HERITAGE PARK MASTERPLAN

CITY OF GOLDCOAST™



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BETTER CITIES GROUP

DESIGN • ECONOMICS • ENGAGEMENT

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Cover image - Aerial image of Heritage Park

(Source: City of Gold Coast, 2025)

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Acknowledgment of Country

We acknowledge and pay respects to the traditional Aboriginal people of these lands and waters and we acknowledge all their descendants.

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 have made an important contribution to the community.

1. EXECUTIVE SUMMARY

Executive Summary

The Heritage Park Masterplan

This masterplan considers the current and future use of Heritage Park in Pimpama. It is an evidence-based review that provides direction to Council on the future use of the site and the transitional steps to achieve that outcome.

What is Heritage Park

Heritage Park, Pimpama is an 18 hectare open space site in freehold ownership by City of Gold Coast. Eight hectares has been cleared, with the balance remaining as bushland reserve.

It is situated directly south-east of the Pimpama Sports Hub with principal access off Rifle Range Road.

Whilst the park is zoned open space, the South Coast Restoration Society (SCRS) have a recreation lease over the area of the site that has been cleared on the top of the ridgeline. This lease precludes general community access unless allowed by SCRS.

SCRS began in the late 1970s with the aim of encouraging and promoting the restoration and preservation of historic, vintage and veteran vehicles, stationary motors, steam engines and other types of historic machinery. The society has a range of on-site

structures which are a combination of society-owned display sheds, two amenities' areas, caretaker's residence and sheds leased to members for personal displays.There are other sub-tenants located in Heritage Park which include the Guanaba Country Music Club, the Miniature Train Club Gold Coast and Everything Suarve.

Why this masterplan was needed

Over the past two decades, Pimpama has undergone a dramatic transformation from a rural centre into one of Queensland's most rapidly expanding suburbs. Once known for sugar cane fields and horse paddocks, it has undergone significant residential development around the mid-2000s following strategic land releases and its prime location between Brisbane and the Gold Coast. Masterplanned communities like Gainsborough Greens and Pimpama Village have attracted thousands of new residents, with the population exploding from roughly 1,500 in 2005 to nearly 25,000 by 2025.

This growing population requires community infrastructure including access to parks and open space.

How the Masterplan was prepared

The Heritage Park masterplan has been developed on a platform of evidence-based research and site analysis. This has included assessment of existing land conditions, ecological values, cultural and heritage significance, accessibility, surrounding land uses, and community expectations.

Strategic alignment with local planning frameworks, environmental legislation, and community priorities has also informed its development.

Constraints such as fire risk and biodiversity corridors have been mapped alongside opportunities like scenic view points, underutilised spaces and potential habitat restoration areas to balance preservation and recreation.

Engagement with stakeholders has been crucial throughout the process. Community members, local residents, Indigenous representatives, and user groups have contributed insights that shape design priorities and future design principles.

Feedback has been gathered through workshops, surveys, site visits, and review periods, then integrated into the masterplan alongside technical inputs from landscape architects, engineers, and ecologists. The final masterplan provides the blueprint for future use, proposed upgrades and investment while reflecting a shared vision for resilience, sustainability, and connection to place.

What the Masterplan proposes

The masterplan proposes the following:

- That Heritage Park becomes an open space parkland for the benefit of the Pimpama and northern Gold Coast community.
- That a transition action plan for the current tenants, be developed.
- That this masterplan's vision and principles be used to guide all future decision making for Heritage Park.

MASTERPLAN VISION

A destination park for the Gold Coast west of the M1, that fosters community interaction, ecological restoration and physical activity whilst acknowledging the site's heritage.

Principles

Principle 1. Community

Our park fosters community interaction, events and gathering

Principle 2. Activity

Our park supports physical activity and recreation

Principle 3. Environment

Our park promotes preservation and restoration of the natural environment

Principle 4. People

Our park is a place for people to feel safe and enjoy nature

Principle 5. Heritage

Our park celebrates site heritage and those who have looked after the site

Principle 6. Resilience

Our park manages current and future risk

2. BACKGROUND (CURRENT STATE)



Indicative shed structure in Heritage Park
(Source: Better Cities Group, 2025)

2.1 Context

2.1.1 Regional Context

The northern Gold Coast, particularly Pimpama, has experienced significant growth in recent years, driven by a combination of urban expansion, infrastructure development, and increasing demand for residential and commercial spaces.

Historically, Pimpama was a rural area, but as the Gold Coast metropolitan region has expanded, it has become one of the fastest-growing suburbs in Queensland. This growth is largely attributed to its strategic location along the Pacific Motorway, providing easy access to both Brisbane and the southern Gold Coast.

Additionally, the availability of larger land parcels compared to more developed areas further south has attracted developers, who have capitalised on the demand for affordable housing as people seek to live in a more suburban setting while still being close to urban amenities.

The completion of key infrastructure projects, such as the upgrade of transport networks and the development of new commercial hubs, has further fueled growth in Pimpama.

The establishment of schools, medical centres, and shopping precincts has transformed the suburb into a thriving community, appealing to young families. The rapid expansion of residential developments, including master-planned estates and townhouses, has met the growing need for housing in the region.

This growth has led to increasing need for access to community facilities and open space.



Figure 1. Gold Coast Context

2.1.2 Heritage Park

The northern Gold Coast, particularly Pimpama, has experienced significant growth in recent years, driven by a combination of urban expansion, infrastructure development, and

Located directly south of Pimpama Sports Hub, Heritage Park is adjacent to the Pacific Motorway, just west of the Exit 49 interchange.

Ten hectares is remnant bushland and eight hectares is cleared. To the south and west, medium density residential development has occurred around the site.

Whilst the park is owned by the City of Gold Coast and zoned as public recreation, the South Coast Restoration Society (SCRS) holds a lease over the site through till 30 June 2028. This restricts general community access to the site.

There are also three organisations with a sub-lease to occupy arrangement under this lease - Guanaba Country Music Club and Miniature Train Club Gold Coast and Everything Suarve.

The primary vehicle access is via the Pimpama Sports Hub off Rifle Range Road. This is gated and signed.

There is a secondary access off Bull Road which is also gated. The northern corner of the site has a gravel spillover car park for the Pimpama Sports Hub.

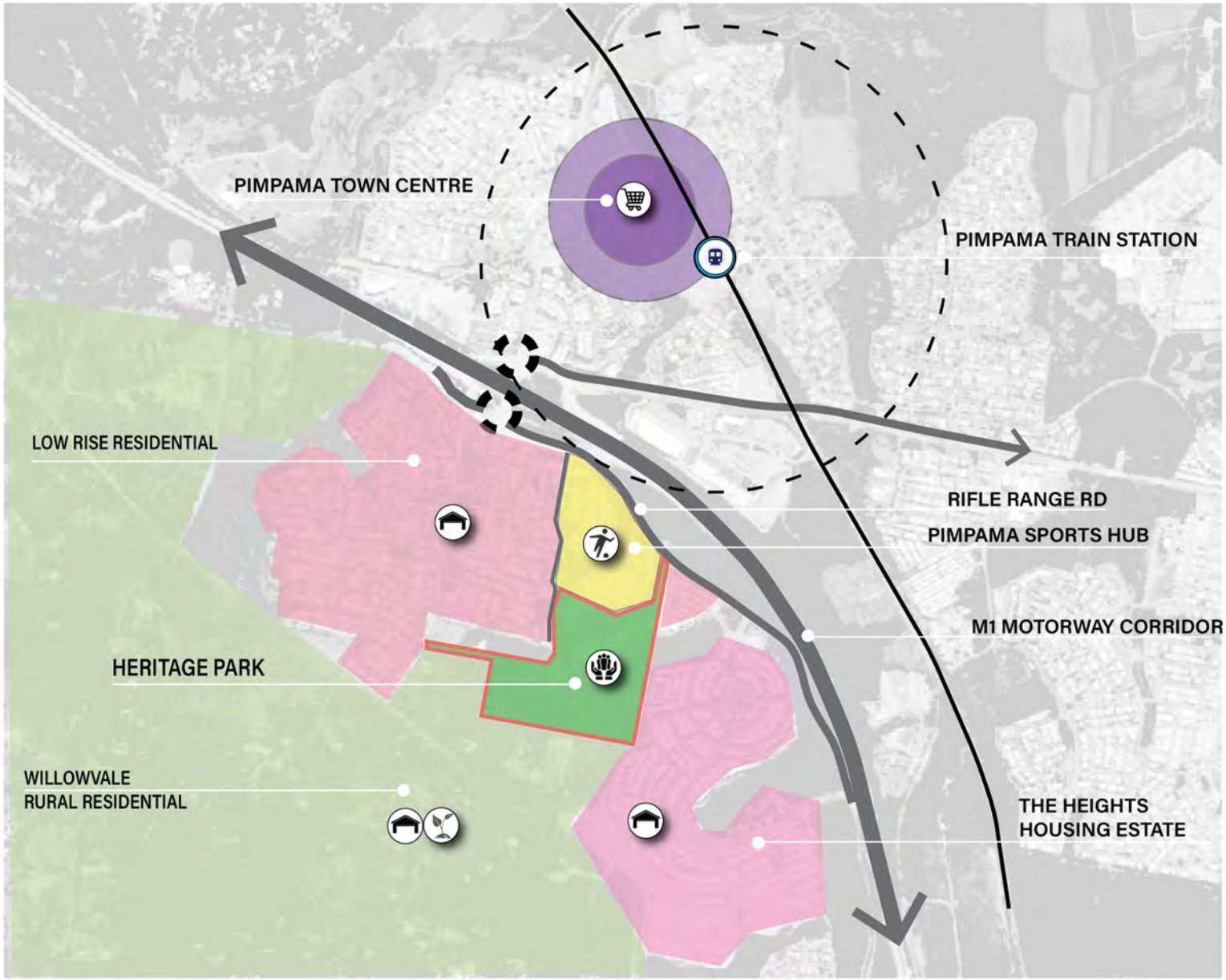


Figure 2. Pimpama and Willow Vale context

2.1.3 Demographics

Pimpama has undergone dramatic demographic transformation over the past few decades. From a modest population of just over 1,500 in 1991, it has surged to nearly 25,000 by the 2021 Census[1]. This pace of growth, when compared to the rest of the Gold Coast as shown in figure 3 is significant.

This growth has been driven by internal migration, young families seeking affordable housing, and proximity to major employment hubs. The suburb has a notably youthful profile, with a median age of 29 compared to the national average of 38. Children aged 0–9 and adults aged 25–39 dominate the age brackets[2].

There is strong cultural diversity with significant communities from New Zealand, India, and England, and nearly 38% of residents having both parents born overseas[2].

Pimpama is forecast to reach a population of over 40,000 by 2028, with a projected five-year average growth rate of 6.8%. The Gold Coast City Council's City Plan anticipates continued urbanisation, with substantial increases in residential dwellings and employment opportunities[3].

The Pimpama SEIFA (Socio-Economic Indexes for Areas) index reflects the suburb's relative socio-economic advantage and disadvantage based on data from the Australian Bureau of Statistics. SEIFA combines factors like income, education, employment, housing, and family structure to assign a score that ranks areas across Australia. In the 2021 Census, Pimpama was split into northern and southern sections, with Pimpama South scoring 955.3, indicating a higher level of disadvantage, while Pimpama North scored 1,013.6, placing it closer to the national average[4].

The future population is expected to maintain its youthful skew, with sustained demand for schools, childcare, and family-oriented infrastructure.

Strategic planning is essential to accommodate the evolving demographic landscape while preserving liveability and community cohesion.

1 https://profile.id.com.au/gold-coast/population-estimate?WebID=490
2 https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL32318
3 https://www.goldcoast.qld.gov.au/Planning-building/Planning-our-city
4 https://www.abs.gov.au/statistics/people/people-and-communities/socio-economic-indexes-areas-seifa-australia/latest-release

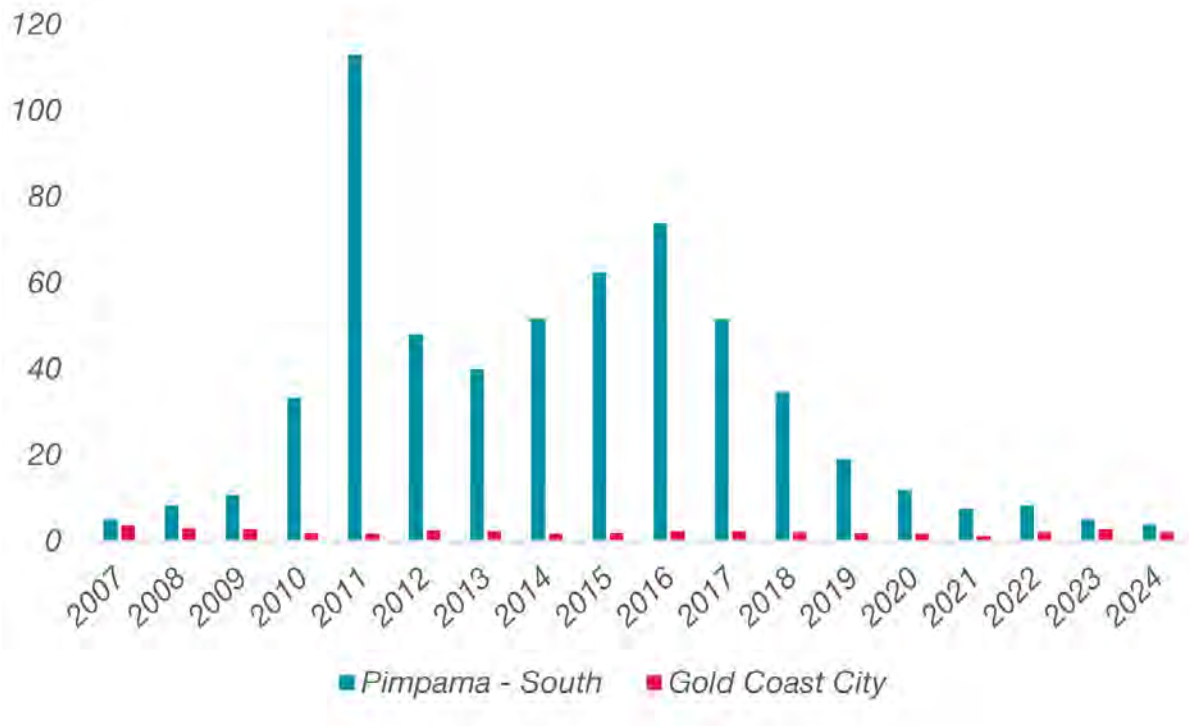


Figure 3. Percentage change in estimated residential population - Pimpama South compared to Gold Coast (Source: profileid., 2025)

2.2 Site Analysis

2.2.1 General

Heritage Park is an 18 hectare parkland sitting on a ridge line south of the Pimpama Sports Hub. Much of the site is vegetated except for the central ridge line where the current use and development of the site exists.

The site has two road access points: the primary service road to the eastern end of the site via the Pimpama Sports Hub entry from Rifle Range Road; a secondary access is provided via Bull Road to the western boundary of the site. Both entry points have gates that can be locked.

Limited formal car parking is provided, however an overflow car parking to support high use times of the Pimpama Sports Hub is provided at the northern edge of the site where Heritage Park meets the Pimpama Sports Hub Masterplan area.

Planning assessment highlights the following key characteristics:

- Due to the regional ecosystem bushfire risk and safety will need to be considered.
- The site has considerable environmental value with State Significant Species and koala habitat.
- The Pimpama Rifle Range in the west of the site is recognised as having heritage value.
- Future development of the site will require geotechnical analysis due to the topography.



Aerial perspective of Heritage Park looking north
(Source: City of Gold Coast, 2025)

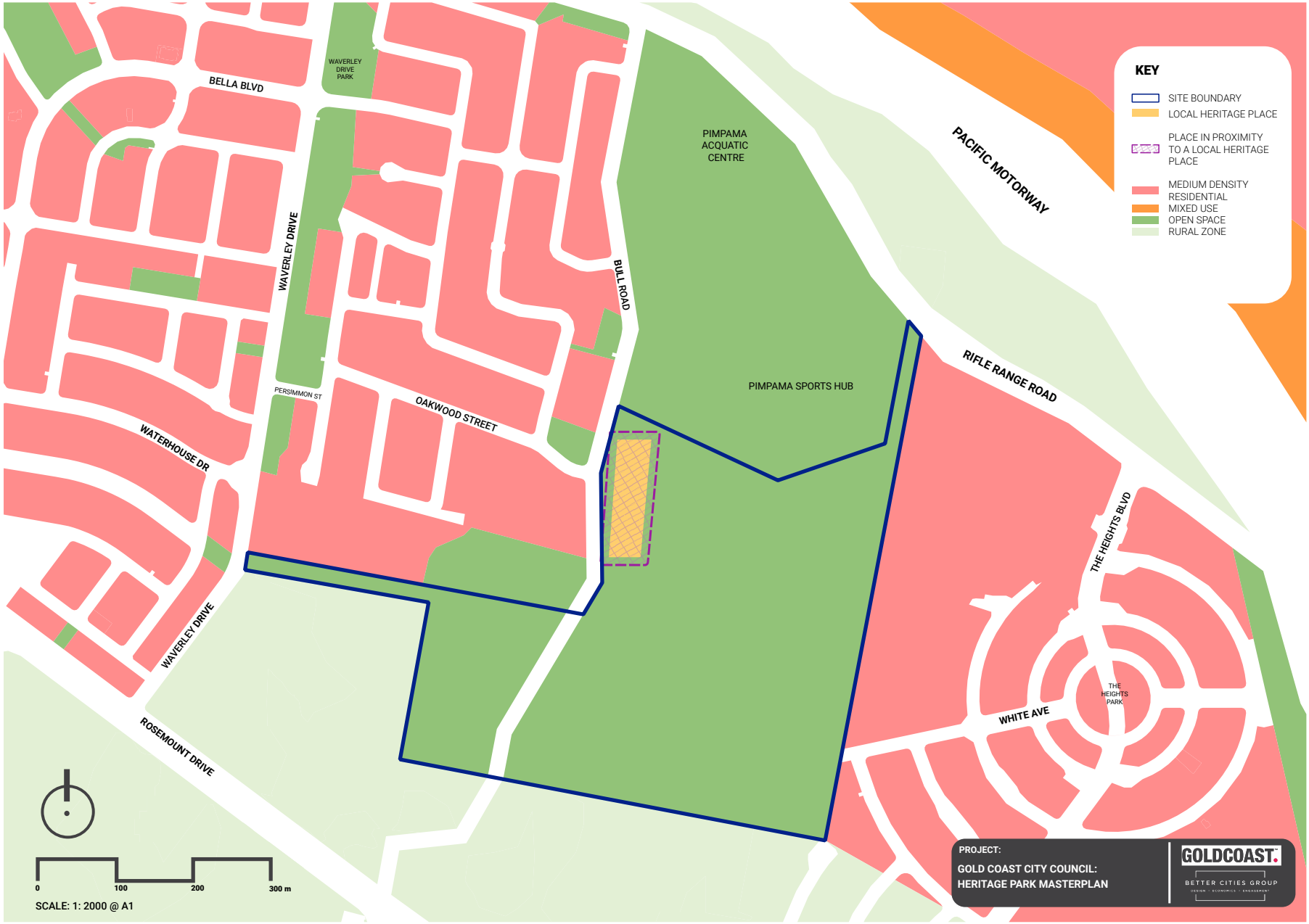


Figure 4. Land Use Zoning (City Plan Version 12)
See Map - City Plan Version: v12
Effective Date: 27 Jun 2025

2.2.2 Ecological Assessment

The remnant bushland surrounding the northern and southern edges of Heritage Park are a significant asset. Approximately half of the site contains remnant eucalypt woodland.

Field investigations verify that the site is habitat for the Endangered Koala and provides potential habitat for several other threatened species[6]. Regional Ecosystems mapped over the site have been confirmed to be 12.11.24 (Least Concern) and 12.11.27 (Endangered).

The area occupied by the Heritage Park infrastructure is situated on a ridge with an elevation of approximately 45-52 m Australian Height Datum (AHD). From the areas of highest elevation, the site slopes to drainage lines that traverse the vegetated areas.

Three broad vegetation communities were identified on the site:

- Vegetation Community 1 – Eucalypt Woodland;
- Vegetation Community 2 – Melaleuca/ Eucalypt Riparian Woodland; and
- Vegetation Community 3 – Cleared and Disturbed Areas.

Vegetation Community 1 occurs over much of the site. In areas of highest elevation (i.e. away from the waterways), the canopy cover is denser.

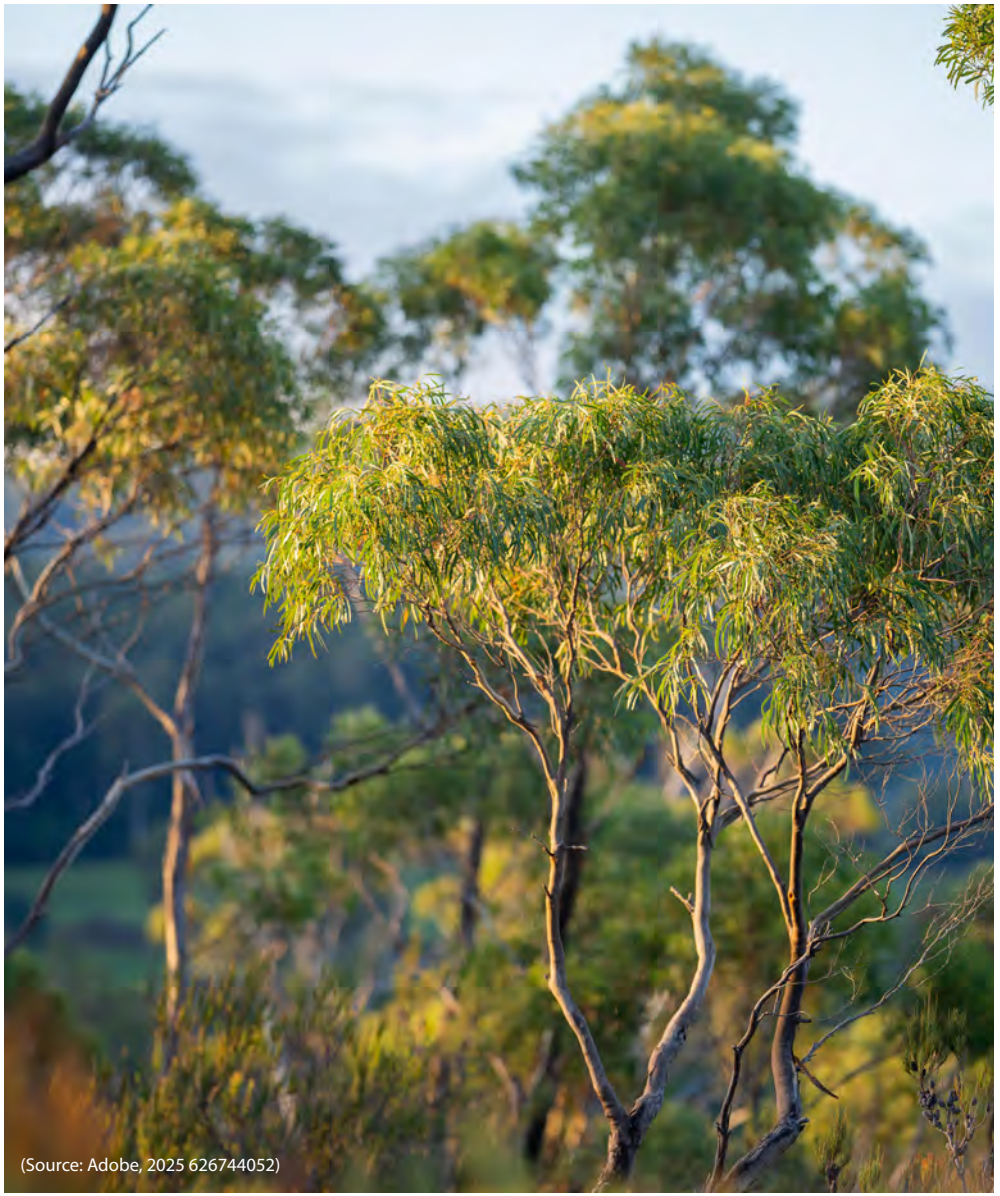
Vegetation Community 2 occurs close to the waterway in the eastern portion of the site. The upper canopy vegetation is dominated by eucalypt species with Melaleuca quinquenervia and Allocasuarina littoralis prevalent in the sub-canopy/shrub layer.

Vegetation Community 3 occurs in the northern portion of the site within the Heritage Park lease area and surrounds the built infrastructure. Vegetation comprises the occasional native canopy tree or landscape specimen over a maintained lawn.

The following recommendations are proposed to be adopted to ensure that future development of the site does not appreciably impact matters of environmental significance:

- Avoid the highly constrained areas of the site;
- Built infrastructure and hardstand areas should be limited to the unconstrained areas of the site where it is feasible to do so;
- If clearing is identified as being required, advice is sought from theDepartment of Climate Change, Energy, the Environment, and Water;
- Employ the use of best practice lighting design to limit light spill into areas of retained bushland;
- Retain hollow-bearing trees in situ; and
- Seek pre-lodgement advice from the Department of Climate Change, Energy, the Environment, and Water regarding the removal of Koala habitat.

6 Biome Water and Environmental Consulting. (2025). Preliminary



(Source: Adobe, 2025 626744052)

2.2.3 Bushfire Assessment

A Bushfire Hazard Assessment and Management plan[5] was prepared to inform the development of this masterplan. The assessment concluded that potential developable areas of the subject site are within 100m of potentially hazardous vegetation to the north-east, west and south.

The AS 3959-2018 Method 2 radiant heat flux exposure assessment determined the range of setbacks required to achieve each Bushfire Attack Level (BAL) score for future planning and siting of uses. Future uses may be sited within the development footprint based on their class of building under the National Construction Code (NCC).

All Class 1,2,3 and 10a buildings exposed to BAL 12.5 or greater will have to adhere to the relevant BAL construction requirements of the AS 3959-2018. Class 9b buildings must be sited beyond the 10kw/m2 [BAL 10] contour and adhere to the construction requirements of AS 3959-2018 and additional requirements of the NCC.

The outcomes of the Bushfire Management Plan recommend key mitigation measures to be implemented to ensure the risk to people, infrastructure and property is acceptable and minimised and to guide and inform future land uses at the subject site.

It is recommended that once final land uses are established, the Bushfire Management Plan be amended to reflect and address these specific uses and types and vulnerability of users.



Figure 5. BAL Rating Assessment

5 S5 Environmental. (2025). Bushfire hazard assessment and management plan. S5 Environmental.

2.2.4 Climate

Pimpama is located in the northern Gold Coast region of Queensland, Australia, approximately 18 km west of South Stradbroke Island. The suburb sits inland from the Coral Sea, with the Pimpama River flowing eastward toward Tipplers Passage, which separates South Stradbroke Island from the mainland.

This proximity to coastal wetlands and estuarine systems places Pimpama within a transitional zone between hinterland and marine environments, contributing to its ecological diversity and exposure to coastal climatic influences.

Historically, Pimpama has experienced a warm and temperate climate, classified as Cfa under the Köppen system[7]. Average annual temperatures hover around 20.1 °C, with summer highs reaching 26–27 °C and winter lows dipping to around 15 °C[8]. Rainfall is relatively consistent throughout the year, averaging 885 mm annually, with February typically being the wettest month and July the driest[8]. Humidity levels remain moderate to high, especially in summer, and the region sees around 160 rainy days per year. These conditions support subtropical vegetation and have historically made the area suitable for agriculture, particularly sugarcane and arrowroot cultivation.

Projections from the Bureau of Meteorology and CSIRO's State of the Climate report suggest that Pimpama, like much of southeast Queensland, will experience continued warming, with more frequent hot days and fewer cool ones[9]. Rainfall patterns are expected to shift, with a decline in cool-season precipitation and an increase in short-duration heavy rainfall events. Sea level rise and intensified coastal storms may also impact nearby low-lying areas. These changes will likely amplify risks such as flooding, heatwaves, and ecological stress, prompting the need for adaptive planning in urban development and conservation.

7 https://koppen.earth/

8 https://myclimateview.com.au/climate-summary

9 https://www.csiro.au/en/research/environmental-impacts/climate-change/State-of-the-Climate/Future-climate



Southern perimiter road in Heritage Park
(Source: Better Cities Group, 2025)

2.2.5 Heritage

A review of the Historic Cultural Heritage Registers and Databases revealed the following[10]:

- Queensland Heritage Register (no registered sites within or adjacent to the project area)
- City of Gold Coast Local heritage register and City Plan Heritage Overlay (one registered local heritage place within the project area. LHR0076 Pimpama Rifle Range (Former). This was originally established as a military training site.
- Australian Heritage Database (no registered sites within or adjacent to the project area)
- Australasian Underwater Cultural Heritage Database (no registered sites within or adjacent to the project area)
- National Trust of Australia (Queensland) Heritage Register (no registered sites within or adjacent to the project area)
- Aboriginal and Torres Strait Islander Cultural Heritage Database and Register (no registered sites within or adjacent to the project area)

Historic Heritage

There is one registered historic cultural heritage place within or adjacent to the project area.

- LHR0076 Pimpama Rifle Range (Former)

A Heritage Impact Statement will be required for any works occurring within the boundary of LHR0076 and the area adjacent to LHR0076 (as shown in Figure 1)

Aboriginal Heritage

There is no reported Aboriginal cultural heritage within or adjacent to (within 100m) the project area.

Under the Duty of Care Guidelines, the activity is a combination of Category 4 (Areas previously subject to Significant Ground Disturbance) and Category 5 (Activities causing Additional Surface Disturbance).

Further cultural heritage assessment by the relevant Aboriginal Party will need to be undertaken prior to any works occurring within the Category 5 areas.

The relevant Aboriginal party for the project area is Danggan Balun (Five Rivers) People.

10 City of Gold Coast. (2024). Cultural Heritage Risk Assessment. City of Gold Coast.

Danggan Balun

The Danggan Balun people[4], also known as the "Five Rivers" people, are the traditional custodians of lands stretching from the Logan and Gold Coast areas through to the Scenic Rim and Tweed valleys. As part of the broader Yugambeh cultural group, their history is rich and rooted in an enduring connection to the land, waterways, and natural resources—a bond that has been celebrated and nurtured for countless generations.

Traditionally, the Danggan Balun people maintained a holistic relationship with their environment, integrating spiritual, social, and practical aspects of life into their stewardship of the land. Their cultural practices, ceremonies, and oral traditions spoke of a deep understanding of country, reflecting a worldview where every river, mountain, and plain held both practical and sacred significance. This intimate bond with country not only ensured the sustainability of their lifestyle but also preserved a wealth of knowledge regarding native flora, fauna, and seasonal changes, all of which are passed down through generations as part of their dynamic cultural heritage.

4 Danggan Balun Aboriginal Corporation. (2025). Danggan Balun - Representative body for the Yugambeh people. Retrieved June 10, 2025, from https://fiverivers.net.au

2.2.6 Current Use

Tenants

The South Coast Restoration Society Inc. (SCRS) are a not-for-profit community organisation who have operated from Heritage Park for approximately 40 years.

Their primary purpose is to restore and preserve items of historical value and display these items to the public.

The City's lease agreement with the SCRS is due to expire on 30 June 2028, which presents an opportunity to consider the short and medium-term use of Heritage Park, and the alignment with the City's long-term priorities.

Review of the site confirms that the structures within the SCRS lessee area are considered to be either SCRS sheds and facilities (including public toilets and the on-site caretaker's residence) or "leased" by SCRS members.

There are three licence agreements under the SCRS lease: Guanaba County Music Club, Miniature Train Club Gold Coast, and Everything Suarve. The delineation of structures and their use, is illustrated in Figure 7.

The Guanaba Country Music Club is a community-driven nonprofit organisation. It hosts regular live music events, including jam sessions and performances by local country artists, typically held on the third Sunday of each month. The club offers a lively space for music lovers to gather, dance, and enjoy food while celebrating Australia's country music scene.

The Miniature Train Club Gold Coast Inc. is a community of model railway enthusiasts. As a 100% National Model Railroad Association (NMRA) -accredited club, it welcomes members of all ages and skill levels who share a love for building, operating, and showcasing miniature trains. The club hosts regular meetings, public open days, and participates in exhibitions throughout southeast Queensland and northern New South Wales.

Everything Suarve Inc. is a not-for-profit organisation dedicated to transforming the lives of disengaged youth through its holistic 10-week Big Brother Program. The initiative blends practical skills training such as construction certificates, CPR, and first aid with mental health support, mindfulness practices like meditation and ice baths, and strong mentorship.

Policy Context

In 2024, the City completed a review of Community Services and Infrastructure (Community Services and Facilities Review) with Council supporting a draft Community Services and Infrastructure Plan, establishing a new "hub and spoke model" for infrastructure provision.



Signs in main shed
(Source: Better Cities Group, 2025)


Example of miniature train display
(Source: Better Cities Group, 2025)



Everything Suarve vehicles
(Source: Better Cities Group, 2025)


Indicative shed structures
(Source: Better Cities Group, 2025)


Guanaba Country Music Club
(Source: Better Cities Group, 2025)

Figure 6. Site images

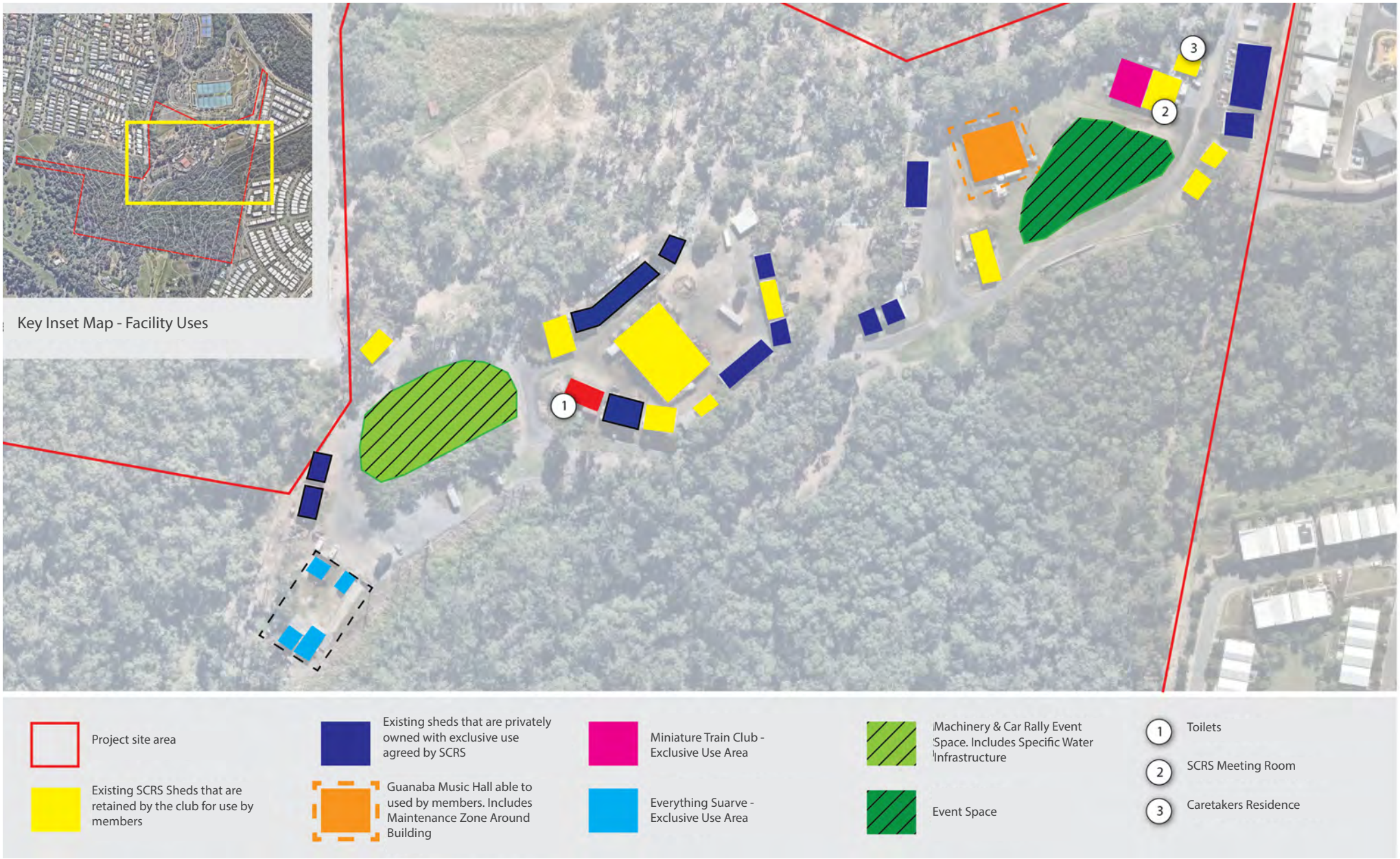


Figure 7. Current use

2.3 Asset Condition

Condition assessment of the site's structures was undertaken in 2022[5]. This assessment confirmed that Heritage Park has many different styles of buildings and also many different sizes of buildings. In addition, some buildings could be around 100 years of age and others are only a couple of years old.

The assessment noted that some structures have not been engineered with the correct footing sizes and structure sizes to comply with the appropriate design codes and standards. This does not appear to be presenting a major problem as most of the buildings are functioning. There are however a few buildings that are suffering from what appears to be termite damage and a couple of the buildings are at a point where access should be limited.

There appears to be a number of small, surplus buildings that are not being used. Keeping these buildings requires maintenance and investment and as such if they are not needed the society may consider removing the buildings. If the buildings are not maintained, eventually they will degrade via rust and termites etc and become a safety risk.

At the time of the condition assessment, it was noted that over 50 sheds/buildings exist on site. An overall condition rating provided for these buildings (which has been employed throughout this report) is as follows:

The condition rating below has been employed throughout this report:

1. Excellent
2. Good
3. Fair
4. Poor
5. Very Poor
6. Safety Risk - Immediate Action Required

The assessment confirmed the following:

- **52** structures in fair condition;
- **6** structures in poor condition; and
- **1** structure in very poor condition.

It should be noted that the assessment conducted in 2022 did not include the temporary buildings located in the western end of the site (within the area sub-leased to Everything Suarve).

5 TNC Engineering. (2022). Structural and maintenance assessment. TNC Engineering.



Dilapidated structure
(Source: Better Cities Group, 2025)



Figure 8. Building condition assessment

2.4 Stakeholder Expectations

The stakeholder engagement process was delivered in two phases: Discovery and Reflection.

Discovery

The Discovery Phase involved working closely with stakeholders with a strong knowledge of the current context of the site and its history. As the site has largely been available for the exclusive use of the SCRS and its tenants the discovery stage focused on interactive workshops with the following stakeholders:

- South Coast Restoration Society
- Guanaba Country Music Club
- Miniature Train Club Gold Coast
- Everything Suarve
- Divisional Councillors
- City of Gold Coast staff

In summary, the current tenants seek to retain the current model of operation and seek to expand their footprint and offering. It was noted that membership for the first three noted organisations has been reducing over time. While Everything Suarve does not have a membership model, participation in their 10-week Big Brother Program, is increasing from 60 to 100 participants annually, as at October 2024.

Council representatives seek to understand the best use of the site in the context of the region's population growth and changing demographics.

In addition to workshops and structured interviews with key stakeholders a series of community pop-up kiosks and an online survey was promoted via the GC Have Your Say webpage.

In summary, the outcomes of the online survey included:

- 600 respondents who were largely locals (443 from Division 1 and 3)
- Nearly 1 in four respondents were not familiar with the park or its location
- Nearly half had never visited Heritage Park
- Of those that had visited, over half had visited to attend a South Coast Restoration Society event
- Of those who had not visited, over half stated that it was due to not knowing about the park
- In terms of future investment in the park, 60% wanted picnic facilities; 56% wanted formalised walking trails; 48% wanted community facilities for social activities; 38% wanted open green space; 37% wanted event space; 33% wanted active recreation facilities; and 32% wanted nature based recreation facilities.
- The demographics of respondents was reflective of recent census outcomes

Reflection

The outcomes of the Discovery phase were shared with the key stakeholders. Key elements such as public access and having places for people to enjoy green space were discussed. The outcomes of the process were noted and the following considerations raised to inform the development of the masterplan:

- If there is general public access, the security of the site would need to be managed.
- There would be value in having new people enjoying the site and potentially becoming new members.
- There is still a requirement for additional areas to display projects.
- Opportunity to share canteen, toilet and office facilities.
- There is a need to improve wayfinding signage.
- Opportunity to host more events.
- The park would need to be managed if there was public access. Note -a Park Management Plan (Operational Model) would be needed if there was public access.
- There would need to be an embellishment of the current infrastructure such as roads and footpaths

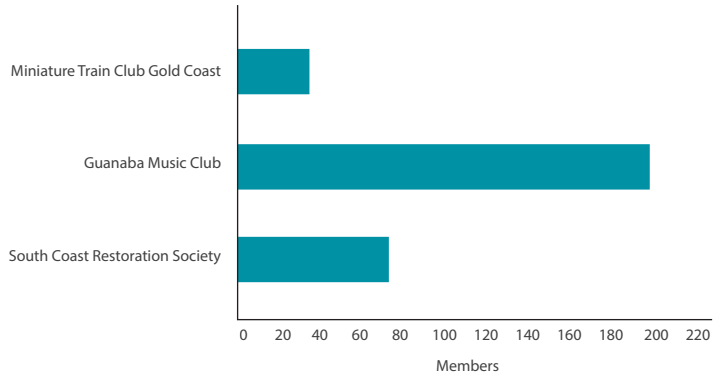


Figure 9. Club Membership

Have Your Say survey results

Current Users

600 respondents who were largely locals (443 from Division 1 and 3)

25% respondents were not familiar with the park or its location

Nearly 50% had never visited Heritage Park

Of those that had visited, over half had visited to attend a South Coast Restoration Society event

Of those who had not visited, over half stated that it was due to not knowing about the park

Future Investment

In terms of future investment in the park:

60% wanted picnic facilities

56% wanted formalised walking trails

48% wanted community facilities for social activities

38% wanted open green space

37% wanted event space

33% wanted active recreation facilities

32% wanted nature based recreation facilities



Stakeholder workshop
(Source: Better Cities Group, 2025)


Stakeholder workshop
(Source: Better Cities Group, 2025)


Stakeholder workshop
(Source: Better Cities Group, 2025)

Figure 10. Stakeholder workshops


Stakeholder workshop
(Source: Better Cities Group, 2025)


Stakeholder workshop
(Source: Better Cities Group, 2025)

2.5 SWOT Analysis

A SWOT analysis is a strategic tool used to identify and evaluate strengths and weaknesses, along with external opportunities and threats, to inform decision-making and planning. The following strengths, weaknesses, opportunities and threats to Heritage Park in the current context have been considered to inform future planning.

Strengths

- relevant zoning for open space provision and community access
- proximity to significant community infrastructure (Pimpama Sports Hub)
- flood-free developable ridge line
- environmental value of remnant bushland and fauna
- dual vehicle access
- open space in an area of high population growth
- walkable catchment to residential development
- historical stewardship of the land by SCRS

Weaknesses

- haphazard arrangement of buildings and structures
- individualised approach to shed management by lessee
- relative poor quality of buildings and structures
- limited community use and access
- limited development potential due to bushfire risk
- limited presentation of heritage or restoration elements
- limited community awareness of the site
- reducing lessee membership
- competing investment in sites such as Beenleigh Historical Village and Museum

Opportunities

- delivery of a parkland with recreation facilities and facilitate community access
- ability to deliver small scale community events such as markets and movie nights
- embellish nature based recreation through trail activation
- facilitate on-site education uses that leverage off the environmental value of the site
- strengthen the connection to heritage and restoration through strategic initiatives
- reinforce the physical and operational connection to Pimpama Sports Hub
- build an integrated community use facility which supports community organisations, social interaction and provides activation

Threats

- transition strategy for current tenants
- bushfire and associated requirements to ensure design criteria are met
- limited casual surveillance over the site



Industrial artefacts at Heritage Park
(Source: Better Cities Group, 2025)

2.6 Key Issues, Challenges, and Priorities

Key Issues

The northern part of the Gold Coast has seen significant population growth over the last 15 years which will continue in the future. Prior to this, Pimpama has been largely used for agricultural purposes and it is in this context that the SCRS have held a lease over the site for over 40 years.

This site is now adjacent to the suburb's premier sporting and recreation centre and surrounded by medium density housing. There is a noted under-supply in passive and structured open space in the north of the Gold Coast which Council is seeking to resolve.

This under-supply, significant population growth dominated by young families and the outcomes of community engagement highlight the opportunity for this site to be used in better alignment to its current zoning - as a park.

The community has confirmed their view that they would prefer to have access to the site and that investment be made to enable it to be used as an open space parkland.

Challenges

There are a number of challenges associated with realising the site's full potential. These relate largely to the sites tenure and its natural features.

South Coast Restoration Society has had a lease over this site (previously larger) since 1981. During that time, a variety of shed structures have proliferated around the site. There is a view within the organisation that some of these sheds are assets of the Society and the balance are individual member assets.

There are also artefacts scattered across the site, most of which are rusted steel and decaying timber, which present a safety hazard to people accessing the site. They are not presented in a coordinated fashion with a view to showcasing heritage.

The nature of the tenancy, the varying quality of the buildings and litany of artefacts throughout the site significantly impede the ability to achieve a site that could support the current tenancy activities and open green space.

This tenancy has also meant that aside from event days, the general community has been unable to access this site.

The bushland that surrounds the site provides significant amenity and a home to a variety of wildlife. However this bushland in conjunction with the site being on the ridgeline of a hill presents considerable bushfire risk to the current site activities and needs to be integrated into all future design decisions.

This further impacts any reasonable ability to be able to achieve the current use, even in a modified format with an open parkland environment.

Priorities

The outcomes of site analysis, regional context assessment, technical review, SWOT analysis and stakeholder engagement have confirmed the following priorities in defined the future of this site:

1. Community - based on stakeholder engagement and consideration of the surrounding land uses, this site should support broader community access, interaction, and gathering.

2. Activity - community facilities to support physical activity and recreation have struggled to keep pace with population growth. This site presents an opportunity to alleviate this gap.

3. Environment - the site is characterised by its surrounding remnant vegetation and natural fauna species. This environment should be nurtured and celebrated.

4. People - as a community asset, the safety of people and their personal enjoyment of the site is paramount.

5. Heritage - considering the site's layered history, future activities should define and celebrate place heritage.

6. Resilience - provision for future activities needs to ensure resilience to impacts from climate change hazards such as urban heat and bushfire.

These priorities have been adopted as principles that will support options analysis and the site's future vision.

3. MASTERPLAN (FUTURE STATE)



3D render of future site looking north towards the community centre in the background
(Source: Better Cities Group, 2025)

3.1 Vision and Principles

The priorities identified earlier as a result of the masterplan analysis have been adopted as principles to enable options analysis and to define the site's future vision.

Using the six principles to guide future decision making enables a vision to be consolidated which reflects the aspirations of the principles, guides the development of the masterplan, action plan and future implementation. The masterplan vision is described below:

MASTERPLAN VISION

A destination park for the Gold Coast west of the M1, that fosters community interaction, ecological restoration and physical activity whilst acknowledging the site's heritage.

Principles



Principle 1. Community

Our park fosters community interaction, events and gathering



Principle 2. Activity

Our park supports physical activity and recreation



Principle 3. Environment

Our park promotes preservation and restoration of the natural environment



Principle 4. People

Our park is a place for people to feel safe and enjoy nature



Principle 5. Heritage

Our park celebrates site heritage and those who have looked after the site



Principle 6. Resilience

Our park manages current and future risk

3.2 Options for the Future State

3.2.1 Options

Council considered a report on the condition and tenure arrangements for Heritage Park, at its meeting on 27 April 2023, and resolved (G23.0427.017) "that due to the underutilisation of the site in a high growth area, the City investigate opportunities for the site through the development of a future concept plan, to be presented to Council for endorsement".

With due regard for this resolution, site analysis and stakeholder engagement outcomes the following three future options were considered:

- Option 1. The Status Quo - Heritage Park continues to be managed by South Coast Restoration Society through a lease.
- Option 2. Open Space Parkland - Heritage Park transitions into a community accessible parkland.
- Option 3. Hybrid - A combination of options 1 and 2 providing a reduced footprint for the current tenancies and an open space parkland.

Option 1 - The Status Quo

Retaining the current arrangement of a lease over the entire site would enable the current tenants to remain in place. Were this to occur, significant review and investment would be required to resolve issues associated with bushfire risk.

This option would be considered an underutlisation of the site, serving only the tenants members (and E-Suarve clients) with limited monthly community access during open days.

Continuation of the overarching lease with SCRS would need to consider the capacity of the organisation to meet the lease requirements in the long term. This assessment would include review of membership numbers and a clear governance structure.

Option 2 - Open Space Parkland

The population growth in the northern part of the Gold Coast has contributed to an under-supply of open space, especially west of the M1.

The development of Heritage Park adjacent to the Pimpama Sports Hub adds value to the investment in the centre and provides a clear community infrastructure focal point for northern Gold Coast residents.

The existing structure of the site provides a ready-made framework to deliver a parkland at a relatively low cost.

Use of the site as a park with a small community facility supplementing the Pimpama Sports Hub - hosting some of the existing lessee/licence holders as appropriate - would enable high community utilisation of the site.

Option 3 - Hybrid Approach

This option considers retaining lessees on the site within a smaller footprint and enabling some community park access.

This would enable current users to retain some of their activities whilst enabling some park delivery. This option would be predicated on the assumption that current lessee organisations will continue as community organisations in the future.

This approach could be delivered, however, would require relocation and redesign of current structures to ensure they met bushfire hazard requirements. This would also assume that these structures could be relocated, which previous assessment has discounted.

The various industrial machinery artefacts in-situ across the site area, could not be left in their current state in a parkland setting; these artefacts would need to be relocated.

The lease footprint would likely have to be over a building or a far smaller fenced area of the site. This would severely impact the park opportunity.

3.3 Options Analysis

3.3.1 Multi-Criteria Assessment

A multi-criteria assessment is a decision-making tool used to evaluate options based on multiple, often conflicting factors such as cost, impact, feasibility, and risk. It helps compare alternatives by assigning weightings to each criterion and scoring them to identify the most balanced or optimal choice. The following multi-criteria assessment scoring assessment has been applied for Heritage Park, to determine a preferred future option.

Multi-Criteria Assessment Scoring

Scoring	Principle 1 Community	Principle 2 Activity	Principle 3 Environment	Principle 4 People	Principle 5 Heritage	Principle 6 Resilience
3	Community has access to the site	Site supports physical activity and recreation	Preservation and restoration are prioritised	People feel and are safe and able to enjoy nature	Site heritage is celebrated	Future activities considers climate change, bushfire risk and Council policy
2	Community has limited access to the site	Site partially supports physical activity and recreation	Preservation and restoration activities remain the same	People usually feel and are safe and able to enjoy nature	Site heritage is not prioritised	Climate change impacts, bushfire risk and Council policy adherence remains the same
1	Community has no access to the site	Site does not support physical activity and recreation	Future activities are environmentally detrimental	Safety and natural enjoyment are hindered	Future activities are detrimental to site heritage	Climate change impacts and bushfire risk are increased

Table 1. Multi-Criteria Assessment Scoring

3.3.2 Preferred Approach

Multi-Criteria Assessment

Scoring	Principle 1 Community	Principle 2 Activity	Principle 3 Environment	Principle 4 People	Principle 5 Heritage	Principle 6 Resilience	TOTAL
Option 1 - The Status Quo	1	1	2	2	2	2	10
Option 2 - Open Space Parkland	3	3	3	3	3	3	18
Option 3 - Hybrid Approach	2	2	2	2	3	3	14

Table 2. Multi-Criteria Assessment

The multi-criteria assessment demonstrates that Option 2 - Open Space Parkland offers the strongest alignment with the six principles underpinning the community's vision for Heritage Park.

Moreover, Option 2 - Open Space Parkland offers the additional benefits in that it:

- provides the best and highest use of the land for the community
- adds value to the significant investment in the Pimpama Sports Hub and aligns with Council's community infrastructure policy direction
- responds to the under-supply in open space provision.

3.4 Application of Principles to the Preferred Option

3.4.1 Principle 1 - Community

Our park fosters community interaction, events and gathering

The co-location of the Pimpama Sports Hub and Heritage Park will provide a focal point for community activities for the Pimpama and broader northern Gold Coast community.

The masterplan considers a series of design inclusions to enable residents to meet, relax and have fun as a community. Specific design elements include:

- Reinforce the physical and visual connection to the Pimpama Sports Hub. This provides community infrastructure scale for the Pimpama community and will benefit both sites.
- A flexible event space that can host local community events such as markets, movies in the park and community concerts. This could include a small stage area co-located with community facilities, 3-phase power and a large lawn area. Some overflow car parking is also set aside at the Bull Road access when required.
- Picnic facilities and shade structures that enable families and friends to gather and spend time together.
- Community facilities (approximately 800m2 GFA) that enable community groups to meet and store equipment.


(Source: Adobe, 2025 881147427)

Figure 11. Principle 1 - Community

3.4.2 Principle 2 - Activity

Our park supports physical activity and recreation

Heritage Park has existing attributes that will contribute to the park becoming a hive of physical activity for the local community. Formal sports are catered for at the Pimpama Sports Hub, whilst Heritage Park will become the location for unstructured sport and recreation.

The natural bushland that surrounds the park contributes to this offering. In addition to a structured park setting residents can enjoy surrounding vegetated areas dominated by largely undisturbed native species.

To emphasise the opportunity for the park to support physical activity, the following design elements have been included:

- Three kilometres of 3-metre wide, sealed footpaths. This network moves through the centre of the park and is removed from cars.
- Three kilometres of bushland trails. These will be low impact paths, with graded, natural surface treatment, 1-2m in width to minimise impact to the landscape.
- Connection into the broader active travel network.
- A number of trail heads connecting the parkland to bush tracks.

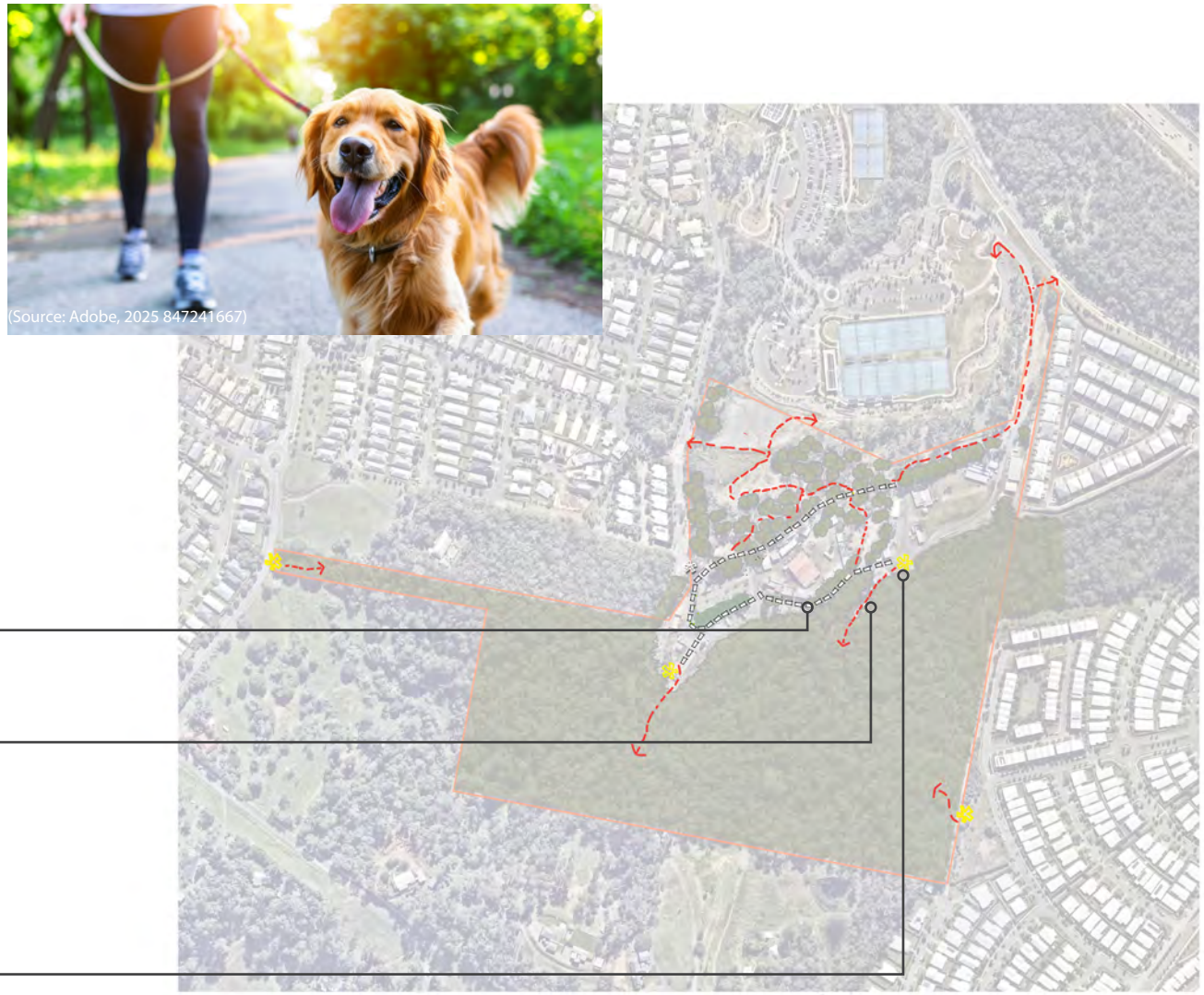


Figure 12. Principle 2 - Activity

3.4.3 Principle 3 - Environment

Our park promotes preservation and restoration of the natural environment

The masterplan site is fortunate to include 10 hectares of largely undisturbed native bushland. Assessment confirms remnant vegetation and the presence of a range of fauna including koalas.

To optimise the current ecological setting, the masterplan seeks to conserve and maintain the natural environment through the following activities:

- Avoid the highly constrained areas of the site.
- Built infrastructure and hardstand areas should be limited to the unconstrained areas of the site where it is feasible to do so.
- Consider planning controls to protect bushland (eg. conservation).
- Limit clearing in constrained areas of the site.
- Employ the use of best practice lighting design to limit light spill into areas of retained bushland.
- Retain hollow-bearing trees in situ and reinforce a green corridor, north to south through the centre of the park.


(Source: Adobe, 2025 626744052)

Figure 13. Principle 3 - Environment

3.4.4 Principle 4 - People

Our park is a place for people to feel safe and enjoy nature

The opportunity for people to feel relaxed and safe within Heritage Park is critical. For this reason, the majority of the site has restrictions on cars and the design supports activation and casual surveillance.

The following masterplan features have been adopted to achieve this:

- provision for cars and parking is located at the eastern end of the site. The one-way road acts as a shared space with a speed limit of 10km/hour; lockable entry gates facilitate controlled access for after-hours use.
- The design optimises lines of site from existing residential areas.
- The community building presents opportunity for all day activation.
- Internal site lines are emphasised through clear trunking and large expanses of turf lawns.
- The park setting has been designed to have an effortless connection to the surrounding natural bushland.
- Spaces and pathways have been designed to enable the Active and Healthy program and parkrun events.

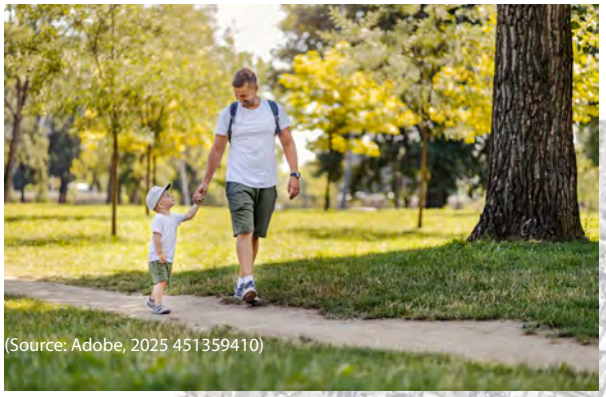

(Source: Adobe, 2025 451359410)

Figure 14. Principle 4 - People

3.4.5 Principle 5 - Heritage

Our park celebrates site heritage and those who have looked after the site

Stewardship of Heritage Park is an important part of the development of the masterplan, originating with the Danggan Balun people through to the SCRS.

In addition to the heritage artefacts on the site, the site also acted as a rifle range and evidence of this can still be found today. These considerations have been taken into the development of the masterplan and are represented as follows:

- in consultation with the Danggan Balun people, identification of sites/opportunities to recognise and share local meaning and values, via detailed design of infrastructure, planting, and/or artwork.
- protection of the rifle range site to be supported by informative signage, and wayfinding.
- site selection for a key SCRS artefact to be retained on site and potentially act as an interactive child friendly play piece.
- A heritage walk to be adopted along the path network to acknowledge the sites heritage and the important groups who have provided stewardship.


(Source: EVM, 2025)

Figure 15. Principle 5 - Heritage

3.4.6 Principle 6 - Resilience

Our park manages current and future risk

The natural remnant bushland and the sites topography are the features which make Heritage Park such an amazing asset. They are also the two considerations which drive the significant fire risk.

The site in its current configuration presents challenges for new infrastructure location and design, to adequately meet the identified bushfire risk. This masterplan seeks to leverage the opportunity presented whilst managing risk through the following design inclusions:

- removal of any buildings on the site that present an unacceptable fire risk.
- reinforcing the required buffer distance to the park through the use of perimeter roads and footpaths.
- future building development to meet bushfire design requirements based on its location.


(Source: Better Cities Group 2025)

Figure 16. Principle 6 - Resilience

3.5 Masterplan

The masterplan seeks to integrate with its surrounding land uses, principally the Pimpama Sports Hub.

There is an opportunity to rename the entire precinct "Pimpama Community Hub", and that the project site (Heritage Park) is named "Heritage Green" in recognition of the site's heritage by name and action, and the outcomes and policy direction Council endorsed via the Community Services and Facility Review.

The intention to prioritise access includes pedestrian connections to Waverley Road, The Heights and Bull Road.

The parkland site sitting atop the ridge land is prominent and enables visitors to the park to enjoy the neighbouring bushland.

The focus has been on providing a community asset that enables residents to stay active and enable family and friends to meet.



1. Pacific Motorway
2. Rifle Range Road
3. Pimpama Sports Hub
4. Bull Road
5. Waverley Road
6. The Heights

Figure 17. Masterplan (external)



Aerial perspective of Heritage Park looking north
(Source: City of Gold Coast, 2025)

Discover Heritage Park

Situated in the heart of the northern Gold Coast adjacent to the new Pimpama Sports Hub sits Heritage Park.

This park sits proud upon the ridge line surrounded by remnant bushland.

With the growth of the northern Gold Coast now is the time to establish Heritage Park as a valuable green space asset for the Gold Coast's fastest growing suburbs.

Its co-location with the Pimpama Sports Hub will provide residents with access to leading sports infrastructure and a high quality bushland setting greenspace for recreation, relaxation and casual exercise.

8 hectares
of open space parkland

6+
community nodes and picnic facilities

6 kilometres
of walking and cycling tracks

1 hectare
of flexible event space

2 hectares
of ecological restoration

2 trail heads to bushland trails

100+
additional car parks

1 community facility


(Source: Adobe 2025 751030387)

The design of the masterplan leverages of the natural arrangement of the site with the primary access arriving at the crest of the hill and opening up into a gateway green space. Three green spaces are separated by an existing road network which will be retained and embellished for vehicles at the eastern end and pedestrians and cyclists in the central and western end.

A community facility is proposed for the eastern lawn which will also be designed to support low scale community events such as markets and movie nights. The community facility could support community groups, light commercial activities and education activities such as school groups.

Car parking is provided around the edges of the lawn. The central lawn and western lawn are dedicated to active recreation and relaxation with a formal path network connecting to natural bushland trails.

A range of shelters and picnic facilities are proposed to support gatherings and longer visits for day-use.



1. Upgraded 2-way entrance road
2. Flexible event space
3. Community building
4. One-way road
5. Trail head
6. Bush trail (1m)
7. Formalise Bull Road car park
8. Connecting trails
9. Ecological corridor
10. Central lawn
11. Picnic facilities
12. Lawn / overflow parking
13. Sealed footpath (3m)

Figure 18. Masterplan (internal)

Existing vegetation

Large central open parkland space with paths to edge

Rehabilitated sloped forest with connecting trails

Formalised lower car parking

Existing connection to sports hub facilities





Figure 19. Indicative section



1. Flexible event space
2. Community building
3. Stage / Rotunda
4. Community building accessible parking
5. One-way 10km/hour road
6. Parallel parking
7. 90 degree parking
8. Sealed footpath
9. Additional tree planting
10. Running trails



Figure 20. Community facility inset



1. Sealed footpath
2. Trail head
3. Bush trail
4. Central lawn
5. Picnic facilities



Figure 21. Central lawn inset



3D render of future site looking north towards the community facility in the background behind the tree line
(Source: Better Cities Group, 2025)

4. IMPLEMENTATION PLAN (20-YEAR ACTION PLAN)



3D render of future site looking across the central lawn
(Source: Better Cities Group, 2025)

4.1 Implementation

The action plan for this masterplan has been developed through a structured approach that outlines specific actions required to bring the vision to life.

This began with identifying key priorities, such as enhancing green spaces, improving accessibility, and incorporating sustainable design elements. These actions are categorised based on their complexity, urgency, and impact.

A timeline was established to guide the implementation, ensuring short-term, medium-term, and long-term objectives are clearly defined.

Timing plays a crucial role in the action plan, with milestones set to track progress and ensure timely execution. Some actions may require phased implementation, such as infrastructure upgrades or ecological restoration projects, while others may be completed more swiftly, like installing new signage or seating areas. Regular reviews and adjustments are built into the plan to accommodate unforeseen challenges or opportunities. Transparency is maintained through progress reports, allowing stakeholders to stay informed and engaged throughout the process.

Budget allocation is carefully considered to ensure financial feasibility. Costs are estimated for each action, balancing available funding sources, grants, and community contributions.

High-cost initiatives may be scheduled across multiple phases to distribute expenses effectively. A contingency fund is often set aside to manage unexpected expenses.

By integrating financial planning into the action plan, the project remains financially sustainable while delivering high-quality improvements to the park. This strategic approach ensures that the park masterplan is not only visionary but also practical and achievable.



(Source: Adobe, 2025 644492393)

4.2 Action Plan

The action plan consists of a series of actions that have been defined under each outcome. Each action has been prioritised as a short (0-5 years), medium term (6-10 years) or long term activity. This recognises that delivery of this park will take time and whilst the assets can be made available to the community relatively quickly there is a transition to occur and an appropriate level of investment over time.

In the short term it is appropriate to complete the following:

- Proactively supporting onsite stakeholders by maintaining clear, ongoing communication and working closely with them throughout the transition to ensure their needs and contributions are acknowledged and considered during future planning stages.
- Managing expectations and minimise misinformation by clearly outlining the Master Plan's long-term goal, phased implementation, and ongoing opportunities for community input throughout the transition.
- Confirm the site's operational and branding relationship to Pimpama Sports Hub
- Deliver the first stage of the parkland (road, parking, lawns, tree planting)

In the medium term the following would be prioritised:

- walking trails
- interpretative signage
- CCTV and lighting

In the medium term, a community building could be delivered to support community groups, meeting spaces, and maintenance equipment. It might also support a commercial cafe lease.

Further detail, including Council's role and budget allocations is provided in the following action plan.

City of Gold Coast role

LD	Leader - demonstrate leadership, promote greater education, and empower business and community engagement
AD	Advocate - champion for action on behalf of the city and promote ambitions of the community
PR	Partner - collaborate and bring stakeholders together to achieve shared goals
SP	Service Provider - plan, deliver, maintain and improve services and projects
RG	Regulator - providing good governance through local laws and policies for the benefit and wellbeing of the community

Short term (1-5 years) 2025 - 2030 → **Medium term (6-10 years)** 2030 - 2040 → **Long term (11-20 years)** 2035-2045



(Source: Adobe, 2025 1495504875)

Actions		Timing	LD	AD	PR	SP	RG
Principle 1 Community	**Our park fosters community interaction, events and gathering**						
1.1	Develop a transition strategy to facilitate onsite stakeholders throughout the transition to ensure their needs and contributions are acknowledged and considered during future planning stages.	0-5 years	●	●			●
1.2	Confirm the entire precinct (Heritage Park and the Pimpama Sports Hub) is named Pimpama Community Hub, and that the proposed "Central Park" is named "Heritage Green" in recognition of the CSFR outcomes and the HP/SCRS history	0-5 years	●	●			●
1.3	Removal/modification of any buildings on the site that present an unacceptable fire risk (sheds, fencing, artefacts, on site)	0-5 years	●				●
1.4	Delivery of the road, carpark and services network (water, electricity etc)	0-5 years	●				
1.5	Delivery of flexible event space as stage 1 - prepare the site by clearing and leveling the ground, then lay high-quality turf followed by thorough watering and ongoing maintenance	0-5 years	●				
1.6	Plan for the delivery of the community building	0-5 years	●				
1.7	Develop a park operational model / Management Plan to consider future management and use, to ensure infrastructure alignment and operational considerations.	0-5 years	●				

Actions		Timing	LD	AD	PR	SP	RG
Principle 2 Activity	**Our park supports physical activity and recreation**						
2.1	Formalise external active travel connections to the external network	0-5 years	●	●	●	●	
2.2	Rehabilitate the existing internal network as a sealed active travel network	6-10 years	●			●	
2.3	Deliver a wayfinding suite and include distance marking.	6-10 years	●			●	
2.4	Rehabilitate the existing bushland track network and consider new tracks which connect to external destinations.	11-20 years	●			●	
2.5	Deliver a series of trail heads which define bushland track entrances and provide mapping, difficulty and distance information	11-20 years	●			●	



(Source: Adobe, 2025 279971582)

Actions		Timing	LD	AD	PR	SP	RG
Principle 3 Environment	**Our park promotes preservation and restoration of the natural environment**						
3.1	Ensure protection of retained bushland and limit clearing.	0-5 years	●			●	
3.2	Strategic planting in the north of the site and through the centre of the park to reinforce the green corridor for wildlife movement, while maintaining passive surveillance.	0-5 years	●			●	
3.3	Deliver a nature-inspired wayfinding suite that integrates signage, pathways, and interactive elements that celebrate the park's ecological features.	6-10 years	●		●	●	
3.4	Employ the use of best practice lighting design to limit light spill into areas of retained bushland	6-10 years	●			●	●
Principle 4 People	**Our park is a place for people to feel safe and enjoy nature**						
4.1	Adopt CPTED principles in the design and delivery by maximising lines of sight from neighbouring residents, clear trunking vegetation and providing appropriate lighting.	0-5 years	●	●		●	
4.2	Adopt a 10km/hr vehicle speed for the eastern part of the site with no private vehicles able to access the western part of the site or from Bull Road.	0-5 years	●			●	●
4.3	Consider the installation of a CCTV network if appropriate	0-5 years	●	●	●	●	
4.4	Align the security and maintenance of the site with Pimpama Sports Hub	0-5 years	●			●	

Actions		Timing	LD	AD	PR	SP	RG
Principle 5 Heritage	**Our park celebrates site heritage and those who have looked after the site**						
5.1	Work with the South Coast Restoration Society to identify opportunity for artefacts to be retained, made safe and included as elements of the park design	0-5 years	●		●		
5.2	Protection of the rifle range site and consideration of elements that recognise its heritage value	0-5 years	●	●	●	●	
5.3	Consult with the Danggan Balun people to define and deliver opportunities to recognise their connection to the site and local area values.	0-5 years	●			●	
5.4	Integrate 5.1, 5.2 and 5.3 into the development of an interpretive heritage trail throughout the site	6-10 years	●				
Principle 6 Resilience	**Our park manages current and future risk**						
6.1	Review and modify or remove any building on the site which does not meet the appropriate fire safety design requirements	0-5 years	●			●	
6.2	Retain and embellish the buffer between the open space areas of the site and the surrounding bushland within prescribed limits	0-5 years	●			●	
6.3	Ensure future buildings delivered on the site meet the required fire safety design requirements	0-5 years	●			●	
6.4	Develop a revised Bushfire Management Plan once the first stage of the masterplan is delivered	6-10 years	●			●	

Table 3. Action Plan

4.3 Budget Allocation

Indicative cost

$ is <$10,000

$$ is $10,000 to $100,000

$$$ is >$100,000-$500,000

$$$$ is $500,000 to $1m

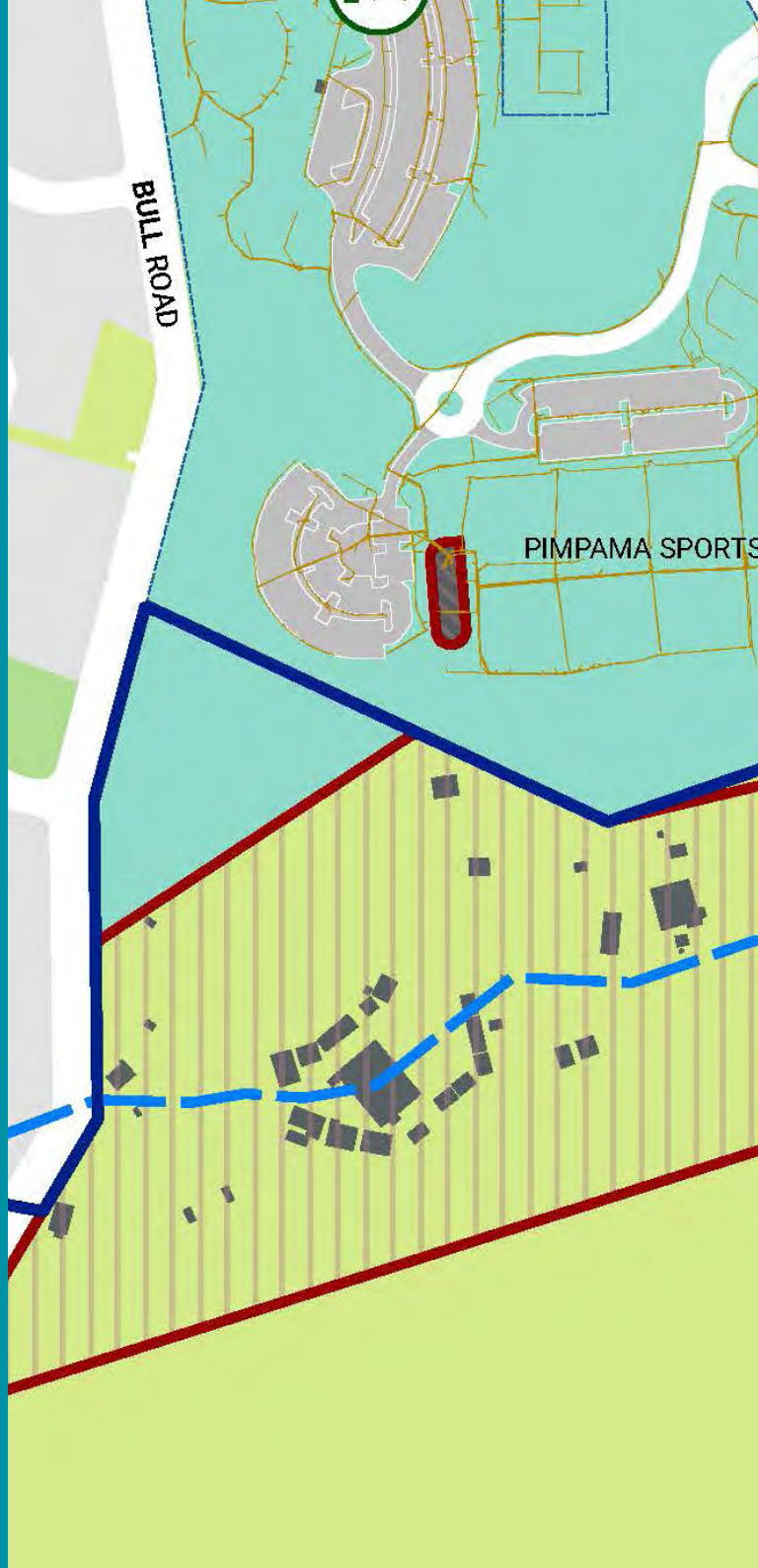
Actions		Budget Allocation
Principle 1 Community	**Our park fosters community interaction, events and gathering**	
1.1	Develop a transition strategy to facilitate onsite stakeholders throughout the transition to ensure their needs and contributions are acknowledged and considered during future planning stages.	$
1.2	Confirm the entire precinct (Heritage Park and the Pimpama Sports Hub) is named Pimpama Community Hub, and that the proposed "Central Park" is named "Heritage Green" in recognition of the CSFR outcomes and the HP/SCRS history	$
1.3	Removal/modification of any buildings on the site that present an unacceptable fire risk (sheds, fencing, artefacts, on site)	$$$
1.4	Delivery of the road, carpark and services network (water, electricity etc)	$$$$
1.5	Delivery of flexible event space as stage 1 - prepare the site by clearing and leveling the ground, then lay high-quality turf followed by thorough watering and ongoing maintenance	$$$
1.6	Plan for the delivery of the community building	$$$$
1.7	Develop a park operational model / Management Plan to consider future management and use, to ensure infrastructure alignment and operational considerations.	$

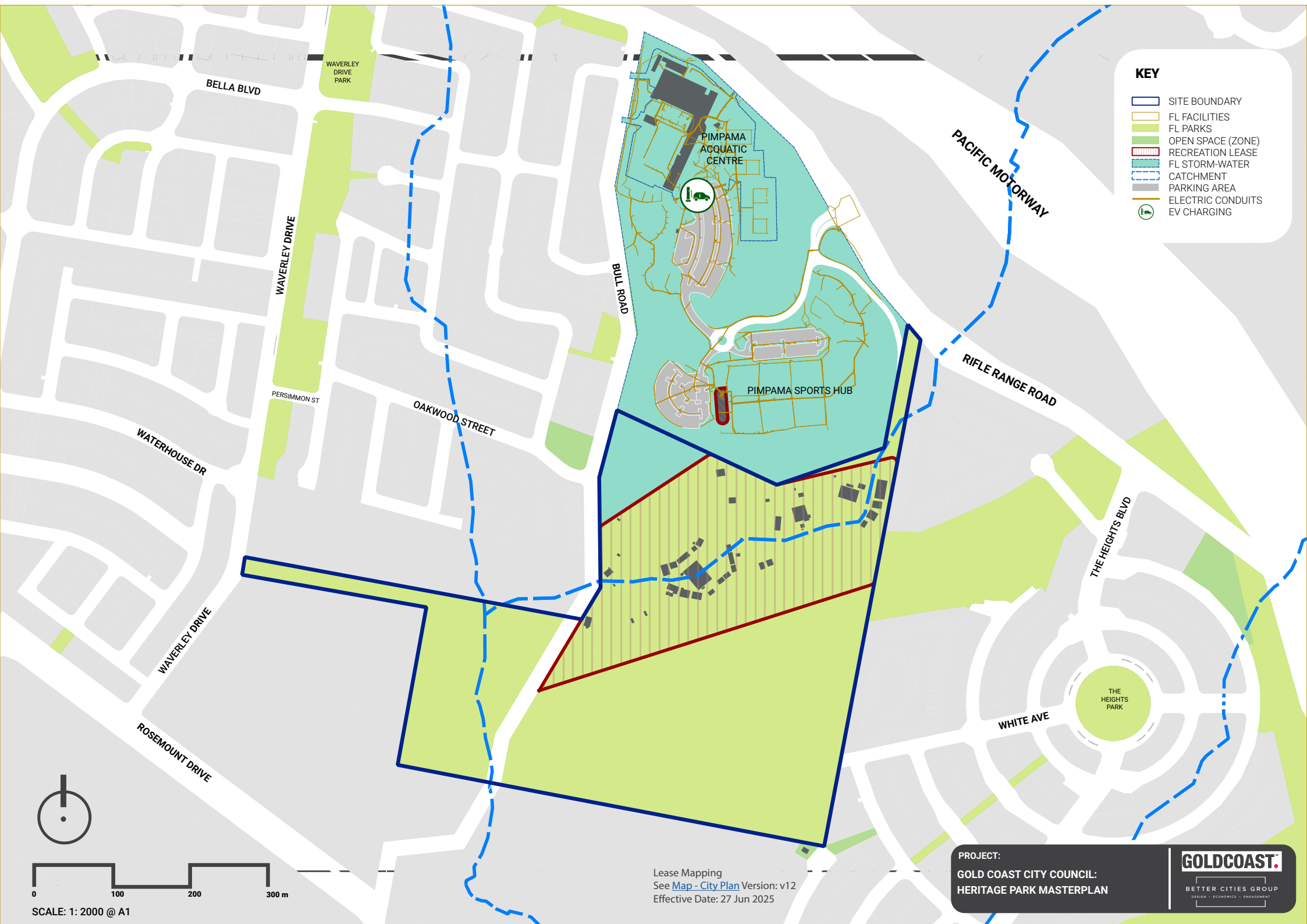
Principle 2 Activity	**Our park supports physical activity and recreation**	
2.1	Formalise external active travel connections to the external network	$$$
2.2	Rehabilitate the existing internal network as a sealed active travel network	$$$
2.3	Deliver a wayfinding suite and include distance marking.	$$
2.4	Rehabilitate the existing bushland track network and consider new tracks which connect to external destinations.	$$
2.5	Deliver a series of trail heads which define bushland track entrances and provide mapping, difficulty and distance information	$$$

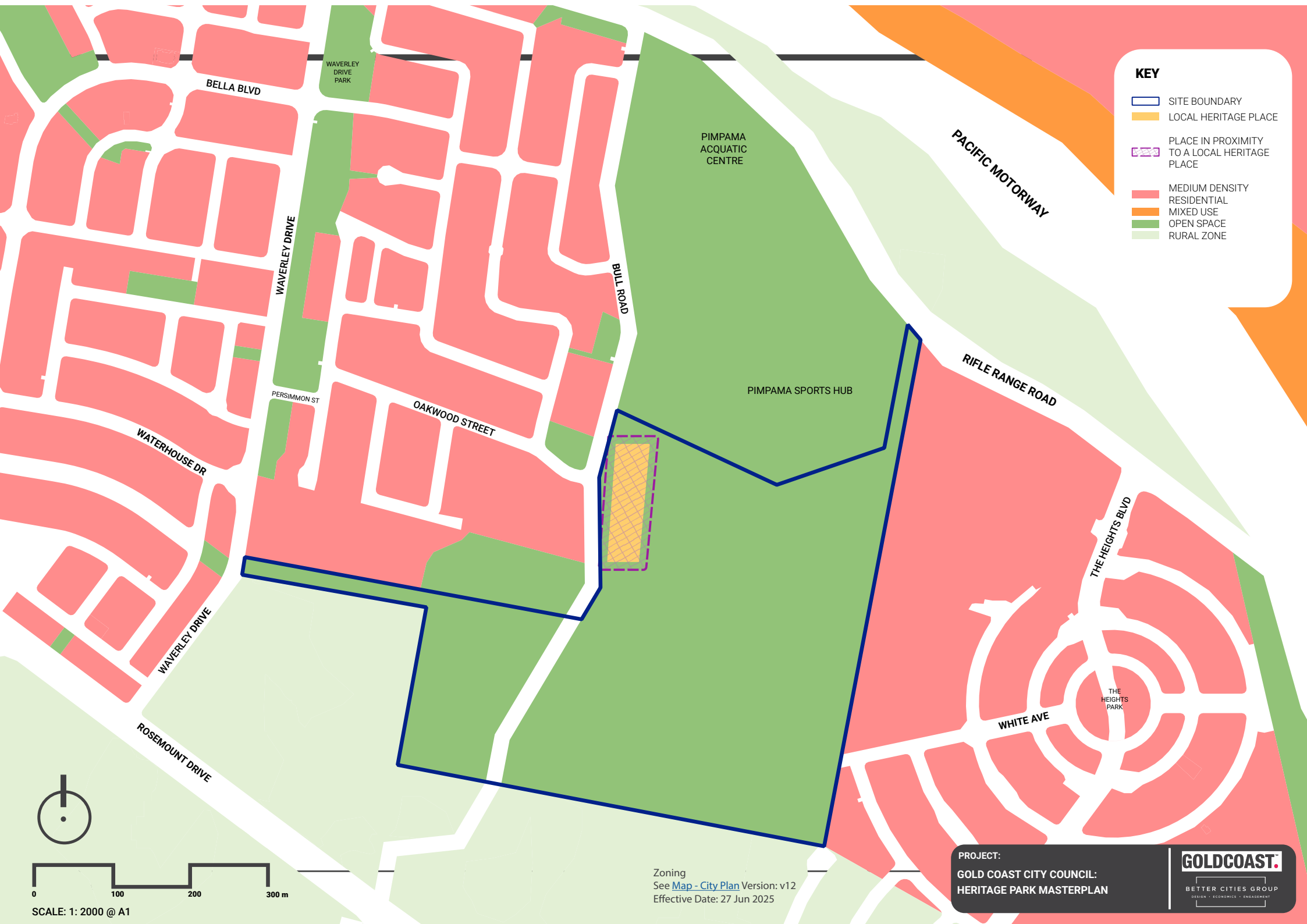
Actions		Budget Allocation
Principle 3 Environment	**Our park promotes preservation and restoration of the natural environment**	
3.1	Ensure protection of retained bushland and limit clearing.	$
3.2	Strategic planting in the north of the site and through the centre of the park to reinforce the green corridor for wildlife movement, while maintaining passive surveillance.	$
3.3	Deliver a nature-inspired wayfinding suite that integrates signage, pathways, and interactive elements that celebrate the park's ecological features.	$$
3.4	Employ the use of best practice lighting design to limit light spill into areas of retained bushland	$$$
Principle 4 People	**Our park is a place for people to feel safe and enjoy nature**	
4.1	Adopt CPTED principles in the design and delivery by maximising lines of sight from neighbouring residents, clear trunking vegetation and providing appropriate lighting.	$
4.2	Adopt a 10km/hr vehicle speed for the eastern part of the site with no private vehicles able to access the western part of the site or from Bull Road.	$
4.3	Consider the installation of a CCTV network if appropriate	$$$
4.4	Align the security and maintenance of the site with Pimpama Sports Hub	$
Principle 5 Heritage	**Our park celebrates site heritage and those who have looked after the site**	
5.1	Work with the South Coast Restoration Society to identify opportunity for artefacts to be retained, made safe and included as elements of the park design	$
5.2	Protection of the rifle range site and consideration of elements that recognise its heritage value	$
5.3	Consult with the Danggan Balun people to define and deliver opportunities to recognise their connection to the site and local area values.	$
5.4	Integrate 5.1, 5.2 and 5.3 into the development of an interpretive heritage trail throughout the site	$$
Principle 6 Resilience	**Our park manages current and future risk**	
6.1	Review and modify or remove any building on the site which does not meet the appropriate fire safety design requirements	$$$
6.2	Retain and embellish the buffer between the open space areas of the site and the surrounding bushland within prescribed limits	$
6.3	Ensure future buildings delivered on the site meet the required fire safety design requirements	$$$
6.4	Develop a revised Bushfire Management Plan once the first stage of the masterplan is delivered	$$

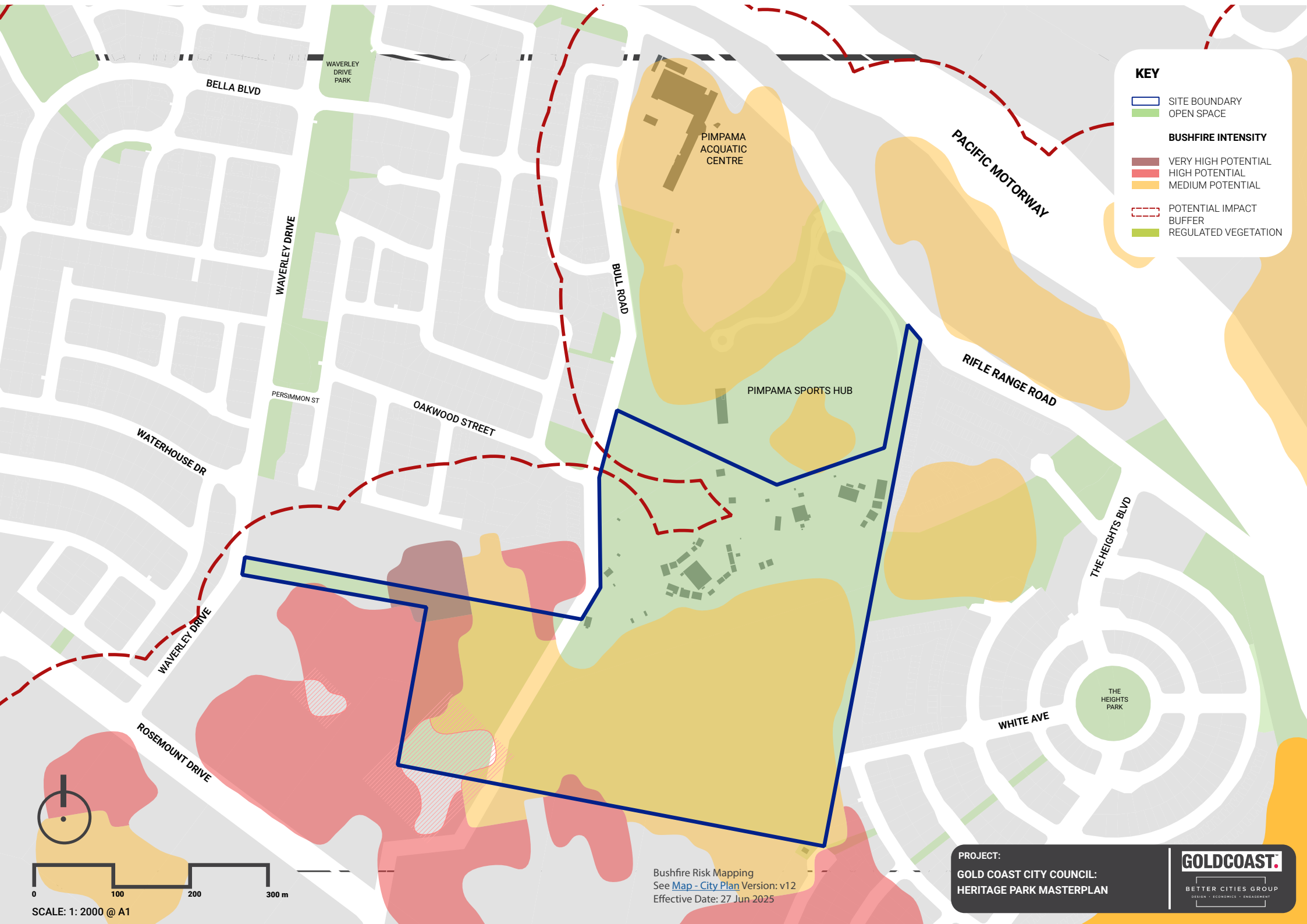
Table 4. Budget Allocation

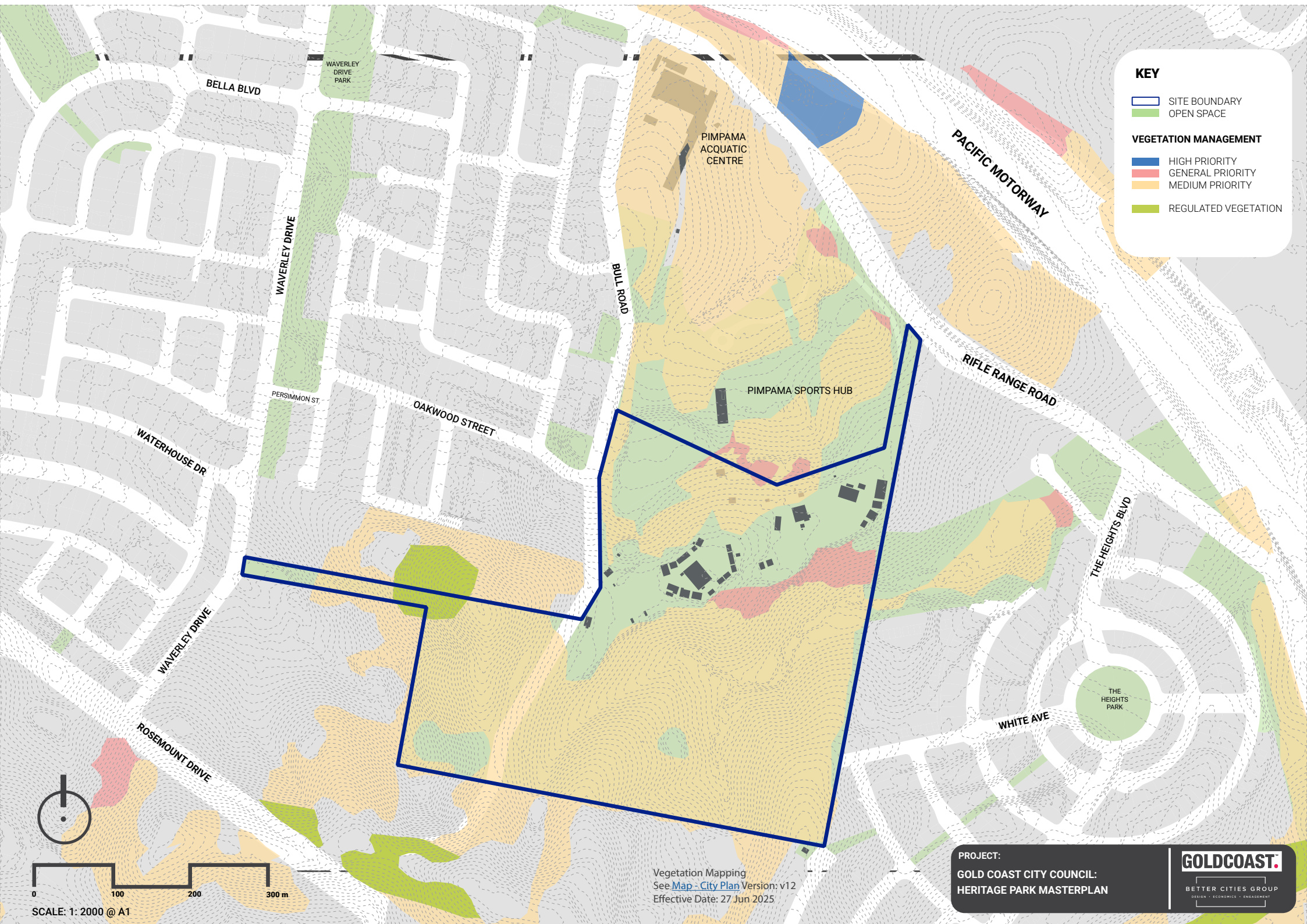
Appendix A - GIS

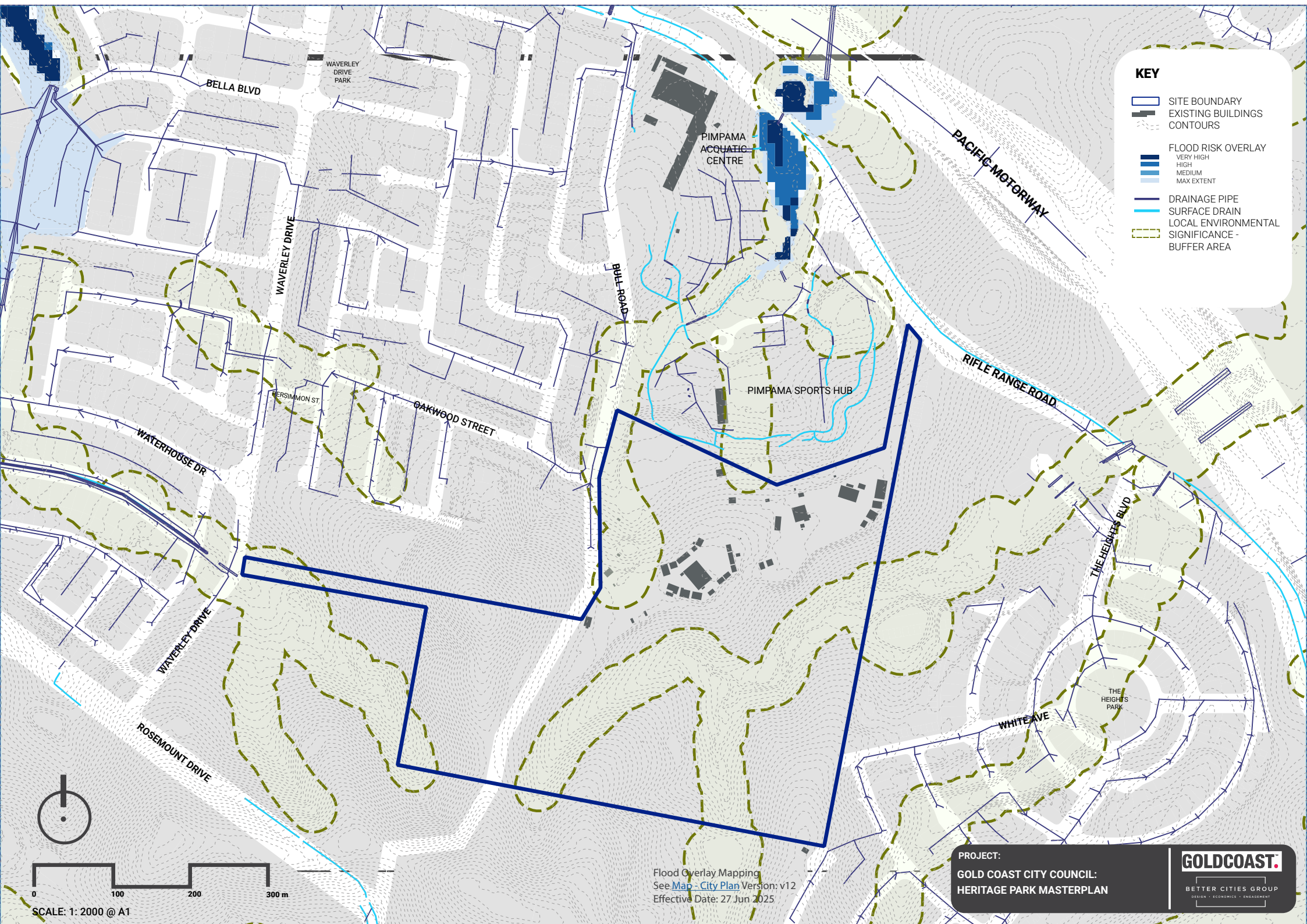



KEY
SITE BOUNDARY
FL FACILITIES
FL PARKS
OPEN SPACE (ZONE)
RECREATION LEASE
FL STORM-WATER
CATCHMENT
PARKING AREA
ELECTRIC CONDUITS
EV CHARGING
BELLA BLVD
WAVERLEY DRIVE PARK
WAVERLEY DRIVE
PERSIMMON ST
WATERHOUSE DR
OAKWOOD STREET
BULL ROAD
PIMPAMA ACQUATIC CENTRE
PIMPAMA SPORTS HUB
PACIFIC MOTORWAY
RIFLE RANGE ROAD
THE HEIGHTS BLVD
THE HEIGHTS PARK
WHITE AVE
WAVERLEY DRIVE
ROSEMOUNT DRIVE
0
100
200
300 m
SCALE: 1: 2000 @ A1
Lease Mapping
See Map - City Plan Version: v12
Effective Date: 27 Jun 2025
PROJECT:
GOLD COAST CITY COUNCIL:
HERITAGE PARK MASTERPLAN
GOLDCOAST
BETTER CITIES GROUP


KEY
SITE BOUNDARY
LOCAL HERITAGE PLACE
PLACE IN PROXIMITY TO A LOCAL HERITAGE PLACE
MEDIUM DENSITY RESIDENTIAL
MIXED USE
OPEN SPACE
RURAL ZONE
BELLA BLVD
WAVERLEY DRIVE PARK
WAVERLEY DRIVE
PERSIMMON ST
OAKWOOD STREET
WATERHOUSE DR
WAVERLEY DRIVE
ROSEMOUNT DRIVE
BULL ROAD
PIMPAMA ACQUATIC CENTRE
PIMPAMA SPORTS HUB
PACIFIC MOTORWAY
RIFLE RANGE ROAD
THE HEIGHTS BLVD
THE HEIGHTS PARK
WHITE AVE
0
100
200
300 m
SCALE: 1: 2000 @ A1
Zoning
See Map - City Plan Version: v12
Effective Date: 27 Jun 2025
PROJECT:
GOLD COAST CITY COUNCIL:
HERITAGE PARK MASTERPLAN
GOLDCOAST.
BETTER CITIES GROUP


KEY
SITE BOUNDARY
OPEN SPACE
BUSHFIRE INTENSITY
VERY HIGH POTENTIAL
HIGH POTENTIAL
MEDIUM POTENTIAL
POTENTIAL IMPACT BUFFER
REGULATED VEGETATION
BELLA BLVD
WAVERLEY DRIVE PARK
WAVERLEY DRIVE
PERSIMMON ST
OAKWOOD STREET
WATERHOUSE DR
BULL ROAD
PIMPAMA ACQUATIC CENTRE
PACIFIC MOTORWAY
PIMPAMA SPORTS HUB
RIFLE RANGE ROAD
THE HEIGHTS BLVD
THE HEIGHTS PARK
WHITE AVE
ROSEMOUNT DRIVE
0
100
200
300 m
SCALE: 1: 2000 @ A1
Bushfire Risk Mapping
See Map - City Plan Version: v12
Effective Date: 27 Jun 2025
PROJECT:
GOLD COAST CITY COUNCIL:
HERITAGE PARK MASTERPLAN
GOLDCOAST
BETTER CITIES GROUP


KEY
SITE BOUNDARY
OPEN SPACE
VEGETATION MANAGEMENT
HIGH PRIORITY
GENERAL PRIORITY
MEDIUM PRIORITY
REGULATED VEGETATION
BELLA BLVD
WAVERLEY DRIVE PARK
PIMPAMA ACQUATIC CENTRE
PACIFIC MOTORWAY
WAVERLEY DRIVE
BULL ROAD
PIMPAMA SPORTS HUB
RIFLE RANGE ROAD
PERSIMMON ST
OAKWOOD STREET
WATERHOUSE DR
THE HEIGHTS BLVD
WAVERLEY DRIVE
THE HEIGHTS PARK
WHITE AVE
ROSEMOUNT DRIVE
0
100
200
300 m
SCALE: 1: 2000 @ A1
Vegetation Mapping
See Map - City Plan Version: v12
Effective Date: 27 Jun 2025
PROJECT:
GOLD COAST CITY COUNCIL:
HERITAGE PARK MASTERPLAN
GOLDCOAST.
BETTER CITIES GROUP


KEY
SITE BOUNDARY
EXISTING BUILDINGS
CONTOURS
FLOOD RISK OVERLAY
VERY HIGH
HIGH
MEDIUM
MAX EXTENT
DRAINAGE PIPE
SURFACE DRAIN
LOCAL ENVIRONMENTAL SIGNIFICANCE - BUFFER AREA
BELLA BLVD
WAVERLEY DRIVE PARK
PIMPAMA ACQUATIC CENTRE
PACIFIC MOTORWAY
WAVERLEY DRIVE
BULL ROAD
PIMPAMA SPORTS HUB
RIFLE RANGE ROAD
PERSIMMON ST
OAKWOOD STREET
WATERHOUSE DR
THE HEIGHTS BLVD
WAVERLEY DRIVE
ROSEMOUNT DRIVE
THE HEIGHTS PARK
WHITE AVE
0
100
200
300 m
SCALE: 1: 2000 @ A1
Flood Overlay Mapping
See Map - City Plan Version: v12
Effective Date: 27 Jun 2025
PROJECT:
GOLD COAST CITY COUNCIL:
HERITAGE PARK MASTERPLAN
GOLDCOAST.
BETTER CITIES GROUP
DESIGN • ECONOMICS • ENGAGEMENT


KEY
SITE BOUNDARY
SEWER PIPE - NON PRESSURE
RECYCLED WATER PIPE
WATER PIPE POTABLE
WATER METER
BELLA BLVD
WAVERLEY DRIVE PARK
WAVERLEY DRIVE
BULL ROAD
PIMPAMA ACQUATIC CENTRE
PACIFIC MOTORWAY
PIMPAMA SPORTS HUB
RIFLE RANGE ROAD
PERSIMMON ST
OAKWOOD STREET
WATERHOUSE DR
WAVERLEY DRIVE
ROSEMOUNT DRIVE
THE HEIGHTS BLVD
THE HEIGHTS PARK
WHITE AVE
0
100
200
300 m
SCALE: 1: 2000 @ A1
Services Mapping
See Map - City Plan Version: v12
Effective Date: 27 Jun 2025
PROJECT:
GOLD COAST CITY COUNCIL:
HERITAGE PARK MASTERPLAN
GOLDCOAST.
BETTER CITIES GROUP



(Source: Adobe 2025 751030387)