

# The Main Beach Association

## Sharing a Vision for Main Beach and The Spit

24 July 2016

### A Public Forum...A Masterplan for The Spit



### What the speakers said and what you said...

Here is a brief precis of the two hours of discussion:

#### **Judy Spence**, Vice-President Save Our Broadwater

I think that The Spit is the most valuable piece of public land on the Gold Coast which is why we must make sure it is handled in a direction that the community endorses.

We hope that this forum will provoke the Queensland Government into undertaking a masterplan for The Spit.

We are taking this initiative because the government is not and we are frustrated at their lack of action as custodians of the land on behalf of the people of Queensland.

#### **Alan Rickard**, President Save Our Broadwater

The Spit has the potential to add to our tourist image while preserving the natural characteristics which make our city liveable as our population grows.

My own vision includes a coastal park including the Federation Walk connected to Cavill Avenue by the Ocean Walkway and extending to the Seaway.

**Philip Follent**, inaugural GCCC city architect and former Queensland Government Architect

My interest in the planning and design of this magnificent city remains undiminished despite the frustrating planning inconsistencies that inevitably happen in growing and changing cities.

The values of "place" need to be identified, a vision declared and a set of principles established as benchmarks against which the evolution of The Spit over decades would be guided...in effect a masterplan.

A Seaway beacon could be the first step to declare public interest and ownership of The Spit and be a visual marker associated with such an important and valuable public asset.

**Greg Perlman**, director of MPS Architects and Main Beach resident

In the new City Plan the Local Area Plan for The Spit was left out so there is now no overall plan to explain how all the components of The Spit relate to one another nor what the overall objectives are.

Without a masterplan there is no collective acceptance of a vision. Consequently individual planning applications which step outside of the acceptable planning criteria such as the Sunland application are likely to be divisive.

In any masterplan further development of hotel accommodation and other tourist facilities should be the predominant form of development rather than private apartments. Tourist accommodation would realise the full tourism potential of The Spit and create multi-generational employment opportunities for this valuable asset.

The Dreamwalk is one idea that would improve public access to the entire western edge of The Spit incorporating a Fishermans Wharf tourist attraction based around the already popular prawn trawlers.

**Bryn Lummus**, director BXL Architects, president Sustainable Development Gold Coast

The Gold Coast community wants the right balance between jobs, nature, recreation and lifestyle for the future development of The Spit.

To achieve this any masterplan for The Spit must be an inclusive process and should include its wider city context in terms of the Broadwater which could become the city's signature tourism and activity space within an attractive and vibrant young city.

A community-based masterplan would provide a common direction rather than a continuation of the current polarising reactions to individual ideas and planning applications that don't align with the planning scheme or public expectations.

Specific suggestions include a high-end tourism precinct, a "Broadway" cultural promenade, a Fisherman's Wharf, enhanced Federation Walk and Doug Jennings Park, an indigenous cultural tourism experience on Wavebreak Island and a network of ferry stations.

**Matt Williams**, award-winning architect with experience in community-driven projects

Public expectations for the preservation of the high landscape amenity, scenic quality and ecosystem values of The Spit have been carefully and well expressed by the City of Gold Coast Council and the Gold Coast community for over 45 years and has been consistently supported by gazetted planning schemes and in particular the Local Area Plan (LAP) for The Spit in the Planning Scheme 2003.

The LAP preserves the open space, visual amenity, marine uses, tourism and recreational equilibrium to

prescribe a height limit of 3-storeys to conserve an "essential natural appearance and character".

The decision-making responsibility for appropriate land uses, development opportunities and land management is shared by local and state government and the Gold Coast Waterways Authority. The transparency and accountability of the processes to protect long-term interest remains unclear and undermines public confidence.

Long-term public engagement is vital to maintain the cultural, recreational and tourism values of The Spit.

A community-driven masterplan is now essential to reaffirm the planning framework and to resolve the bureaucratic process and responsibilities.

The Spit could become the "Central Park" of the Gold Coast becoming the heart of the Gold Coast...a place for recreation, events and nature...it is the last suitable place for a major city park in the central Gold Coast.

### **What You Said**

- We must resolve the traffic problems
- The planning laws need to be supported...we need transparency and certainty
- What does The Spit mean to us...a sanctuary, memories
- All development should be "permeable"...Is there any grass left?
- The Gold Coast deserves a ferry service
- Cr. Baildon: The people here don't seem to want any development at all...just enhancing what's there...As I have said many times I don't support any development north of Sea World.
- Cr, Critchlow: We have heard it all before...I haven't learnt anything today...a masterplan should be done by the Waterways Authority...they know what they are doing.
- This public forum is positive...the political system is not the best way
- A slow speed ferry is desirable like the little Brisbane ferries
- How to talk to government...tell them what we don't want
- Let's enjoy everything for free
- The Spit needs better promotion to the public...such as social media
- There seems to be a lot of confusion about overlapping departments with jurisdiction over The Spit
- Make the Broadwater a national park
- Walkways need to have more shade
- The Spit is ours...it belongs to us

### **Dave Hutley, President Main Beach Association**

The Spit is a major public asset for us and for future generations.

It has world-class tourist attractions and hotels and is also a very popular natural recreation area for the Gold Coast with over 40% of cars entering The Spit going past Sea World Nara Resort to just enjoy the place.

We need a masterplan to express a vision for responsible development within agreed community objectives and expectations.

Proposed development can then be fairly assessed and the legacy of The Spit maintained for future generations.

We will prepare a petition to request that the Queensland Government prepare a masterplan for The Spit.