

**T**his visual diary focuses on the generic elements that contribute to the landscape character of the beach strip area. More detailed visual diaries for local character areas within the Beach Strip Character Area such as Mermaid Beach, Burleigh, Tugun and Bilinga are dealt with in 1.1, 1.2 and 1.3 of this section. The unique characteristics of other individual areas needs to be considered alongside these general character guidelines.

### General Character

#### The Beach is the “main street” of the City

The present character of the beach strip depends upon its planning and architectural expression and upon the particular beach culture that is centred on the strip. The landscape character of the beach strip is vital to promoting the most recognisable part of the City to tourists. While the general character of the land use of the beach strip is tourist accommodation, interspersed with commercial and low rise residential use, there are particular areas of local character that have been identified in the Urban Heritage and Character Study: such as Miami, Mermaid Beach, Burleigh Heads, Tugun/Bilinga area, Surfers Paradise, Broadbeach and others.



### Existing Landscape Character Elements

#### Built form

- ▶ Intense linear high rise spine of Surfers to the scattering of residential high rise towers at Burleigh and Coolangatta
- ▶ Small pockets of low rise residential between high rise
- ▶ Highway creates a dominant edge
- ▶ Iconic signage

#### Landscape

- ▶ White sand beaches, vegetated dunes, dominant green headlands and natural estuarine systems
- ▶ Dominant historic planting - *Araucaria heterophylla* (Norfolk Island Pine). These are evident in all areas along the beach strip, however within each local character area they are used differently e.g: park planting in Burleigh, road corridor planting in Tugun and in the eastern street ends of Mermaid Beach and headland planting at Coolangatta
- ▶ Remnant and new native plantings of *Pandanus sp*, *Casuarina sp* and *Cupaniopsis sp* dispersed with other local native coastal species
- ▶ Exotic resort style landscape treatment in the primary tourist nodes of Surfers, Broadbeach & Main Beach.
- ▶ Natural, less formal, coastal landscape character in areas such as Currumbin, Tugun, Kirra and Coolangatta
- ▶ Large areas of public park adjacent to beach areas with combinations of semi formal and natural landscape elements—Broadbeach, Burleigh and Coolangatta
- ▶ Urban Park planting is a mixture of natural/semi formal and formal areas

### Existing Views & Vistas

Sweeping views North and South from high-rise buildings and from dominant headlands. Refer to Planning Scheme Map SP12 on page 13.



## Valuable landscape character elements to promote & enhance

- ▶ Planting in dunal areas is to reinforce the perception of a natural dunal edge to the City with the use of local native dunal species
- ▶ Retention and reinforcement of cultural plantings such as Norfolk Island Pines and native coastal plantings such as *Pandanus sp*, *Casuarina* and *Cupaniopsis sp* where appropriate
- ▶ Open and physically/visually accessible park areas adjacent to the beach. It is recommended that existing parkland areas adjacent to the beach not be compromised for future carparking
- ▶ Planting in public open space areas adjacent to the beach to reinforce and enhance the perception of the dunal and beach environment, e.g. natural character
- ▶ Resort style landscape treatments in the primary nodes of Surfers and Broadbeach and Main Beach can be used in conjunction with local coastal species. The use of local native coastal species is to be encouraged and used as the primary framework planting at the southern end of the coast in areas such as Currumbin, Tugun and Coolangatta
- ▶ Green headlands, rocky outcrops
- ▶ Strong boulevard character along Gold Coast Highway

### Other Information

The Gold Coast City Council has produced many documents on the character of the Beach Strip. Some of these include brochures such as *Living High - An Architectural Guide to Tall Buildings on the Gold Coast*, *The Magic of Miami*, *Highway Heritage - A Celebration of Gold Coast Motels*, *Coolangatta: Point of Difference and the Code for Management of Coastal Dune Areas*. These documents further discuss issues of character throughout the Beach Strip Character Area

