

President: Lyn Wright 0400 740 972
Secretary: Susan Wright 0406 591 661

22nd December 2010

Submission on Planning Scheme Review Program

Re:
PART 6
LOCAL AREA PLANS
DIVISION 2
LOCAL AREA PLANS
CHAPTER 26
THE SPIT (GOLD COAST HARBOUR) (REFERENCE 1 attached)

The review and update of existing policies to prepare detailed planning measures to recognise and protect area of special character ie The Spit

- ❖ We request that the disparity on boundaries of the LAP The Spit, Gold Coast City Council Planning Scheme (GCCCP be rectified to reflect the boundary of Reserve 3 CP900703 on the following Smartmap Plan of the State Government (Natural Resources and Mines).
 - The GCCCP has the northern boundary of Precinct 3, starting at 300mts into Precinct 1ie Federation Walk Coastal Reserve (FWCR). (REFERENCE 2 attached)
 - The Smartmap shows Reserve 3 CP900703 on the eastern side of Seaworld Drive starting at the northern bound the Philip Park CarPark finishing at the Gold Coast Seaway. (REFERENCE 3 attached)
 - We request that all reference to Park and Recreation Reserve R1101 be replaced with Reserve for Park, Environmental, Beach Protection and Coastal Management (49103338) 3CP900703. (REFERENCE 3 attached)
- ❖ The Intent for Precinct 1(FWCR) should reflect the documentation defined in the Federation Walk Management Plan (FWMP) as discussed at the Gold Coast City Council Meeting (19th April 2010).
 - negating the demand for informal recreational usage
 - as part of the foreshore pathway infrastructure, all paths should reflect pathways as noted in the FWMP.
- ❖ We request that the Code Assessable "Waterfront Industry" be removed from Precinct 1 as it does not reflect the Intent for the Federation Walk Coastal Reserve
- ❖ That the Southern Broadwater Local Area Plan be initiated:
 - Extract from : Council Minutes of the Two Hundred and Eighty Eighth Ordinary Meeting of the Council of the City of Gold Coast held at the Nerang Administration Centre, Nerang Southport Road Nerang, on Friday 8 August 2003

5 That the Chief Executive Officer (Director EDMP) refers the LAP to the Planning Scheme Review Committee and Council at appropriate times throughout the preparation of the LAP.

6 That the Queensland State Government remains involved in the preparation of the LAP through such representation as DNR&M and QT membership, elected State representatives as determined by the State Government on the existing Gold Coast Harbour Steering Committee.

7 That Council consults with State Government, through the consideration of State Interests in the formulation of the LAP as required by the Integrated Planning Act.

(REFERENCE 4 attached)

Regards

Lyn Wright

REFERENCE 1.

5.1 Precinct 1: Intent for Phillip Park and Environs

The primary intent of the Phillip Park Precinct is to provide protection of land in public ownership for the purposes of nature conservation, outdoor recreation, landscape preservation, environmental buffers and natural hazard management, while facilitating passive recreational usage.

This precinct comprises all the land vested Council control for park purposes on the eastern side of Sea World Drive, north of **Precinct 3** (Beachfront Park), and the majority of the land north of Sea World (1CP846066). It comprises the majority of Park and Recreational Reserve R1101 including the Federation Walk Coastal Reserve.

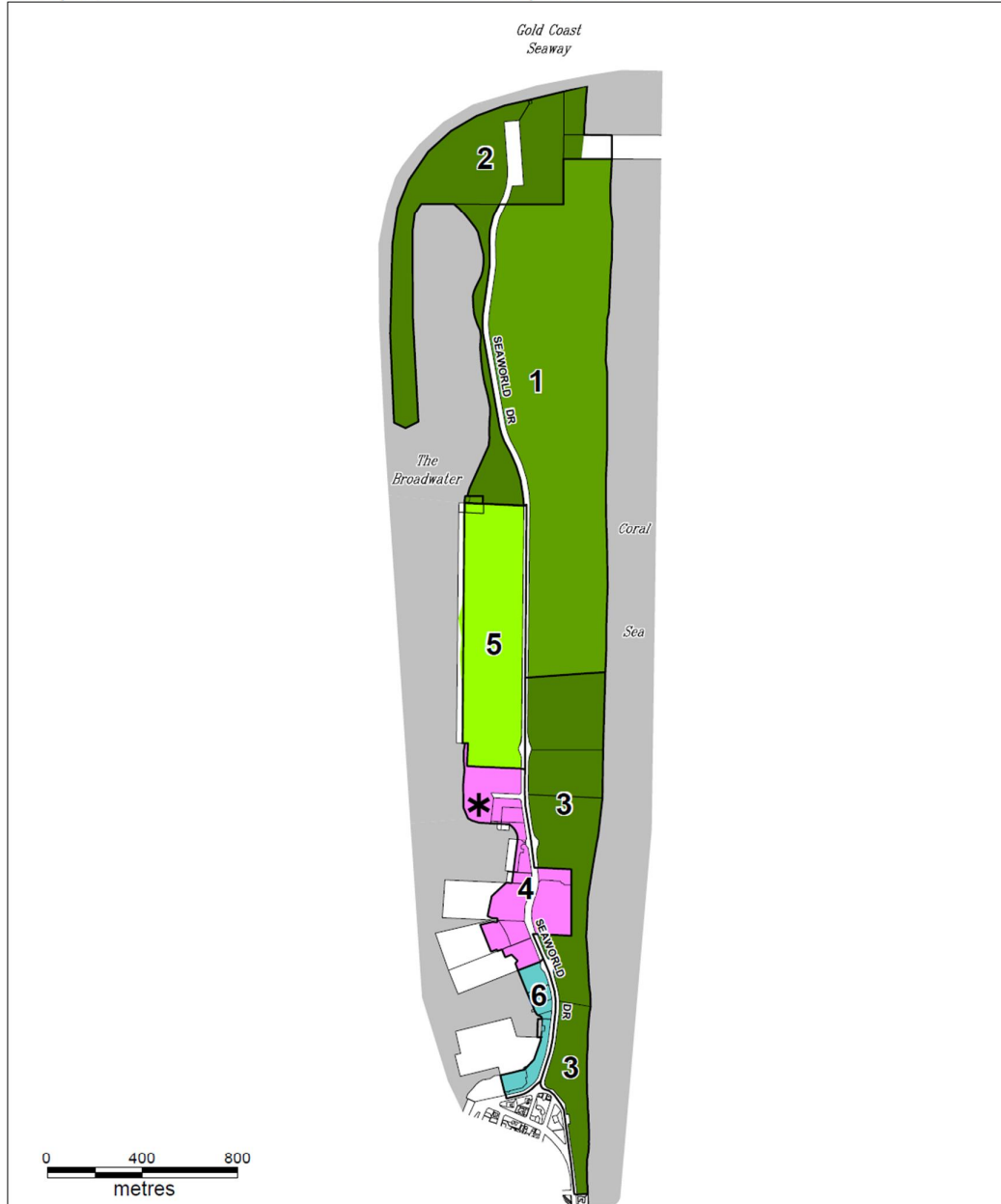
This area is to be preserved and enhanced as public open space in view of its environmental significance, while at the same time adequate measures should be taken to cater for the increasing demand for informal recreational usage. Within the precinct, action will be taken to strengthen, stabilise and maintain the dune system, in accordance with the Environmental Protection Authority's guidelines.

A comprehensive pedestrian walkway system will be provided within the Phillip Park Precinct, to connect with existing and proposed walkways to the north and south. The pedestrian walkway system is intended as an integrated pathway, linking with vehicular access and ancillary facilities. The Phillip Park pathway will connect Beach Front Park with the Seaway, as part of the foreshore pathway facilities. In addition, linkages should be provided, where designated, from Sea World Drive through to the beach. The pedestrian walkway system will be developed in accordance with Council's adopted master plan for Phillip Park.

REFERENCE 2

The Spit (Gold Coast Harbour) Local Area Plan - LAP Map 26.2 - Precincts

Ver. 1.2



Legend

1	PHILIP PARK AND ENVIRONS
2	THE SEAWAY PARK
3	BEACH FRONT PARK
4	SEA WORLD DRIVE CENTRAL
5	SEA WORLD
6	SOUTHPORT BOAT HARBOUR
*	POSSIBLE SITE FOR ABORIGINAL CULTURAL CENTRE

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**These recommendations were carried unanimously at the
Gold Coast Council Meeting on Friday 8th August 2003.
The Motion was put by Cr Alan Rickard.**

**GOLD COAST HARBOUR VISION 2020 REPORT 22 - ATTACHMENT A-
RECOMMENDATIONS REFLECTING COUNCILLORS DIRECTIONS WORKSHOP OF 14 JULY
2003**

DOC # 15202065

1. That with respect to the progression of the Gold Coast Harbour Vision 2020 Project, Council states its position as follows:

No private or commercial development on public land shall be considered on the Spit or any other Broadwater foreshore area as part of this project except development in accordance with existing Planning Scheme provisions being the land on the Spit west of Seaworld Drive between Seaworld Nara and the Southport Yacht Club; and that any leases granted be term leases (not perpetual leases);

2. That the Chief Executive Officer (Director EDMP) prepares a holistic plan that has regard to and builds on the existing planning documents for the subject area, to be named the Southern Broadwater Local Area Plan, to ensure a coordinated approach to conservation, development and management in the area. Such plan shall be in accordance with the following principles:

- a) Mixed tourism related commercial facilities from the Southport Yacht Club to Seaworld Nara;
- b) Retention and enhancement of Seaworld as a major tourism element for the City;
- c) Retention and enhancement of the existing fishing fleet (trawlers) facilities on the Spit to create a commercial seafood and marine oriented precinct;
- d) Marine Stadium retained for aquatic events and passive recreation;
- e) Recreation facilities on the Spit supporting the existing focus on surfing and fishing;
- f) Retention and enhancement of Doug Jennings Park, and environs to promote and complement recreation and events;
- g) Oceanside park for conservation and passive recreation from Southport Surf Life Saving Club to the Seaway east of Seaworld Drive;
- h) Creation and implementation of a Federation Walk ~~Ocean Coastal~~ (corrected at a later GCCC Meeting) Reserve Development and Management Plan in line with the expectations of the Friends of Federation Walk and also recognising the important profile of this area in Australia's leading tourist city so that the asset created will be of enduring benefit to the Gold Coast.
- i) Enhancement of the Broadwater Way foreshore public boardwalk and pathway system (from Paradise Point to the Marine Stadium);
- j) Public recreation, events precinct and urban park on the Southport Foreshore;
- k) Marina operations within the existing keyline and marine activities in the Broadwater south of Wavebreak Island
- l) Environmental areas near Wavebreak and Crab Islands;
- m) General boating and yachting in the Broadwater north of Wavebreak Island to Sovereign Islands;
- n) Conservation, environmental protection and general boating and yachting north of Sovereign Islands;
- o) Environmental programmes on South Stradbroke Island; and
- p) Retention / enhancement of Coomera Island as an environmental reserve.
- q) Wave Break Island be maintained and enhanced as resources are available with commercial development precluded. Consideration to be given to the feasibility of a camping facility and public access (e.g. ferry services).
- r) Support the Super Yacht Industry through Council's Economic Development Branch in line with Council's Economic Development Strategy and in cooperation with the Marine Industries Association (MIA) to promote the Gold Coast as a Super Yacht destination and maintenance base.

3 That the Southern Broadwater Local Area Plan provides:

- **a prioritised series of works and actions (a development sequencing plan) to provide facilities and assets as funds become available;**
- A coordinated approach to the allocation of infrastructure contributions resulting from development proposals in areas with a nexus to the Study Area;
- **Landscaping master plan for the Spit and South port Foreshore;**
- For continuing existing works that are supported by Council and the community that have come about through the Gold Coast Harbour Vision 2020 process such as the hydrodynamic study and **environmental baseline studies;**
- **Support for community based projects such as the Federation Walk;** and
- **A document that can be used to generate interest in the area to the extent that it attracts public funding and private contributions.**

4 That Council gives consideration to the investigation of all public funding mechanisms and includes the preferred mechanisms in the Action Plan component of the LAP. The mechanisms may include but not be limited to:

- The rental from facilities on public land for which Council is trustee such as "Sports Mirage";
- Special rates / Separate rates;
- The additional revenue resulting from the increase in unimproved capital value from the existing State administered leases on the Spit;
- **The additional revenue resulting from any new State administered leases on the Spit west of Seaworld Drive and south of Seaworld;**
- State and Federal funds;
- State and Federal grants;
- Grants through Griffith Centre for Coastal management and the Community; Corporate sponsorship;
- Developer contributions;
- Community involvement e.g. Federation Walk.

5 That the Chief Executive Officer (Director EDMP) refers the LAP to the Planning Scheme Review Committee and Council at appropriate times throughout the preparation of the LAP.

6 That the Queensland State Government remains involved in the preparation of the LAP through such representation as DNR&M and QT membership, elected State representatives as determined by the State Government on the existing Gold Coast Harbour Steering Committee.

7 That Council consults with State Government, through the consideration of State Interests in the formulation of the LAP as required by the Integrated Planning Act.

8 That Council acknowledges the important contribution and the amount of time and effort that members of the Community Advisory Committee (CAC) and members of their respective organisations, have put into the work of the CAC from May 2002 to February 2003.

9 That the relevant State and Federal Members of Parliament be invited to a presentation of the outcome of the Harbour Vision process so as to obtain their support for the vision and a commitment to obtain adequate levels of funding from their level of Government.

10 That the Mayor writes to members of the Gold Coast Harbour Community Advisory Committee (CAC), enclosing a copy of this report and Council's resolutions, congratulating each Member on their contribution. "

11 That the work of the CAC is now complete and Council dissolves the Committee.

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