

# Richard Holliday

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Mobile: [REDACTED]  
e-mail: [REDACTED]

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The Committee Secretary  
State Development, Natural Resources and Agricultural Industry Development Committee  
Parliament House  
George Street  
**Brisbane, Queensland 4000**

[sdnraidc@parliament.qld.gov.au](mailto:sdnraidc@parliament.qld.gov.au)

Dear Sir/Madam

## **Implementation of The Spit Master Plan Bill 2019**

I would like to acknowledge the Queensland Government's tremendous efforts in the recent community consultation and the resulting Implementation of The Spit Masterplan Bill 2019.

I make these comments as a former Director Gold Coast Waterways Authority (GCWA), a Gold Coast resident and one who has a life long passion for The Spit and the Gold Coast Broadwater. I would also like to take this opportunity to congratulate GCWA, the Board, Chief Executive Officer and the staff on the informed and pro-active role they played during and post The Spit Masterplan consultation.

I would like to bring to your attention three points,

### **a) the overwhelming view of the Gold Coast community as demonstrated via the Spit Masterplan consultation for legislative protection for The Spit;**

It is my view that while the *Implementation of The Spit Masterplan Bill 2019* is a welcomed achievement, however it does not address the long-term protection of The Spit and leaves the entire area vulnerable to further easy legislative amendments by government's into the future.

This Spit Masterplan consultation resulted in:

- 14,800 www visits
- 3,105 information session attendees
- 1,857 online surveys
- 23,128 survey comments and
- 1,540 draft Masterplan downloads

The above engagement is proof that the Gold Coast community value more highly the protection of The Spit than is currently reflected in *the Implementation of The Spit Masterplan Implementation Bill 2019*.

I would be very heartened to see government introduce further legislation as an example, it could be something similar to the creation of The Spit as a location of '*significant importance*' ie the Unesco Noosa Biosphere, The Spit National Park, The Spit Gold Coast Ocean Park (a new name that we see as a result of the Spit Masterplan consultation process) or a strengthened extension in terms of environmental protection to the Moreton Bay Marine Park

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Act or a new mechanism specifically drafted for The Spit that enshrines the protection of The Spit in new legislation.

**b) the need for the said development opportunities as identified in The Spit Masterplan to be in the legislation to enshrine them as the designated precincts as described in the Spit Masterplan;**

I would like to see the following designated precincts specifically listed within the *The Spit Masterplan Implementation Bill 2019* to ensure absolute legislative clarity as to the precincts use and functions.

- Precinct 1- The Top of The Spit
- Precinct 2- Wavebreak Island
- Precinct 3 Federation Walk Coastal Reserve
- Precinct 4 Muriel Henschman Park
- Precinct 5 The Village Centre
  - Village Centre North
  - Village Centre North
  - Village Centre South
  - Philip Park and
  - The Southern Gateway

In addition the three storey height limits I understand may be prescribed within the *Planning Regulation 2017* and again I would like to see the three story height limits included as a specific part of the legislation, therefore requiring legislative changes and broad consultation within the community to amend these agreed height limits. A failure to enshrine the three storey height limits has the potential to have all parties back at the consultation table should future governments and or councils wish to amend the agreed three story height maximum for The Spit.

I am of the view, that unless the three story height limits are specifically legislated this absence may prevent or delay further development and economic benefits in the identified precincts on The Spit for fear of changes in the future by any incoming government that may disadvantage existing tenure holders.

**c) the overall management of The Spit**

Firstly, let me state clearly, the GCWA has an excellent reputation within the Gold Coast community and those who visit the location. Their service and infrastructure delivery is first class and their management of the matters within their legislative arrangements is commendable.

During the consultation process, the existing land and to a degree water management of The Spit and the Gold Coast Broadwater was raised frequently and the community is looking for a seamless management outcome. I understand the various land tenures on The Spit are complex, challenging along with the current areas of responsibility, however they are not working effectively or with a single unified outcome.

A point of history, there are always fires on The Spit and unfortunately we are overdue for a serious fire event, either mother nature or as many suspect unidentified arson.

No single authority has management of all areas on The Spit to ensure these areas are both cleared of fuel (undergrowth) and the timing of these actions is monitored in a coordinated manner with a single point of accountability.

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I would imagine given GCWA's standing within the community, a fire event was to occur in the near future, GCWA will receive the first calls from the media/government and or community looking for answers and or information, when in fact they do not control many of the said venerable areas prone to bush fires.

I would like to see GCWA's roles and responsibilities broadened and significantly strengthened to include an overarching management role for the entire areas defined within The Spit Masterplan on both land and water (the Broadwater).

Funding for an enlarged GCWA to be named, ***Spit Gold Coast Ocean Park Authority (SGCOPA)*** could be found by allocating all revenues from The Spit currently directed to Queensland Treasury into a specific purpose accounts for the management and on going contributions to infrastructure as identified within The Spit Masterplan.

Yours sincerely



**Richard Holliday**