Building Height Study
An Approach to City Image

BACKGROUND STUDIES, ANALYSIS AND EMERGING DIRECTIONS
2017
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Note: This final version of the study has been amended to reflect Council Resolution Minute Number CP17.01719.0
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Project Overview

Urbis was commissioned by the City of Gold Coast to prepare a study that investigates Gold Coast’s future intentional city shape to inform a citywide building height strategy that incorporates building height guidance, principles, height categories and consequent recommendations to the City Plan.

Document Overview

The Building Height Study is presented as in two volumes, summarised below.

Volume 1: is a collection of independent studies on the context, capacity, image, identity and ambition of the Gold Coast. It includes findings from a number of working sessions with Council stakeholders, and is used as the basis to inform Volume 2.

Volume 2: proposes a high level building height strategy with citywide principles and height guidance. This is also supported by recommendations for strategy implementation in the City Plan.
Project Methodology

The Building Height Study has been prepared through a three stage process which focuses on:

Stage 1: Three individual theme-based studies focusing on the global significance and context of the city’s baseline conditions, future challenges and City Plan directions of the Intentional City Shape.

Stage 2: Working sessions to synthesise the findings of Stage 1 into an intentional city shape and citywide building height principles.

Stage 3: Development of a building height strategy for the Gold Coast based on city wide building height principles. Inclusion of City Plan recommendations for implementing high level values and a vision for a future intentional city shape.
The Gold Coast is Australia’s largest non-capital city and is famous for its iconic tall building skyline, golden beaches, world heritage hinterland and world-class surf breaks. However, the city is currently undergoing a period of significant transformation fuelled by population growth, and the on-going investment in infrastructure and facilities needed to accommodate this. In order to retain its competitive advantage, the city needs to accommodate this expected population increase of 320,000 by 2036 in a manner that retains the city’s enviable lifestyle, protects its world-class environment and supports investment in public infrastructure.
Purpose of this Study

The purpose of this study is to:

» Identify a vision, direction and strategic guidance (in the form of citywide principles) to inform the future intentional city shape with particular regard for building heights;

» Propose recommendations for implementing the building height strategy in City Plan.

A number of interconnected studies (listed in the diagram below) are being undertaken, and when synthesised these studies will better inform a future intentional city shape to guide growth and development at the Gold Coast.

FIGURE 1: Relationship of Interconnected Studies
Document Structure

Volume 1 is a collection of four independent studies. It also includes key information and findings from working sessions with Council officers and community members.

The research and analysis presented in this report is synthesised to establish emerging strategic directions and implications for the Building Height Strategy presented in Volume 2. The contents covered in Volume 1 and 2 is summarised in the diagram below.

**FIGURE 2:** Document Structure Diagram

**THIS REPORT**

**VOLUME 01**

BACKGROUND STUDIES - UNDERSTANDING CONTEXT

Four independent background studies synthesised to identify emerging principles and directions for a building height strategy.

- CITY CAPACITY
- CITY IMAGE AND IDENTITY
- CITY FORM AND GROWTH
- CITY SHAPE PROJECTIONS

**VOLUME 02**

CITYWIDE BUILDING HEIGHT PRINCIPLES

Eight principles that underpin all decision-making in regards to building height across the city.

- ICONIC SKYLINE
- GREEN FRAME
- VISUAL BREAKS
- BEACH CITY
- A CENTRAL PARK
- A WATER PLAYGROUND
- INLAND CENTRES
- AN URBAN LADDER

CITYWIDE BUILDING HEIGHT GUIDANCE

Three significant citywide themes to guide building height allocation across the city.

CITY PLAN RECOMMENDATIONS

A summary of recommendations to implement citywide Building Height Principles and Strategy into future City Plan policy.
Study Area Determination

The study area for the Building Height Study considers the urban area of the Gold Coast as depicted in City Plan Strategic Framework Map 1: Designated Urban Area (see below). In order to identify this study area, the City Plan zoning designations as outlined in the table opposite are used to identify the Study Area as shown in Figure 4.

**KEY (for Figure 3)**

- Low Density Residential Zone (including Large Lot Precinct and Calypso Bay Precinct)
- Medium Density Residential Zone (including Calypso Bay Precinct)
- High Density Residential Zone
- Neighborhood Centre Zone (including West Burleigh historic Township Precinct)
- Centre Zone
- Sport and Recreation Zone (including Bond University and Bundall Equestrian Area Precinct)
- Open Space Zone
- Low Impact Industry Zone (including future low impact industry precinct)
- Medium Impact Industry Zone (including future medium impact industry precinct)
- High Impact Industry Zone (including future high impact industry precinct)
- Waterfront and Marine
- Major Tourism Zone (including Island resorts, Sea World, Wildlife Park Precincts)
- Community Facilities Zone
- Emerging Community Zone
- Innovation Zone (including Bond University Precinct)
- Limited Development zone (Constrained Land)
- Mixed Use Zone (Including Bermuda Point and Fringe Business Precinct)
- Special Purpose Zone (including Special Development Areas Precinct)
- Conservation Zone (within urban area)
FIGURE 4: Study Area Identification Map showing City Plan Zoning
2.0 BACKGROUND STUDIES

The Building Height Study was prepared through a three stage process that involved detailed research analysis, consultation workshops, evaluation against the Gold Coast context and the evolution of emerging recommendations. The following section presents four key independent bodies of work that were examined to inform the strategic direction of a building height strategy. Each study focuses on one of the following themes: city capacity, city image and identity, city form and growth and city shape projections.
A review of existing studies and policy documents identified existing strategic thinking relevant to this Study and the determination of the future city shape for the City of Gold Coast.
1.1 City Plan: Part 3 Strategic Framework

This review identified the following documents and studies prepared by Council. The following table summarises our key findings from this review:

- vision including future city form and image;
- city wide building heights principles; and
- opportunities mapping.

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### 2015 Gold Coast City Vision

This document states the following vision for the city:

“The Gold Coast is known for its lifestyle. We have an enviable temperate climate and an amazing natural environment, boasting world-renowned beaches and a majestic hinterland, all of which produce a city that is uniquely Gold Coast. ‘Inspired by lifestyle. Driven by opportunity,’ reflects this passion for our city.”

The City Vision has three key themes:

- the best place to live and visit
- prosperity built on a strong diverse economy
- people contribute to a strong community spirit.

### 2015 Cultural Strategy 2023

The Cultural Strategy 2023 reports that over the next 10 years, the cultural landscape will continue to change and evolve which will require a responsive and open approach. In the initial implementation of this strategy, we particularly welcome approaches and initiatives that focus on:

- our stunning natural environment
- our outdoor lifestyle

### 2015 Gold Coast Economic Strategy 2023

The Economic Development Strategy 2023 incorporates the City’s key strategies such as Transport Strategy 2031, Ocean Beaches Strategy 2023 and Culture Strategy 2023, ensuring optimum outcome for business and residents. The strategy is does not provide comment on building height expectations, however, the strategy states that development and growth will be driven through the provisions of City Plan, including principal activity centres and Priority Development Areas as key employment nodes.

### City Plan: Part 3 Strategic Framework

**INTRODUCTION**

- Gold Coast is Australia’s largest non-capital city:
  - more than 550,000 residents;
  - 12 million visitors; and
  - 320,000 additional residents in next 20 years.

- major investment including:
  - host to 2018 Commonwealth Games;
  - Southport CBD;
  - Gold Coast Cultural Precinct; and
  - light rail network.

- The Gondwana Rainforest World Heritage Area, being Springbrook and Lamington National Park, and Ramsar listed wetlands (comprising the island and waters of Southern Moreton Bay) are outstanding examples of ongoing ecological and biological processes and the world’s natural and cultural heritage. They help define our city.

- Around two-thirds of the 130,000 new dwellings and 150,000 new jobs to support population growth over the next 20 years are to be accommodated in:
  - mixed use and specialist centres;
  - urban neighbourhoods; and
  - the light rail urban renewal area.

- Establish Southport as the Gold Coast’s CBD;

- New tourism and marine orientated activities that take advantage of the unique Broadwater location can enhance the city image and provide lasting economic benefits. We will monitor the outcomes and recommendations of the proposed Integrated Resort Development, including a cruise ship terminal, at the Broadwater.

- Building height and form will continue to vary across the city, including areas where building heights are planned to change abruptly to achieve a deliberate and distinct contrast in built form. This will reinforce community identity, create a sense of place, support housing choice and affordability and reflect the city’s different places and spaces.

- The city’s tallest buildings will continue to enhance the city’s iconic skyline views and building towards our status as a world-class city being located in:
  - Southport;
  - Surfers Paradise; and
  - Broadbeach.
Outside these areas, medium and high-rise buildings will be concentrated in mixed use centres and specialist centres to reinforce urban legibility, centre identity, sense of place and specific urban neighbourhoods.

Outside mixed use or specialist centres, high-rise buildings will continue to be accommodated in the following urban neighbourhoods:

(a) Labrador;
(b) Southport;
(c) Main Beach;
(d) Surfers Paradise;
(e) Broadbeach;
(f) Burleigh to Miami/Nobby headland; and
(g) Coolangatta and Rainbow Beach

In suburban neighbourhoods and townships, changes will be in keeping with the existing scale, intensity, amenity and character of local areas, in particular their desired low-rise appearance.

### Creating Liveable Places - Strategic Outcomes

- High intensity urban activity optimises land well-serviced by public transport, infrastructure and community facilities and provides mixed use centres and specialist centres and urban neighbourhoods with improved amenity.
- Medium and higher intensity housing occurs in mixed use centres and specialist centres and urban neighbourhoods.
- Varied building height and form throughout the city reinforces local identity, creates a sense of place and supports housing choice and affordability and the function and desired future appearance of each local area.
- Suburban neighbourhood areas are maintained as low-intensity, low-rise residential environments that retain and enhance local character and amenity.
- The Merrimac/Carrara flood plain special management area retains its appearance as a significant, largely undeveloped remnant of the Nerang River flood plain system. Limited opportunities for low-to-medium intensity, low-to-medium rise residential and tourism related development exist in the least flood affected and environmentally sensitive areas.
- Townships retain a low-rise village character and amenity and support low-intensity urban and semi-rural environments.

### Urban Neighbourhoods - Strategic Outcomes

- Urban neighbourhoods vary from pockets of detached housing on smaller lots to medium or higher-intensity places containing medium or high-rise buildings.
- Urban neighbourhoods are not locations included in the Low density residential zone.
- Not all light rail urban renewal areas will accommodate high-rise buildings.
- The Building height overlay map shows the building height pattern and desired future appearance for local areas within urban neighbourhoods. This map also shows areas where building heights change abruptly to achieve a deliberate and distinct contrast in built form within and between low, medium or high-rise areas.
- Increases in building height up to a maximum of 50% above the Building height overlay map may occur in limited circumstances in urban neighbourhoods where all the following outcomes are satisfied:
  (a) a reinforced local identity and sense of place;
  (b) a well managed interface with, relationship to and impact on nearby development, including the reasonable amenity expectations of nearby residents;
  (c) a varied, ordered and interesting local skyline;
  (d) an excellent standard of appearance of the built form and street edge;
  (e) housing choice and affordability;
  (f) protection for important elements of local character or scenic amenity, including views from popular public outlooks to the city’s significant natural features;
  (g) deliberate and distinct built form contrast in locations where building heights change abruptly on the Building height overlay map; and
  (h) the safe, secure and efficient functioning of the Gold Coast Airport or other aeronautical facilities.
- Given the requirement to satisfy all of the outcomes listed above, it is not anticipated that proposals to increase building height between 25% and up to the maximum of 50% above the Building height overlay map will be approved in most instances.
- Increases in building height, beyond the maximum of 50% above the Building height overlay map, do not occur in urban neighbourhoods.
Suburban Neighbourhoods - Strategic Outcomes:

- Suburban neighbourhoods are places for low intensity, low-rise, predominantly detached housing that retains and enhances local character and amenity by maintaining existing scale, building height and intensity despite its proximity to public transport or other services.

New Communities - Strategic Outcomes:

- Development outcomes for new communities will be subject to detailed site based investigations:
  - Map 1: Coomera Town Centre
  - Map 2: Gilston
  - Map 3: Broadview
  - Map 4: Helensvale
  - Map 5: Maudsland and Oxenford South
  - Map 6: Ormeau and Ormeau Hills
  - Map 7: Pimpama
  - Map 8: Reedy Creek
  - Map 9: Upper Coomera
  - Map 10: Worgan

Merrimac/Carrara Flood Plain Special Management Area - Strategic Outcomes:

- Building heights and residential densities will vary across the Merrimac/Carrara flood plain, where complying with all flooding and environmental objectives for the special management area.

Townships - Strategic Outcomes:

- Townships retain a low-rise village character and amenity and support low intensity urban and semi-rural environments, a limited population and a varying degree of urban services.

Centres - Strategic Outcomes:

- Centre categories are:
  - Mixed use centres:
    - Central business district
    - Principal regional activity centres
    - Major centres
    - District centres
  - Specialist centres
  - Neighbourhood centres

- Varied building height and form throughout the network of centres reinforces urban legibility and centre identity, creating a sense of place and supports housing choice and affordability.
  - In mixed use centres and specialist centres, building height and form reinforce the need for higher levels of activity and intensity. The highest intensity of built form occurs in the highest order centres.
  - In neighbourhood centres, building form is more intensive than surrounding neighbourhood areas, but provides a sensitive transition to nearby residential areas. Building height complements the surrounding neighbourhood.
OVERLAY: MAJOR RIDGELINES

The landscape significance of the major ridgelines and minor w, including Burleigh Ridge and Currumbin Hill, characterised by their steep slopes and native vegetation cover, is protected by retaining and enhancing vegetation cover where possible; restricting building heights; and ensuring building designs preserve the existing natural landform and complement the vegetated hill slope character.

CITY PLAN BUILDING HEIGHTS

Building height assumptions in the City Plan based on:

Residential building
(a) 1m – basement
(b) 4.5m – maximum ground floor
(c) 3m – second level and each subsequent level; and
(d) Plant and equipment, building caps and rooftop features measured in metres for buildings up to:
   - 3 levels – 3.5m
   - 4 levels – 4.5m
   - 23m to 53m – 5.5m
   - Above 53m – 10.5m

Mixed use/commercial building
(a) 1m – basement
(b) 4.5m – maximum ground floor
(c) 4m – second level
(d) 3m – for each subsequent level; and
(e) Plant and equipment, building caps and rooftop features measured in metres for buildings up to:
   - 3 levels – 3.5m
   - 4 levels – 4.5m
   - 24m to 54m – 5.5m
   - Above 54m – 10.5m

2014 Southport PDA Development Scheme

The Gold Coast will build on its exceptional economic opportunities, lifestyle, and environment elements to become a prosperous, connected and livable world-class city.

The PDA Development Scheme does not specify exact building heights, however varied scales of density are mapped across the different precincts within the PDA which will, in turn, influence height limits.

Overall, the PDA Land Use Plan is intended to create an ‘interesting, diverse and dramatic skyline’. Urban design is intended to respond to existing building orientation, alignment and forms to promote open skies and minimises a high-rise ‘urban wall’ effect. Architecture is expected to consider the overall visual impact and distance between high-rise buildings, including the desire for high-rise buildings to be sculptural and provide distinct lower, middle and upper sections.

CBD:
- increase commercial office space to accommodate a range of business activity
- provide high residential densities (1 bed per 9m²)
- be high-rise to promote CBD intensity

Residential Neighbourhood:
- be high-rise to promote increased residential densities with high-rise towers set above podiums or perimeter blocks
- have a site cover to allow for areas of landscaped informal open space and roof terraces respect the built form and intensity of nearby developments, and create an appropriate transition at precinct boundaries.

Garden Residential Neighbourhood:
- provide medium to high residential densities with a mix of dwelling types, ranging from townhouses to predominantly medium-rise residential buildings (1 bedroom per 13m²)
- transition height and densities from low intensity areas adjacent to the PDA boundaries to the higher intensity CBD precinct

Open Space Precinct:
- be generally low-rise in nature with low site cover to minimise the physical dominance of any new building over the precinct

2014 Landscape Character Study

This study identifies the Gold Coast as a unique mix of natural and built form elements. It is a mainly linear city of continuous strip development along the coastline, with a close relationship to the ocean on one side and an extensive ‘green’ hinterland on the other, and a corridor of residential suburbs in between, but no city centre. A high level assessment includes consideration of the urban form and over-arching built character.

landscape character areas will be key to future city form
2013 Building Our City – Light Rail Corridor 2013 Baseline Report

This 2013 Report Light Rail Corridor outlines 2000 hectares of land surrounding the light-rail system and identifies 9 outcomes to monitor change and improve the quality of the urban environment. Importantly, it notes that the Gold Coast has an iconic skyline and distinct urban character. The form of future growth and development is seen as critical in defining the character, identity and image of the Gold Coast. The form of buildings is driven by the desire to capture views or maximize yield. This has since been captured in the infrastructure provisions of City Plan.

No specific recommendations

2013 Gold Coast City Transport Strategy 2031

The Transport Strategy identified that public transport was the community’s biggest transport concern (46% of all comments about need for better public transport):

» Walking and cycling was second most important with almost 15% comments

» Identifies key public projects and areas of infrastructure investment for the next 15 years, and beyond including:
  - expanded light rail network
  - delivery of rapid bus network
  - upgrades, in fill stations and extension of heavy rail network
  - reduced cost and better ticketing products

» Undertaking corridor planning along public transport corridors

No specific recommendations

2011 Gold Coast Rapid Transit Corridor Study

The Gold Coast Rapid Transit (GCRT) Corridor Study seeks to create a proactive framework to respond to the emerging challenges of growth on the urbanised Gold Coast coastal strip. In particular, it aims to:

» Accommodate significant population growth while preserving the natural setting and amenity that defines the Gold Coast;

» Encourage more diverse, compact and efficient building forms to accommodate growth without increasing heights; and

» Promote development that enhances safety, equitable access, inclusiveness and community well-being.

Development entitlements and building height

The framework proposes that existing building height entitlements be preserved, but that the market be encouraged towards more compact and efficient building forms through the incentive of higher plot ratios, subject to meeting typology design standards (form based coding). Assessment thresholds (i.e. code versus impact assessment) could be adjusted to support this approach – for example by making plot ratio rather than building height the key trigger for a higher level of assessment.

Urban Design Framework:

» Progress the concept of the ‘network city’ by reinforcing the Gold Coast’s traditional beach-side ‘villages’ into a poly-centric city form, with the greatest development intensity and heights at the key activity centres of Southport, Surfers Paradise, and Broadbeach.

City Form:

» The analysis and stakeholder feedback confirmed that a hybrid approach should be developed to achieve the desired form and liveability objectives for the city and corridor. Key directions include:
  - Focus density around centres to reinforce a poly-centric approach
  - Avoid a ‘forest of towers’ outcome which would impact on views etc.
  - Need to diversify range of building forms
  - Consider higher densities along key east-west corridors

poly-centric city form,
greatest development intensity and heights at the key activity centres of Southport, Surfers Paradise, and Broadbeach
reinforcing the Gold Coast’s traditional beach-side ‘villages’
Avoid a ‘forest of towers’ outcome which would impact on views
Consider higher densities along key east-west corridors

2010 Gold Coast Final Scenic Amenity Mapping

The findings from this study have since been incorporated into Scenic Amenity View Corridor Study (see below). Specifically, Scenic Amenity Levels 8, 9 & 10 identified for value into the image of the city.

Protect scenic amenity of levels 8, 9 & 10

2009 Scenic Amenity View Corridor Study

This 2009 study identifies 28 strategically important View Corridors and Viewing Locations which have since been adopted by Council.

» Methodology generally devalues the scenic amenity score of any view which includes urban or suburban built form, without differentiating building quality or style.

» A large part of the Gold Coast City image is the contrast of the built form with the natural coastal and hinterland landscapes and the quality of the built form has a significant impact on the appreciation of the landscape.

A large part of the Gold Coast City image is the contrast of the built form with the natural coastal and hinterland landscapes

Any scenic amenity study should be supplemented with an assessment of the quality of the urban landscape across the subject area.
Gold Coast Tall Buildings Strategy 2007

In 2007, the city of Gold Coast commissioned Urbis to prepare a Tall Buildings Strategy. The purpose of the strategy was to provide strategic guidance as to the location and consideration of tall building development and the city’s associated skyline typology.

Key drivers of the study included:
» population growth management
» infill, increased density and redevelopment
» increase in average building height by 52% from 12 to 19 storeys
» strong association of tall buildings with the Gold Coast’s city image

Key Differences

The Tall Building Strategy and Study focussed primarily on buildings with extreme height (from 13 storey to over 40 storey). Whereas, the current Building Heights Study considers built forms of all heights. Subsequently, the study area mostly consisted of a linear strip along the coastline of only 500m-1km in width. This contrasts to the whole Gold Coast urban footprint for the Building Heights Study.

The importance of retaining views of the skyline was supported by the initial visitor perception of the city, and in particular six skyline (with the majority of tall building) profiles were identified.

10 Principles guiding city form were identified as follows:

1. Role of Tall Buildings in the City
   - physical features defining the coastal edge
   - important elements contributing toward city’s image and identity
   - tall buildings in each precinct contribute a different role and function

2. Spatial Distribution
   - spatial distribution should continue to focus on activity centres

3. Retaining Visual Gaps and Key Views
   - retain significant landscape features and visual gaps
   - respect and retain key views of the coast and hinterland
   - taper skyline profile at end toward visual gaps

4. Integration with Other Initiatives
   - parallel initiatives required to achieve sustainable urban form
   - policy and infrastructure initiatives should support increased density and height

5. Hierarchy of Tall Building Activity
   - develop a hierarchy of tall buildings along the coastal strip

6. Use and Function
   - tall buildings within different precincts serve different functions
   - use and function guides urban form
   - commercial centres defined by tall buildings

7. Skyline Profile
   - polycentric and scattered skyline recommended

8. Transit Oriented Development
   - cluster tall buildings around key transit nodes

9. Retaining Local Distinctiveness
   - define coastal centres via distinctive urban form within each precinct

10. Good Urban Design Principles
    - should provide public benefits

2007 Green Heart Vision - Carrara Merrimac floodplain 2007

This document suggests that, over generations, the Green Heart will become one of the world’s most attractive, diverse and usable urban parkland systems, inseparable from the image of the city. The scale and location of Green Heart provide an opportunity to create a major regional open space resource - a ‘central park’ for the Gold Coast - and essential ‘breathing space’ for the city.

Review of this document is considered relevant to assess the further investigation areas in terms of height. The design measures endorsed promote a scale and visual appearance of buildings which respect the floodplain landscape and the protection of view sheds into the area. The green frame provides the opportunity for key views from the floodplain to be retained. In particular, views east toward the skyline of the city, and west to the hills of the hinterland will be preserved through the application of the green frame concept.
City Plan 2003 sets the current height limits for the Gold Coast region. These limits have since been revised within the City Plan. The height limits set out in the City Plan are considered more pertinent to the future growth of the city. City Plan 2003 height limits are considered relevant in providing an overview of height limit transitions since this time.

1997 Gold Coast Urban Heritage and Character Study

This study identified that the character of any area or precinct is, unlike heritage, an evolving and changing quality. At the Gold Coast, a city whose ethos has traditionally been one of change and growth, this distinction between heritage and character is critical. Unlike heritage, the notion of controlled change is central to the conservation of character.

- The overriding condition is that of change and of growth within the coastal strip and along the highway that bisects the city. That quality is contrasted with the character of the hinterland in which change to the man modified landscape has been more limited.
- Identifies fifteen areas of local, fine-grain, urban Character Areas, confined to the coastal strip.
  - Main Beach and yacht basin
  - Surfers Paradise high rise
  - Surfers Paradise other
  - Broadbeach
  - Mermaid Beach
  - Miami
  - Burleigh Heads
  - Palm Beach
  - Currumbin
  - Tugun and Bilinga
  - Coolangatta
  - Tallebudgera & Currumbin Valleys
  - Nerang and Mudgeeraba
  - the Highway

Icons: In any city some places assume a meaning beyond their value as places of cultural significance. The Gold Coast is no exception and the city contains within its borders, places which truly represent the culture of the city. These are:

- High rise strip: One of the best appreciated icons of the Gold Coast are its high rise towers. Individually some of these buildings assume monumental quality but their real value lies in their contribution as a cluster or architectural divide separating the beach from the more ordinary low rise developments to the west.
- The beach: Not every Gold Coast resident regularly attends the beach. It is however, an important aspect of the heritage of the city. Stretching the length of the city it is at once a place of relaxation and recreation and of social contact. Its recognition, and protection, as an icon of the city is important. The numerous headlands that punctuate the otherwise uninterrupted strip of sand, and the rivers or creeks that usually accompany them are equally important.
- The mountains: The knowledge that immediately behind the developed areas of the city lies an area of largely natural beauty is of great value to residents and visitors to the Gold Coast. The mountain ranges and their foothills are an important icon in understanding the heritage of this place.
- Site and places: (not listed)

Recommendation: SUPPORT LOCAL CHARACTER THROUGH URBAN DESIGN: Support local character in the areas identified in this study through urban design in planning initiatives, such as Development Control Plans, Local Area Plans, or design guidelines for development. Such work should not focus solely on the preservation of existing fabric but should recognise the necessity for evolution of character within present cultural and economic expectations.