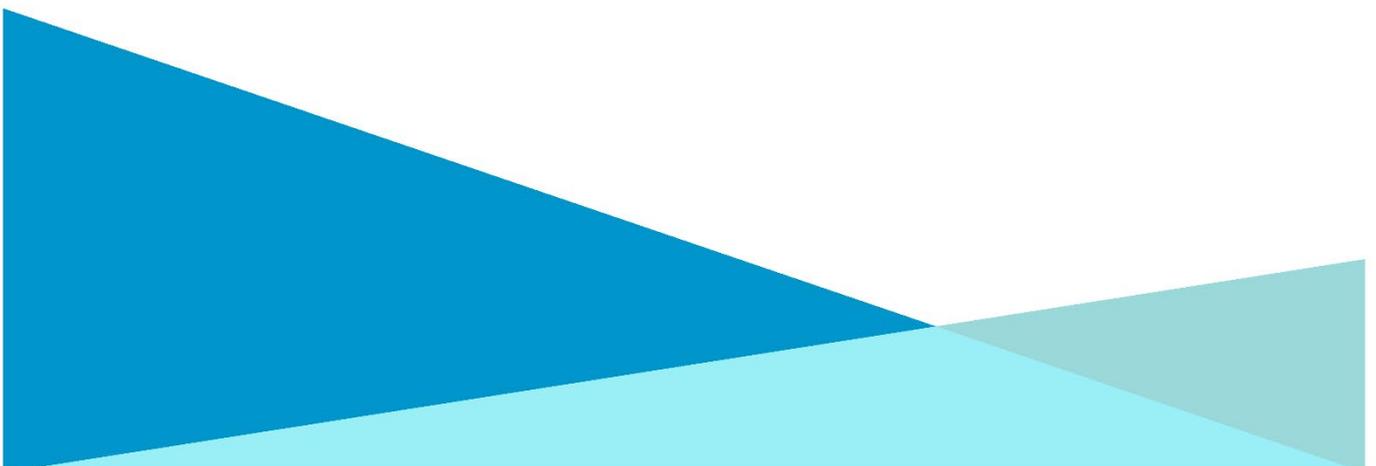




Spit Works Program 2022 - 2026

JUNE 2022



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Table of Contents

1.0 Acknowledgement of Country	3
2.0 The Spit Master Plan	3
2.1 Vision Statement	4
3.0 Spit Works Program	4
4.0 Consultation	4
5.0 Funding and Investment	5
6.0 Program Delivery	6
7.0 Performance Targets	6
8.0 Implementing the Master Plan through the Program	7
9.0 Completed Projects	8
10.0 Spit Works Program 2022 – 2026 Investment	10



1.0 Acknowledgement of Country

The Gold Coast Waterways Authority (GCWA) acknowledges and pays respect to the traditional custodians, the Danggan Balun (Five Rivers) People as registered claimant party, Yugambah peoples of South East Queensland, including the Kombumerri, Mununjali, Wangerriburra, Bullongin and other clans, and their Elders past present and emerging. We recognise their unique and ongoing spiritual and cultural connection with the land and waters of the Gold Coast area.

We also acknowledge the many Aboriginal people from other regions, as well as Torres Strait and South Sea Islander people, who now live in the local area and who have made an important contribution to the community.

Aboriginal people have called this area home for thousands of years, travelling up and down the Gold Coast's rivers and creeks, the coastline and into Moreton Bay (Quandamooka) – island-hopping, food gathering, trading and visiting friends and family. The waterways environment has been, and continues to be, interwoven with all aspects of social, cultural, spiritual and economic life.

Coastal resources continue to be important to today's communities. Cultural responsibilities and rights to harvest remain an integral part of ongoing connection to country and culture as it always was, and always will be, Aboriginal land and water.

2.0 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 City) 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.

2.1 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>

3.0 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). Under the Act, the Spit Works Program requires annual updating and approval.

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.

A Spit works program approved under section 20A of The Act is the approved Spit works program for the first financial year to which the program relates.

4.0 Consultation

The Spit Master Plan was developed through extensive community consultation. Following community engagement and feedback during the master planning process, a list of priority projects was identified by the community and used to inform the State's overall funding commitment.

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 2022-2026 (refer to Table 4 and Table 5):

- 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.

As per section 20A of the Act, in developing a Spit works program, the authority must take reasonable steps to consult with—

- a) the Gold Coast City Council; and
- b) the community of the Gold Coast City local government area; and
- c) another entity the Spit Development Minister considers may be affected by, or have an interest in, the Spit works program.

In developing the Spit Works Program 2022-2026, GCWA has collaborated with the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) and the City of Gold Coast Council through The Spit Master Plan Working Group. Community feedback has also been valuable in informing the development of the program, utilising online survey data from mid-2021, commentary by representatives of key community organisations at Spit Master Plan implementation project related forums and general discussions with residents and visitors to validate the recommended priorities.

5.0 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 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 was confirmed in the State Budget for Financial Year 2019/20. A further \$15.5M of funding for years 2022/23 to 2025/26 in the State Budget for Financial Year 2022/23. The remaining \$13M of funding will be sourced from revenue from the release of government-owned land across The Spit. The funding from the financial year 2022/23 onwards is

indicative only. Future priority projects which have been identified for inclusion in the Spit Works Program 2022-2026 when funding becomes available are presented in Table 5.

Table 1 Funding and Investment Summary

Year	2022/23	2023/24	2024/25	2025/26	Total Program Investment
Capital Funding Allocation (\$)	6,565,000	8,480,205	312,000	392,795	15,750,000
Capital Carry Forward (\$) *	9,058,300				9,058,300
Operational Funding Allocation (\$)	500,000	500,000	500,000	500,000	2,000,000
Total Investment (\$)	16,123,300	8,980,205	812,000	892,795	26,808,300

* Unspent funding carried forward from the 2021/22 financial year

6.0 Program Delivery

Most projects included in the Program will be delivered by GCWA. However, some are proposed to be delivered by DSDILGP and / or the Gold Coast City 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.

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

7.0 Performance Targets

The Benefits Realisation Plan sets out arrangements to monitor benefits realised through the delivery of the Spit Works Program, with the establishment of priority benefit indicators and performance direction targets.

8.0 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 Wayfinding and Interpretative Signage	<p>Connects the community and visitors with the landscape and marine environment - there is innovative and interactive public art and wayfinding.</p> <p>Making places and cultural connections - 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.</p>
Marine Stadium Pontoon and Jetty	<p>Connecting to the City - 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.</p> <p>Outcome 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.</p>
Federation Walk Coastal Reserve Project	<p>Growing a Green Peninsula - 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.</p> <p>Outcome 3.5 - The establishment of a littoral rainforest preserves this endangered ecological community for the benefit of future generations.</p>
Muriel Henchman Park - Parking Facility Improvements	<p>Outcome 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.</p>
Muriel Henchman Park - Boating Facility Improvements	<p>Outcome 4.6 - The vessel launching area provides a safe and efficient arrangement for launching and retrieving motorised and/or larger trailer-borne vessels.</p>
Completion of Accessible Oceanway	<p>Linking experiences - 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.</p>

	Outcome 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.
Doug Jennings Park Improvements	Outcome 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 and nature play for children to large organised events.
Muriel Henschman Park – Public Facilities Improvements	Outcome 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. It has amenities such as toilets, shelters and beach showers.

9.0 Completed Projects

Table 3 presents projects which have been completed under the implementation of The Spit Master Plan

Table 3 Completed Projects

Project	Investment (\$)	Master Plan Visions, Strategies and Outcomes Realised
The Spit Public Realm Guidelines	86,364	Promoting tourism and recreation - Establish guidelines and standards for public spaces that will be delivered as redevelopment and new development occurs.
The Spit Identity Strategy	46,700	Promoting tourism and recreation - Implement a destination brand and marketing strategy for The Spit that is part of and contributes to the Gold Coast brand
The Spit Wayfinding and Interpretative Framework	86,700	Connects the community and visitors with the landscape and marine environment - there is innovative and interactive public art and wayfinding. Making places and cultural connections - 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	2,504,970	Outcome 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. A platform is provided to allow for surfers to safely enter the water.

Moondarewa Spit Improvements	3,113,438	Outcome 1.10 - 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)	3,308,000	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 Tidal Exchange Investigation	130,000	Outcome 1.9 - The flow of water between Marine Stadium and The Broadwater is assisted to support a range of recreational activities.
TOTAL	9,276,172	

10.0 Spit Works Program 2022 – 2026 Investment

Table 4 Spit Works Program 2022 – 2026 Investment

Project	Project Lead	Total Project Investment Incl. Prior Years Expenditure (\$)	4 Year Program Investment 2022 – 2026 (\$)	Approved Budget	Indicative Budget	Indicative Budget	Indicative Budget
				2022/23	2023/24	2024/25	2025/26
				Year 1 (\$)	Year 2 (\$)	Year 3 (\$)	Year 4 (\$)
Governance Costs (GCWA)	GCWA	N/A	2,000,000	500,000	500,000	500,000	500,000
Marine Stadium Pontoon and Jetty	GCWA	4,431,118	3,270,000	3,270,000			
Muriel Henschman Park - Parking Facilities Improvements	GCWA	9,131,769	8,650,300	5,985,300	2,665,000		
Muriel Henschman Park - Boating Facilities Improvements	GCWA	2,247,783	1,960,000	1,960,000			
Muriel Henschman Park - Public Facilities	GCWA	770,000	770,000	220,000	550,000		
Doug Jennings Park Improvements	GCWA	3,955,000	3,955,000	1,060,795	2,894,205		

Project	Project Lead	Total Project Investment Incl. Prior Years Expenditure (\$)	4 Year Program Investment 2022 – 2026 (\$)	Approved Budget	Indicative Budget	Indicative Budget	Indicative Budget
				2022/23	2023/24	2024/25	2025/26
				Year 1 (\$)	Year 2 (\$)	Year 3 (\$)	Year 4 (\$)
Seaworld Drive Shared Pathway Beach Access Stairs	GCWA	130,000	130,000	130,000			
Total GCWA funding requirements			20,735,300	13,126,095	6,609,205	500,000	500,000
Wayfinding and Interpretative Signage Framework	DSDILGP	708,300	708,300	243,300	125,000	90,000	250,000
Federation Walk Coastal Reserve Project	CoGC^	5,173,000	3,614,700	2,553,905	696,000	222,000	142,795
Completion of Accessible Oceanway	CoGC^	1,750,000	1,750,000	200,000	1,550,000		
Total DSDILGP funding requirements			6,073,000	2,997,205	2,371,000	312,000	392,795
Total			26,808,300	16,123,300	8,980,205	812,000	892,795

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

Table 5 Priority projects for inclusion in the Spit Works Program 2022-2026 when funding becomes available

Project	Project Lead	4 Year Program Investment 2022 – 2026 (\$)	Indicative Budget	Indicative Budget	Indicative Budget	Indicative Budget
			2022/23 Year 1 (\$)	2023/24 Year 2 (\$)	2024/25 Year 3 (\$)	2025/26 Year 4 (\$)
Marine Stadium Boardwalk Completion	GCWA	12,000,000		500,000	8,500,000	3,000,000
Completion of Accessible Oceanway	CoGC^	1,000,000			1,000,000	
Total		13,000,000		500,000	9,500,000	3,000,000

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