



Australian Institute of
Landscape Architects

31 March 2019

Hon Cameron Dick MP
Minister for State Development, Manufacturing, Infrastructure and Planning
1 William St
Brisbane Qld 4000

Via email to: statedevelopment@ministerial.qld.gov.au, thespitmasterplan@dsmip.qld.gov.au

Dear Minister

RE: The Spit Draft Master Plan (March 2019) issue for community response

The Queensland Chapter of the Australian Institute of Landscape Architects (AILA) welcomes the opportunity to respond following the issue of The Spit Draft Master Plan for community comment.

AILA champions quality design for public open spaces, stronger communities and greater environmental stewardship. With our members, we anticipate and develop a leading position on issues of concern in landscape architecture. Alongside government and allied professions, we work to improve the design, planning and management of the natural and built environment.

AILA continues to support the Queensland Government's intention to provide a clear and coordinated direction for the Southport Spit. As active professional contributors in both public and private contexts, our members appreciate the master planning consultants and broad stakeholder contributions to the process thus far and the continuing challenges faced to negotiate quality outcomes on a highly contested site of city shaping proportion.

We would also like to acknowledge the efforts of the Queensland Government in undertaking a comprehensive community consultation program.

As specialists in master planning and design, we believe delivering high quality green infrastructure is critical to ensure quality built outcomes for improved health of our communities and fostering quality environments and liveable communities.

It appears on review of the draft package issued that the green infrastructure, critical to framing the built form and meeting the initial vision and conceptual works continues to form a strong foundation in the masterplan as a whole.

Whilst we recognise that the Queensland Government would be committed to delivering solutions that are well balanced – addressing both economic and environmental issues, we believe that this unique and iconic portion of the Gold Coast can be protected through concise and clear planning direction to retain its essence and character.



As previously noted in our communication responses for the project, the masterplan appears to have identified many of the opportunities to leverage off the natural beauty of the area and deliver a unique experience for the community and visitors to the Gold Coast which is commendable.

We would encourage the project team to apply closer consideration and interrogate the methodology and approach to the management of visitor numbers anticipated to the developed precinct and how the intensity and use typology zones are distributed throughout the project area.

With the plans' stated focus on the promotion of tourism and recreation opportunity and delivery of viable economic development for the city, though commendable, the physical site limitations for access are seen as a major limiting factor and a key area with potential to create massive local transport and service infrastructure strain.

The draft plan notes consideration for new Broadwater ferry connections which though admirable, could (if successful) result in additional traffic congestion in the Southport CBD area. The option outline included for the cruise ship terminal offers a single signalised intersection from Philip Park to access Sea World side and presumption that a new light rail station (and carriages with limited passenger capacity) will manage this area which may be insufficient in peak periods. Critically, the Southern Gateway still appears to rely on the existing limited vehicle access to the peninsula with an additional complication of a centrally positioned light rail corridor in the roadway.

We thank you for the opportunity to provide our input to the community feedback phase and we look forward to the completion of the master planning works for this most significant land area within the City of Gold Coast fabric.

Should you have any queries or wish to discuss, please contact Georgina Scriha, AILA Queensland Chapter Manager on 0417 666 622 or georgina.scriha@aila.org.au.

Yours sincerely,

David Uhlmann
President, AILA Queensland