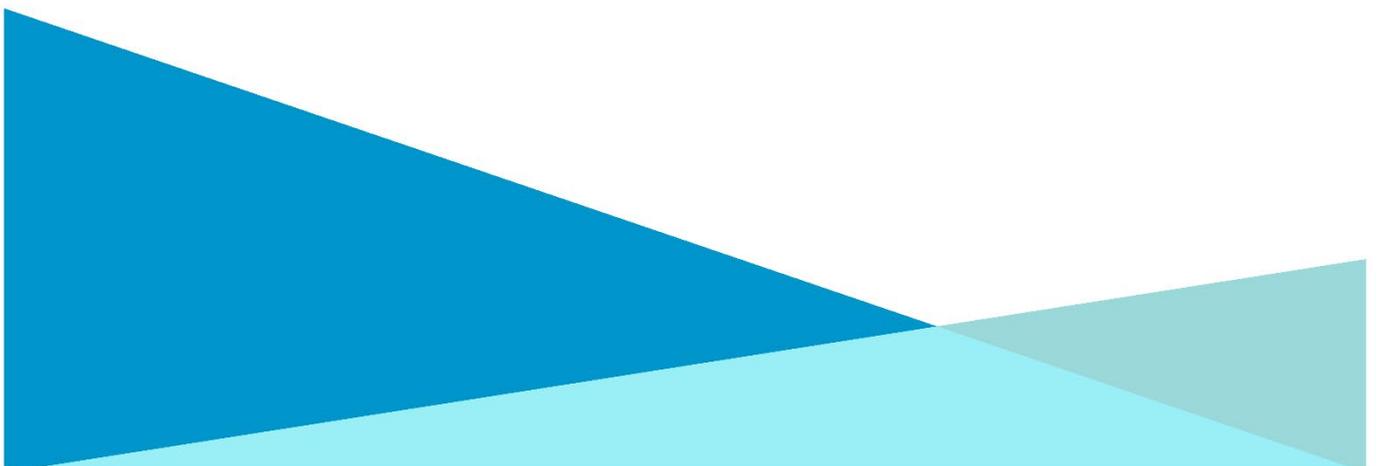




# Spit Works Program 2020 - 2024

AUGUST 2020



# Spit Works Program 2020 - 2024

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## 1.0 The Spit Master Plan

In August 2017, the Queensland Government announced an intention to deliver a community-led master plan to revitalise The Spit and increase its benefit to the Gold Coast as a community asset. The master planning process was led by the former Department of State Development, Manufacturing, Infrastructure and Planning in conjunction with City of Gold Coast Council (the Council) and the Gold Coast Waterways Authority (GCWA). An enquiry by design process was used to facilitate the master planning process and included extensive community consultation. The final master plan was released in May 2019.

The master plan provides 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
- generate 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 community assisted with the preparation of a vision that sets the scene for the future of The Spit. The vision guided the preparation of the master plan and continues to guide the implementation of the master plan.

### 1.1 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.**

The full version of the master plan can be viewed via the link below:

<https://dsdmipprd.blob.core.windows.net/general/the-spit-master-plan-may-2019.pdf>

## 2.0 Spit Works Program

The Gold Coast Waterways Authority (GCWA or the Authority) was created in December 2012 by the *Gold Coast Waterways Authority Act 2012* (The Act). The *Implementation of The Spit Master Plan Bill 2019* passed in Queensland Parliament on 19 February 2020 and introduced amendments to The Act which provides for GCWA to facilitate the implementation of The Spit Master Plan through the development and delivery of a program of community infrastructure and public realm works.

The Act requires the Authority to develop, for the Spit Development Minister's approval, a program for the financial year and the following 3 financial years about community infrastructure and public realm works to be delivered in The Spit Master Plan area during the period (a Spit Works Program).

As per section 20A of the Act, specifically the Program must include each of the following for the period to which the program relates—

- a. details of the community infrastructure and public realm works to be delivered;
- b. a separate program for each item of community infrastructure and public realm works to be delivered;
- c. the performance targets to be achieved;
- d. an estimate of the cost of delivering the community infrastructure and public realm works.

The Spit Master Plan was developed through extensive community consultation. In developing the Spit Works Program, GCWA has collaborated with the Department of State Development, Innovation and Tourism (DSDTI) and the City of Gold Coast Council. The performance targets to be achieved through the delivery of the Spit Works Program are detailed in the Benefits Realisation Plan developed by DSDTI.

Following community engagement and feedback during the master planning process, a list of priority projects was identified by community and used to inform the State's initial funding allocation. The Spit Master Plan Implementation Plan was developed which established a process for assessing and prioritising each project against a set of criteria. The following criteria have informed the development of The Spit Works Program 2020-2024 (refer to Table 2 and Table 3):

- Alignment with key precinct outcome/s, big picture strategies and related actions as outlined in the Master Plan
- Funding considerations including upfront capital cost and ongoing operation requirements
- Public/community benefit
- Environmental Benefit
- Economic Benefit
- Community Support
- Risk
- Project sequencing
- Interdependency with other projects or initiatives
- Deliverability.

## 2.1 Funding and Investment

In order to meet the objectives of The Spit Master Plan, an annual commitment of funding from the State Government is required to achieve the delivery of capital investments and ongoing operational requirements. This annual funding includes allocations for operational expenses, including salaries, supplies and services as well as an allocation for capital investment.

Table 1 below shows the annual summary of funding for the prior year and the next four years. The State has committed \$60M to the Spit Master Plan Implementation. \$31.5M of funding for years 2019/20 to 2022/23 has been confirmed in the State Budget for Financial Year 2019/20, with the remaining funding to be sourced from release of government-owned land across The Spit. The funding in financial year 2023/24 is indicative only. The funding detailed in Table 1 covers projects that will be delivered by GCWA, DSDTI and the Council. Projects proposed for the next four years are presented in Table 3.

**Table 1 Funding and Investment Summary**

Year	Prior Year 2019/20	2020/21	2021/22	2022/23	2023/24 (Indicative)	Total 2020-2024 Program Investment
<b>Capital Funding Allocation (\$)</b>	6,840,000	8,510,000	6,450,000	1,500,000	7,500,000	<b>23,960,000</b>
<b>Capital Carry Forward (\$)</b>	0	3,780,000*	0	0	0	<b>3,780,000</b>
<b>Operational Funding Allocation (\$)</b>	400,000	750,000	750,000	750,000	750,000	<b>3,000,000</b>
<b>Total Investment (\$)</b>	7,240,000	13,040,000	7,200,000	2,250,000	8,250,000	<b>30,740,000</b>

\* Unspent funding carried forward from the 2019/20 financial year

## 2.2 Program Delivery

Most projects included in the Program will be delivered by GCWA. However, some are proposed to be delivered by DSDTI and / or Council where they are considered best placed to do so.

GCWA will continue to commit a suitably qualified team dedicated to implementation of the Spit Master Plan to ensure that the Authority has the capability to deliver the Program and is ready to respond to other major projects as they emerge. The Authority seek to provide the best value for money for Government and the community by sourcing efficient and effective procurement practices and delivery methodologies.

The Authority has established internal governance policies and financial measures to ensure appropriate oversight of both capital project and operational investments.

## 3.0 Implementing the Master Plan through the Program

This section highlights the big picture strategies and key precinct outcomes that have been considered in preparing this Program. Table 2 sets out The Spit Master Plan’s visions, strategies and outcomes which are realised through the delivery of The Spit Works Program.

**Table 2 Project Outcomes**

Project	Master Plan Visions, Strategies and Outcomes Realised
The Spit Public Realm Guidelines	<b>Promoting tourism and recreation</b> - Establish guidelines and standards for public spaces that will be delivered as redevelopment and new development occurs.
The Spit Placemaking and Identity Strategy	<b>Promoting tourism and recreation</b> - Implement a destination brand and marketing strategy for The Spit that is part of and contributes to the Gold Coast brand.
The Spit Wayfinding Guidelines	<b>Linking experiences</b> - Develop new east-west connections through public streetscape and open space works, and as development occurs. Provide a continuous accessible Oceanway pathway to The Top of The Spit.
The Spit Interpretative signage and public arts strategy	<b>Making places and cultural connections</b> - Install interpretative signage and artwork in the public spaces of The Spit to keep alive the awareness of Aboriginal cultural heritage, maritime history of The Spit (e.g. shipwrecks, yachting, fishing and marine services), past existence of Moondarewa township, early coastal tourism and changing landform of The Spit.
Seaway Promenade	<b>Outcome 1.1</b> 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. A platform is provided to allow for surfers to safely enter the water.
Moondarewa Spit Improvements	<b>Outcome 1.10</b> Planting on Moondarewa Spit creates a predominantly natural setting and improves environmental values, protects against erosion and provides ample shade. Toilets and beach showers are located centrally on Moondarewa Spit for the convenience of park and beach users.
Seaworld Drive Shared Pathway (including landscaping)	<b>Linking Experiences</b> - 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. Captures Cycle Safety Project.
Marine Stadium Pontoon and Jetty	<b>Connecting to the City</b> - 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.
Federation Walk Coastal Reserve Project	<b>Growing a Green Peninsula</b> - Natural areas are managed as environmental reserves in which natural values prevail. Coastal vegetation communities that historically

	<p>occurred on the Gold Coast are fully established, support biodiversity and provide a platform for learning and interaction.</p> <p><b>Outcome 3.5</b> - The establishment of a littoral rainforest preserves this endangered ecological community for the benefit of future generations.</p>
Muriel Henchman - Boat Ramp and Parking	<p><b>Outcome 4.5</b> - 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.</p> <p><b>Outcome 4.6</b> - The vessel launching area provides a safe and efficient arrangement for launching and retrieving motorised and/or larger trailer-borne vessels.</p>
Marine Stadium Water Quality Improvements Infrastructure	<p><b>Outcome 1.9</b> - The flow of water between Marine Stadium and The Broadwater is assisted to support a range of recreational activities.</p>

## 4.0 Spit Works Program 2020 - 2024

Table 3 Spit Works Program 2020 - 2024

Project	Project Lead	4 Year Program Investment 2020 – 2024 (\$)	Total Project Investment (\$)	Approved Budget	Approved Budget			Indicative Budget
				2019/20	2020/21	2021/22	2022/23	2023/24
				Previous Year ^ (\$)	Year 1 (\$)	Year 2 (\$)	Year 3 (\$)	Year 4 (\$)
The Spit Master Plan Implementation Governance Costs (GCWA)	GCWA	3,000,000	3,400,000	400,000	750,000	750,000	750,000	750,000
Seaway Promenade	GCWA	2,114,000	2,577,000	463,000	2,114,000			
Moondarewa Spit Improvements	GCWA	2,161,000	2,800,000	639,000	2,161,000			
Marine Stadium Pontoon and Jetty	GCWA	4,040,000	4,040,000		4,040,000			
Muriel Henschman - Boat Ramp and Parking	GCWA	9,784,000	9,784,000		1,357,000	4,427,000		4,000,000
Marine Stadium Water Quality Improvements Infrastructure	GCWA	2,900,000	2,900,000			300,000		2,600,000
<b>Total GCWA funding requirements</b>		<b>23,999,000</b>	<b>25,501,000</b>	<b>1,502,000</b>	<b>10,422,000</b>	<b>5,477,000</b>	<b>750,000</b>	<b>7,350,000</b>

Project	Project Lead	4 Year Program Investment 2020 – 2024 (\$)	Total Project Investment (\$)	Approved Budget	Approved Budget			Indicative Budget
				2019/20	2020/21	2021/22	2022/23	2023/24
				Previous Year ^ (\$)	Year 1 (\$)	Year 2 (\$)	Year 3 (\$)	Year 4 (\$)
The Spit Public Realm Guidelines	DSDTI	0	86,000	86,000				
The Spit Placemaking and Identity Strategy	DSDTI	75,000	75,000	0	75,000			
The Spit Wayfinding Guidelines	DSDTI	50,000	50,000		50,000			
The Spit Interpretative Signage and Public Arts Strategy	DSDTI	75,000	75,000		75,000			
Seaworld Drive Shared Pathway (including landscaping)	DSDTI	1,368,000	3,240,000	1,872,000	1,368,000			
Federation Walk Coastal Reserve Project ^^	DSDTI	5,173,000	5,173,000		1,050,000	1,723,000	1,500,000	900,000
<b>Total DSDTI funding requirements</b>		<b>6,706,000</b>	<b>8,699,000</b>	<b>1,958,000</b>	<b>2,618,000</b>	<b>1,723,000</b>	<b>1,500,000</b>	<b>900,000</b>
<b>Total</b>		<b>30,740,000</b>	<b>34,200,000</b>	<b>3,460,000</b>	<b>13,040,000</b>	<b>7,200,000</b>	<b>2,250,000</b>	<b>8,250,000</b>

^Actual costs incurred on projects approved and commenced in Financial Year 2019-20

^^ This represents the State's contribution to the project, which will be delivered by the Council.