



**T**his visual diary focuses on the generic elements that contribute to the overall landscape character of the Canal Estates Character Area. The unique characteristics of individual areas needs to be considered alongside these general character guidelines.

### *A Vision for the Future of the Canal Estates*

The canals become more useable and accessible open space, and are possibly utilised as low level transport corridors for increased passive recreation. The interface between the water and the land become more accessible and where possible a continuous water / land edge corridor. Dry open space areas within the estates become more functional and create better linkages. Strategic access points throughout canal estates are to improve direct visual and physical access to water. Housing styles to remain diverse and give the perception that houses address the street. Vegetation cover is improved especially along canal edges, street verges and park areas.

### *Existing Landscape Description*

The canal estates are a coastal flood plain landscape, reshaped by a series of canals and roads into a group of small estates. These developments are instantly recognisable as part of the Gold Coast landscape and are therefore a critical pattern within the overall character of the City. While the architectural form of the buildings is similar, there is great variety in the character of the housing. The streetscape is generally typified by large wide streets, little canopy cover, and tall, solid fencing. The vast amounts of open space and extensive views offered by the waterways has resulted in much of the housing facing the canals and presenting a ‘backyard’ to the street. Limited access points into some of these estates, due to the road and canal layout, generally results in the formation of tight and recognisable areas.

### *Important Landscape Elements*

- ▶ Canals form the majority of the open space areas within the estates
- ▶ Canal edges are primarily privatised
- ▶ Diversity in building character
- ▶ Large areas of mown lawn

### *Important Views & Vistas*

- ▶ Internalised/private views across canals
- ▶ Some long avenue views
- ▶ Views into cul-de-sacs
- ▶ Vistas over housing to hinterland foothills
- ▶ Primary views along and across waterways

### *Social & Recreational Issues*

- ▶ Canals have limited accessibility for Gold Coast residents
- ▶ Limited linking of dry open space areas throughout estates
- ▶ Parks generally left over open space with no clear function and little visual amenity
- ▶ Some areas feel hot and dry due to lack of vegetative cover and visual access to water from within the estates



**Character desired**

**Character not desired**



- ▶ Softer edges to the road
- ▶ Positive streetscape value through articulation in height, line and form
- ▶ Construction with a degree of transparency
- ▶ Private landscape contributes to the streetscape

*Fences*

- ▶ Perception that backyards face the streets
- ▶ Solid, high security fencing results in a hard edge to the street and reduces opportunities for surveillance
- ▶ Limited opportunities to appreciate private landscaping and glimpses of the canals



- ▶ Visual access to the water
- ▶ Physical connection points from street to canals
- ▶ Vegetation at canal and water interface provides a softer edge

*Canals as Open Space*

- ▶ Minimal visual connections to the water (water views from a distance only)
- ▶ Limited access points from street to canal
- ▶ Limited open space access along canal edge



*Street Trees*



- ▶ Street trees provide shade, enclosure and unity
- ▶ Trees positively contribute to streetscape amenity
- ▶ Low maintenance and simple configuration

*Street Trees*

- ▶ Vegetation does not provide shade and enclosure
- ▶ Inconsistent forms along street verge, lacks unity
- ▶ Vegetation is high maintenance



- ▶ Canals are accessible and walkable
- ▶ Revetment material creates a perceived softer edge
- ▶ Useable passive open space

*Canal Edges*

- ▶ Revetment materials create hard edge
- ▶ Limited useable passive open space
- ▶ Limited visual and physical access to water



- ▶ Physically and visually appropriate through use of vegetation and pavement treatment
- ▶ Linking spaces in key positions within estates
- ▶ Vegetated and shady, provides general amenity

*Traffic Management*

- ▶ Cul-de-sac treatments detract from streetscape amenity i.e. inappropriate vegetation and pavement treatments
- ▶ Solitary palms as specimen planting
- ▶ Vast amounts of bitumen



*Traffic Management*