



BROADWATER

MARINE PROJECT



CITY OF
GOLDCOAST.

PLANNING INTENT



Why the Broadwater?

Located at the coastal centre of the city, the Broadwater is the Gold Coast's marine tourism hub and gateway to a vast network of navigable waterways, anchorages, the Moreton Bay Marine Park and islands.

Fringed by marinas, residential, retail and hotel infrastructure, this beautiful sheltered waterway also features award-winning recreational parklands and open space reserves for the enjoyment of the community.

Wave Break Island and The Spit are significant areas of State Government land that provide an opportunity to consider further investment in marine, tourism and recreational infrastructure for the benefit of the Gold Coast and Queensland economy.

A cruise ship terminal positioned at the Broadwater would substantially enhance the existing tourism offer and provide a wonderful showcase of our city to visitors.

Importantly, visitors arriving at the Broadwater could conveniently access a diverse range of attractions including beaches, theme parks, retailers, and the hinterland.

While the Broadwater presents a logical opportunity for a cruise ship terminal, careful planning is required such that any investment made provides a sustainable positive legacy for the city.

Broadwater Marine Project vision

An internationally-acclaimed integrated tourism development that lifts the Queensland economy, provides confidence to invest in the Gold Coast, and is revered by the community for the enhanced lifestyle and recreation outcomes achieved at the Broadwater.

Alignment to the Gold Coast City Council City vision.

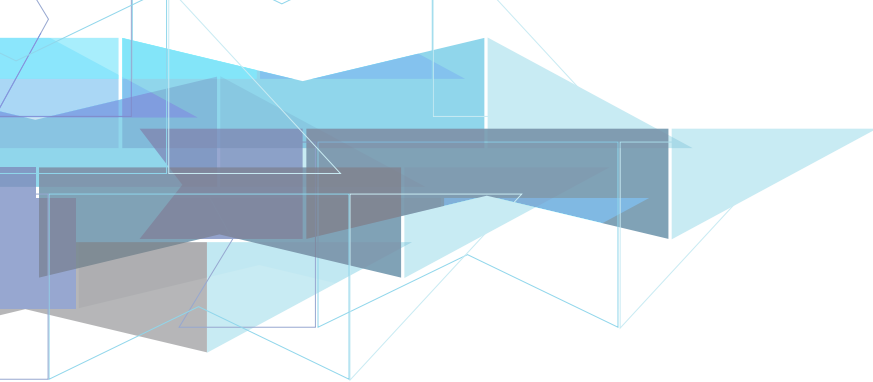
Broadwater Marine Project proposals must be able to demonstrate how they advance the Gold Coast City Council's 2020 City Vision and key themes.

The Gold Coast is a global city that is loved by its people, attracts investment and welcomes opportunity.

People contribute to a strong community spirit – Gold Coast is an affordable and safe city. A united community, it has every opportunity to enjoy good health, education and a fulfilled life.

The best place to live – Gold Coast has an enviable climate. It boasts quality urban centres rich with culture, pristine rainforests, open spaces and clean beaches.

A dynamic city of potential – Gold Coast is a prosperous city of opportunity, that successfully competes in the global market. The city's diversified economy fosters construction and tourism, education, sport and knowledge based industries.



Broadwater Marine Project objectives

The Broadwater Marine Project encompasses the Southern Broadwater and predominantly undeveloped State Government land at Wave Break Island and The Spit. The State Government and Gold Coast City Council will work closely with the proponents in a cooperative approach to finding the right outcome for the development opportunity areas which will:

- promote the Gold Coast as a competitive global city
- embody the qualities that make the Gold Coast attractive and liveable
- strengthen the economic base of the Gold Coast and support long-term job creation
- provide a transformational and sustained increase in international and domestic tourist visitation to the Gold Coast
- create a high quality, sustainable development that contributes positively to the city image
- respect the environmental qualities of the Broadwater, responsibly managing potential impacts and demonstrating a balanced approach to fostering economic opportunity and addressing community expectations

A blank canvas, innovation oriented approach is proposed for the project.

Land use and activity

New tourism and marine oriented activities that fully leverage the unique Broadwater location, enhance the city image, and provide lasting economic benefit are sought.

While there is an existing town planning instrument in place, an opportunity is now provided by government to reconsider land use and urban form outcomes provided there are strong economic, urban design and community benefit grounds to support proposals. To this extent, addressing the Project Vision and advancing the key themes of the Gold Coast City 2020 vision is required.

Specific development that is sought includes:

- a distinctive new attractor with destination appeal to enhance the Gold Coast's offer as a world-class tourist destination
- cruise ship terminal/s
- marinas (non industrial) that provide super yacht facilities, provide for marine tourist operators and businesses, and short-term/visiting vessels
- specialist leisure, cultural and entertainment activities (a casino may be proposed)
- short-term tourist accommodation (highest quality hotel and other accommodation outcomes such as family oriented resort facilities)

Supporting land uses may also be proposed, including a mix of residential development. Development must also consider the city-wide land use framework and centre network, including the specialist nature of activities at the Broadwater and the principal activity centre of Southport. Development is to be staged to respect the viability of the wider Gold Coast property market.





Built form

The Spit, Wave Break Island and the Broadwater physical context is a flat plain with minimal topographic variation. Fringing development to the west and south at Labrador, Southport and Main Beach contains high-rise development set back from, and enjoying views across, the Broadwater.

Through well considered and robust design ethos and rationale, a wide range of built form outcomes may be appropriate to the development opportunity sites. The framework supports flexibility in building height and form, subject to proposals demonstrating:

- a built form that is diverse, visually and physically permeable and well integrated with both the natural and local coastal environment and character
- respect for the scenic amenity of the Broadwater, with a built form that is sympathetic to view corridors and that minimises impacts on surrounding communities (for example, Labrador, Main Beach, Biggera Waters)
- excellence and innovation in urban design and architecture that makes a positive contribution to the city image
- accords with established sub tropical design principles and developed on the basis of Gold Coast City Council's 15 Qualities for Good Urban Places

Community (public realm, open space and recreation)

The development must enhance the quality and range of public spaces and recreational opportunities available to the community. A flexible framework is supported to encourage innovative responses, subject to the development:

- enhancing recreational facilities and amenities in the area, with opportunities to consider appropriate environmentally sensitive land reclamation to support:
 - potential expansion of the Labrador/Southport Broadwater foreshore parklands
 - enlargement of Wave Break Island to enable offsets/ improvements to compensate for potential loss of open space to support development
- providing a high level of public open space on Wave Break Island with a priority on supporting public access and parklands on all fringing waterfront land (with the exception of those areas required for marine and tourism infrastructure or internal canal waterways)
- blurring of public and private open space will be encouraged to create a sense of community engagement and energy
- supporting existing recognised recreational activities in the area including:
 - a safe, protected recreational boating anchorage in the Southern Broadwater with foreshores that facilitate ship to shore access
 - improved diver access to The Seaway (Dive stairs and dive attraction)
 - preserving South Stradbroke as a nationally important surf break
- considering future recreation opportunities including:
 - underwater observatory
 - recreational boating infrastructure (including, anchorages, ramps, pontoons etc)
 - sailing course





Transport and access

Maintaining the performance of the wider city road and transport network is a core objective. As the scale and mix of uses will be a key factor in defining the required transport and access infrastructure to support the project, a flexible framework is supported to enable innovative responses, subject to the development:

- supporting active travel, walking and cycling
- establishing an appropriate management plan to minimise traffic impact to adjoining areas
- supporting the outcomes and objectives of the Gold Coast Transport Strategy
- providing the base infrastructure upgrades to support potential traffic generation and maintain surrounding road network performance
- ensure development is highly accessible from both the land and water

Infrastructure and operations

Maintaining the performance of the wider city service infrastructure networks will also be a key consideration. The scale and mix of uses will define the level of Local and State Government infrastructure necessary to service the project. A flexible framework is supported to enable innovative responses, subject to the development:

- providing adequate levels of service to new development
- supporting efficient operation and long-term protection of assets
- promoting opportunities for innovative infrastructure solutions
- contribute an ongoing income to government to cover infrastructure costs (including land based and marine infrastructure)

Substantial dredging work is anticipated to facilitate navigation access, establish or modify development land, provide recreational foreshore areas and to resolve the hydrodynamic flow issues confronting the Gold Coast Seaway. Beneficial re-use of sand must be prioritised, with any excess sand used to support coastal processes or beach and foreshore nourishment.

Environment

The development must respect the environmental qualities of the Broadwater and demonstrate a balanced approach to fostering city-wide economic opportunity while responsibly managing potential environmental impacts. As the extent of development will be a key factor in determining the potential environmental impacts, a flexible framework is supported to enable innovative responses, subject to the development:

- protecting RAMSAR and Broadwater environmental values by fully mitigating impacts on significant habitat areas (wading bird habitat, sea grass etc.) with local offset priority in the Broadwater. Development may trigger referral to the Australian Government under the Environmental Protection and Biodiversity Conservation Act 1999
- establishing strict protocols for:
 - cruise ship operations (no discharge into Broadwater)
 - potential emergencies (such as, sewerage/oil spill)
- positively addressing environmental considerations and establishing strategies to minimise and mitigate potential impacts
- adopting best practice water management measures (water harvesting and reuse, water sensitive urban design)

For further information visit
www.broadwatermarineproject.com.au

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