oceanway pathways and across Seaworld Drive to the Village Centre.



Precincts 77



Perspective of CoGC's reference design for the potential cruise ship terminal

### Character

The potential cruise ship terminal is positioned to provide a strong address to Seaworld Drive, enabling the terminal facility to contribute to the streetscape and visually link to the tourist and cultural hub west of Seaworld Drive, complementing and contributing to the activity in the Village Centre.

The main entry to the terminal building faces to the south – the direction from which most passengers will arrive. A passenger drop off and short-term parking area is located adjacent to the main entrance to the building.

This creates a highly legible and welcoming experience for passengers and enables the building to take advantage of the prospect to the dunes, the jetty structure, the cruise ships and the city skyline in the distance.

The car park for the potential terminal can be used by visitors to the park and the beach when not on ship days.

The service access to the terminal building and jetty is on the northern side of the building, away from the main passenger entrance.

The visibly expressed structural framework of the terminal building and its overhanging folded and faceted roof ensure the building presents an attractively articulated form when viewed from surrounding areas.

The potential terminal is setback from the dune system to protect the coastal environment and enable sufficient width for Federation Walk and Oceanway pathways to meander past the cruise ship terminal to the west of the dunes.

A new landscaped arbour along Federation Walk and Oceanway connects under the jetty. The experience of walking through the arbour reflects the character and experience of the Federation Walk Coastal Reserve.

A landscape buffer screens views of the potential terminal from the adjacent beach, parkland and reserve areas.

The parkland section of Philip Park is a well-landscaped recreation area accommodating picnicking facilities, such as shelters and toilets, in a well-shaded and sheltered position close to the beach, ecological reserves and Village Centre.



California, Example of sustainable car park



Example of park and landscaping, Mount Coolum, Australia

# Concept diagram The concept diagram of the potential cruise ship terminal depicts the reference scheme produced by CoGC



### Legend

### Movement

Ш	Primary pedestrian and cyclist connection			
•••••	Secondary pedestrian and cyclist connection			
_	Vehicle connection			
	Signalised intersection			
<b>&gt;</b>	Vehicle entry			
	Bus stop			
ш	Corridor reserved for future light rail and stops			
Character	– built form			
	Buildings			
	Active frontage			
	Building entry			
( <u>•</u> )	Car parking			
Character – public spaces				
	Natural area and vegetation			
	Open space and parkland			
	Plaza or boardwalk			
•••	Significant street tree planting			
••••	Landscape screening to car park			
0.0.0	Arbour			
	Play experience			
*	Interpretation node			
~				

Viewing point

Precincts 79

# Precinct 7 The Southern Gateway

#### Intent

The Southern Gateway provides for an attractive entry to The Spit enabling welcoming views to The Broadwater from MacArthur Parade, Waterways Drive and Seaworld Drive. The parkland areas in the Southern Gateway offer a range of recreation opportunities and facilities for visitors and nearby residents. The marina establishes a strong maritime presence at the entry to The Spit and caters for ongoing high demand for vessel mooring and storage.



### **Outcomes**

- **7.1** A carpark at the northern end of Hollindale Park supports the use of the park and its facilities.
- **7.2** A secure space for maritime and community facilities is located in the northern portion of the precinct. Buildings address the street, navy memorial and The Broadwater.
- 7.3 A boat storage facility is located along the edge of The Broadwater to the north of the yacht club building, accommodating approximately four levels of vessels. The significance of the existing heritage place is accommodated in the design of the proposed facility and the heritage values are signified on the site.
- 7.4 Hollindale Park provides a range of recreation facilities in an attractively and well managed parkland setting including facilities such as toilets, tables, shelters, barbeques, benches and beach showers.
- **7.5** The dunes along the edge of the beach are protected with dense planting and beach access points are limited to enable the revegetation of the dunes.
- **7.6** Additional car parking is provided to service the Yacht Club and boat stacking facility.

- **7.7** The Southport Yacht Club continues to be the Gold Coast's premier facility for yachting activities.
- **7.8** A flexible urban youth space that accommodates events and skating, with a viewing amphitheatre wrapped around the space, provides an exhilarating facility for skaters and onlookers.
- 7.9 A superyacht berthing facility is located along the edge of Jack Gordon Park to the west of the Yacht Club building and provides access for large servicing and refuelling vehicles along the edge of the berthing facility. A secure fence separates the berthing facility from the park.
- **7.10** An elegant gateway statement adjacent to the intersection of Seaworld Drive and MacArthur Parade welcomes visitors to The Spit.
- **7.11** The striking stands of trees in Proud Park and Jack Gordon Park form part of the gateway to The Spit and facilities such as playgrounds and toilets are provided near the dog park enclosure where the park is at its widest.



### The Southern Gateway (cont.)



Pelzer Park Pityarilla Activity Hub. Example of playground and shelter

### **Activities**

The land use of the Southern Gateway is open space and waterfront and marine facilities.

### Movement

Traffic signals at the intersection of Seaworld Drive and MacArthur Parade enable traffic flow to be effectively managed and ensure the safety of pedestrians and cyclists seeking to cross these often busy roads. An additional pedestrian crossing provides for safe pedestrian movements between nearby residential areas and Proud and Jack Gordon Parks. The intersection upgrade of the Gold Coast Highway and Waterways Drive provides the capacity to enable safe and efficient traffic movements from the Gold Coast Highway to and from The Spit.



Geelong Foreshore. Example of sculptural skate park

### Legend

Legenu				
Movement				
Ш	Primary pedestrian and cyclist connection			
•••••	Secondary pedestrian and cyclist connection			
_	Vehicle connection			
	Signalised intersection			
	Signalised pedestrian crossing			
<b>&gt;</b>	Vehicle entry			
	Ferry stop			
	Bus stop			
ш	Corridor reserved for future light rail and stops			
Character – built form				
	Buildings			
	Active frontage			
	Building entry			
(_ <b>@</b> _)	Car parking			
()	Car and trailer parking			
Character – public spaces				

Natural area and vegetation
Open space and parkland
Plaza or boardwalk
Landscape screening

Significant street tree planting

Gateway streetscape
Play experience
Interpretation node
Viewing point
Landmark element



### The Southern Gateway (cont.)

#### Character

The Southern Gateway is a predominantly open landscape offering views through scattered vegetation to The Broadwater and ocean. The experience of moving from the urbanised residential character of Main Beach into the open space and maritime character of the Southern Gateway Precinct of The Spit is pronounced creating a welcoming transition to The Spit.

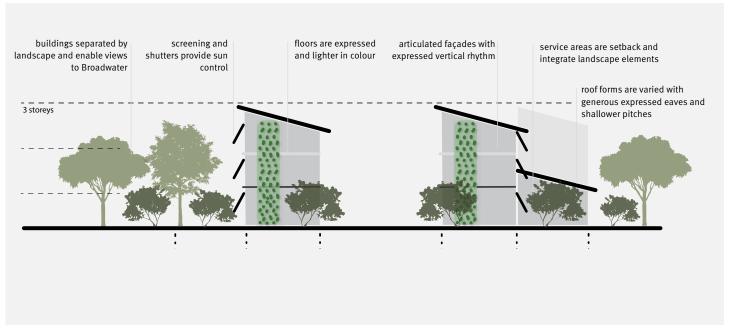
The Southport Yacht Club and its related moorings establish a prevailing sense of the maritime role of The Broadwater, and although they present a pleasing appearance to adjacent thoroughfares, the yacht club's facilities are predominantly oriented toward the water.

As the gateway to The Spit, the built form sets the scene for the overall character of The Spit. The contrast between the dynamic and ever-changing waters of the ocean and the relatively still surface of The Broadwater is reflected in the built form cues and the shape and orientation of structural elements.

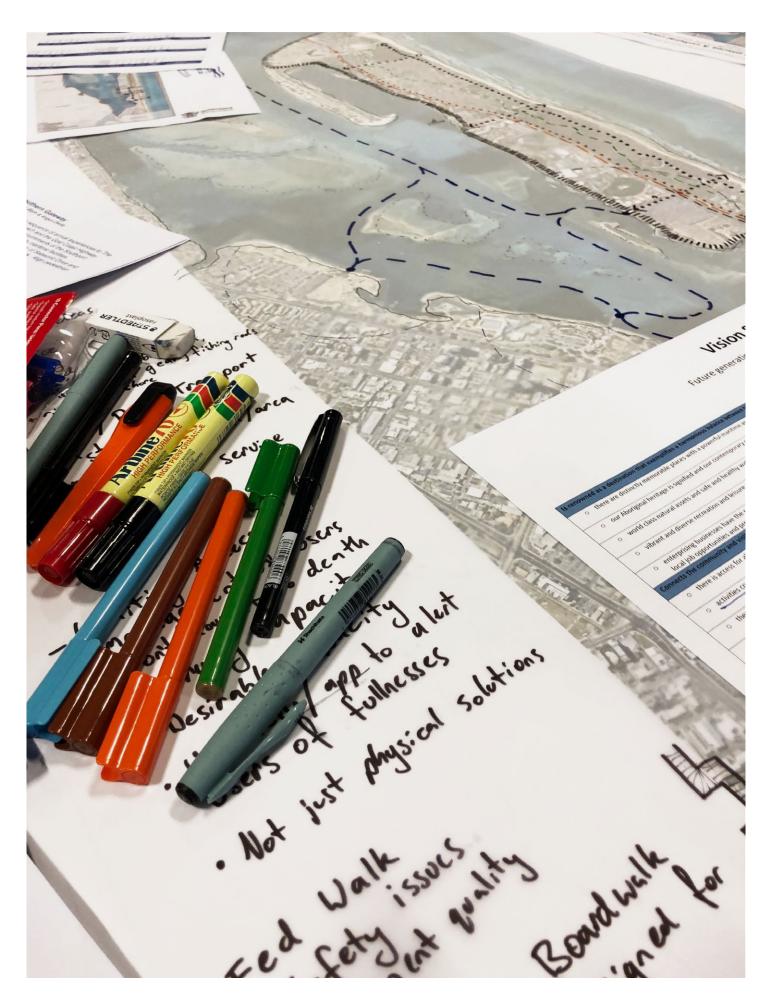
Buildings on the western side of Seaworld Drive have a human scale and are a maximum height of three storeys.

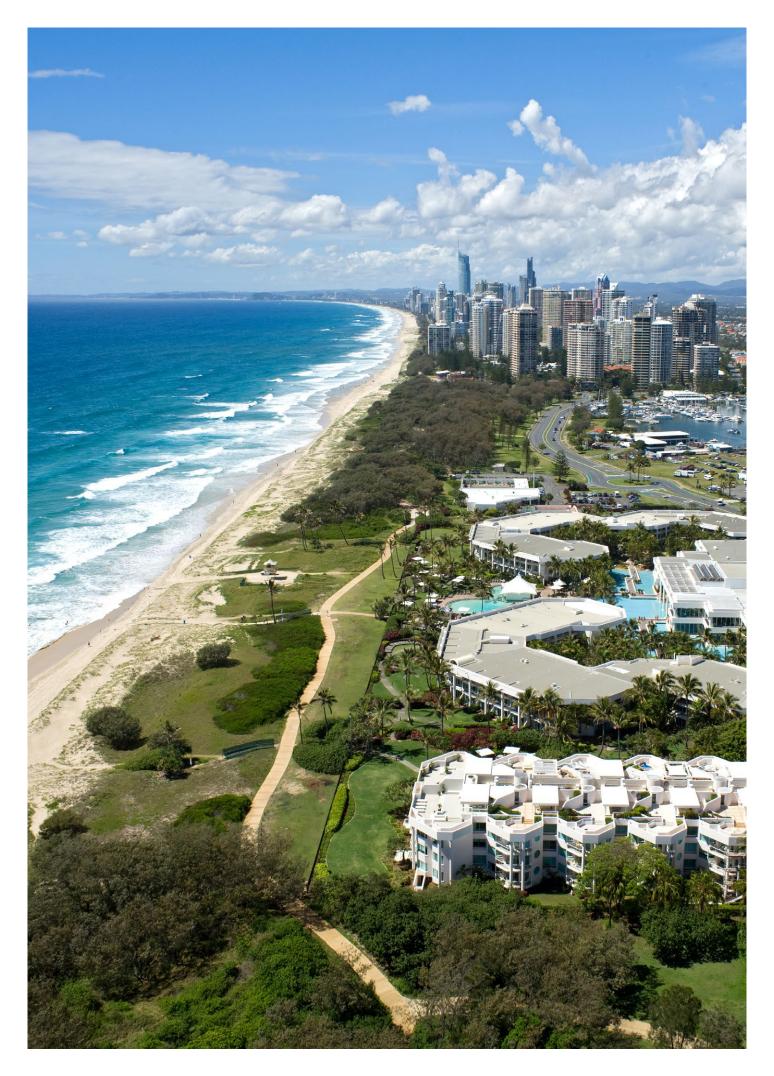
The boat stacking facility is a maximum of 15 metres in height. The maximum height of structures in the open space areas is 7.5 metres.

The boat stacking facility is comprised of a number of separate buildings minimising its visual bulk when viewed from Seaworld Drive and the water. The setback of the facility from Seaworld Drive is sufficient to accommodate landscaping to soften the facility's appearance. The façade of the boat stacking facility is suitably articulated and screened. The facility addresses the applicable heritage provisions of the Gold Coast City Plan.



Boat stacking building built form elements





# **Next steps**

The Queensland Government is committed to producing a community-led master plan that involves a genuine process of consultation and engagement. Accordingly, the Queensland Government welcomes the community's comments and feedback on the big picture strategies, precinct outcomes and potential catalyst projects identified in the draft master plan.

Feedback on the draft master plan is best provided by visiting qld.gov.au/thespit and completing 'the online draft master plan survey'.

The community's feedback on the draft master plan will provide the basis for the preparation of the final master plan, which is expected to be released in mid-2019.

Following the release of the final master plan, consideration will be given to the statutory planning provisions necessary to give effect to the master plan's land use and development intentions and the appropriate means of implementing the master plan.

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Inception & mobilisation

Feb 2018 - Mar 2018

Stakeholder meetings held

Master planning consultants appointed

Pop-up consultation sessions held

### Stage 1

Context, opportunities & visioning

Apr 2018 - Jun 2018

Workshop 1

Stakeholder groups and meetings

Site context analysis, opportunities and visioning

### Stage 2

Master plan concepts

Iul 2018 – Dec 2018

Workshops 2 & 3

Concept options prepared

**Public consultation** 

Identification of preferred concept option

Identification of priority implementation initiatives

## Stage 3

Finalise master plan

Jan 2019 - May 2019

Public consultation on draft master plan

Workshop 4

Master plan finalised & released

Confirmation of priority implementation initiatives

### Stage 4

Statutory provisions

June 2019 – Jul 2019

Identification of provisions to give effect to the master plan as appropriate

Next Steps 87

Department of State Development, Manufacturing, Infrastructure and Planning

Level 13, 1 William Street Brisbane Qld 4000

qld.gov.au/thespit