The individual opportunities mapping prepared in section 2 of this report was combined to create an overall city capacity heat map. This section of the report identifies those areas within the City of Gold Coast that have the greatest opportunity for increased height. Conclusions of this heat mapping will be coordinated with the findings of the vision working session to identify key areas of focus for the preparation of height principles.
3.1 Methodology

The methodology for preparing the combined heat map involved the overlaying of each of the individual opportunities maps as follows:

**AT 50% INTENSITY**

Most of the layers identified presented opportunities in line with the key directions of the City Plan and areas already identified for heights and or infrastructure investment:

» Existing Accessibility (LUPTAI)

» Future Accessibility (Gold Coast Transport Strategy 2031)

» Existing Population Weighted Analysis (LUPTAI)

» Proximity to Centres

» Proximity to City Scale Facilities

» Proximity to Open Space and Recreation Facilities

» Building Heights

» Urban Neighbourhoods

**AT 25% INTENSITY**

The following layers were overlaid at half the intensity as they presented areas of some constraint:

» Landscape Character & Scenic Amenity

» Visual Amenity

» Environmental Significance Overlay

FIGURE 16: Combined Capacity Heat Map Methodology
3.2 Key Areas of Opportunity

The combined opportunities map highlights some key areas of opportunity for increased building heights as demonstrated by the darkest areas in the map. While this map has yet to be interpreted in conjunction with the outcomes of the city form discussions and high level visioning work, there are some initial areas of opportunity that can be identified for more detailed investigation in the scenarios process as indicated opposite.

The following six key areas of opportunity have emerged through the heat mapping process and are discussed in more detail over the following pages:

11. Emerging North - Coomera, Oxenford and Helensvale
12. The CBD and High Rise Strip - including Ashmore, Bundall and Biggera Waters
13. Nerang
14. Broadbeach - to Bermuda Street
15. Burleigh Heads to Robina
16. Southern Coastal Strip
FIGURE 18: Combined Opportunities Heat Map

Legend
- Key areas of opportunity
- Motorway
- Major Roads
- Heavy / light rail and stations

SCALE 1:250,000
0 1000 5000 10000
EMERGING NORTH

The inland centres of Helensvale, Coomera, Upper Coomera and Oxenford have all emerged as key opportunity areas although not as strong as the southern and coastal centres. Interestingly here is the contained nature of development of this part of the Gold Coast.

**FIGURE 19:** Combined Opportunities Heat Map - Emerging North
THE CBD AND HIGH RISE STRIP

While the established high rise strip and Southport CBD are both already realising their potential, it is the transition areas including the southern end of The Spit and the northern Broadwater waterfront that show the most potential.

Legend

Most Opportunity

Least Opportunity

Biggera Waters centre presents a focus for development and height to the north of the CBD

The amenity of the Broadwater presents a significant opportunity for linear extension of taller building forms

Both the CBD of Southport and the concentration of activity around the new hospital and the university confirm the current directions of the City Plan

extensive amenity that surrounds the Spit presents a significant opportunity however needs to be considered in the context of the findings of the landscape character of this area

industrial areas around Ashmore are also adjacent to significant pockets of green space presenting future opportunity areas for urban neighbourhoods

Potential of Surfers Paradise captured in City Plan provisions

key ‘islands’ adjacent to Surfers Paradise have potential as urban neighbourhoods

industrial strip development along Bundall Road presents a future opportunity combining both a key north-south transport corridor with the amenity of the adjacent Bundall racecourse.

FIGURE 20: Combined Opportunities Heat Map - CBD and High Rise Strip

SCALE 1:750,000

0 3,000 15,000 30,000

KEY PLAN
Nerang centre along with the areas of development along the Nerang River combine the opportunities associated with both amenity and proximity to services ad facilities.

opportunities exist around the Nerang Train Station including future opportunities for the industrial areas.

Metricon Stadium in combination with the Carrara Sports Complex and indoor stadium present another node of opportunity and can benefit from the amenity of the river.

FIGURE 21: Combined Opportunities Heat Map - Nerang

NERANG
An emerging series of east-west corridors along key transport routes have emerged as opportunity areas. This is one of the key areas for investigation as currently there is not significant height opportunity in these areas.
**FIGURE 22:** Combined Opportunities
Heat Map - Broadbeach to Bermuda Street

**BROADBEACH TO BERMUDA STREET**

The area along Nerang-Broadbeach Road increases in opportunity from west to east. Interestingly in this area are the opportunities around key open spaces areas and intersections with major north-south routes.

The amenity of the Green Heart core parkland areas presents a significant opportunity for localised height to take advantage of amenity in this area.

Intersection of Bermuda Street and Hooker Boulevard presents a significant opportunity.

Opportunity within Broadbeach includes the casino, convention centre and Pacific Fair Shopping Centre much of which has been captured through the provision in the City Plan.

Opportunity along the coastal strip between the beach and Gold Coast Highway.
Not surprisingly the relatively new urban centres of Robina and Varsity Lakes are depicted as opportunity areas along. Additionally, the transport corridor along Reedy Creek Road from Burleigh Heads to Varsity Lakes Station identifies significant opportunity. Finally, the immediate area of development around the parkland spaces within the Green Heart presents the most interesting new opportunity in this part of the city.

**FIGURE 23:** Combined Opportunities Heat Map - Burleigh Heads to Robina

- Opportunity for height to take advantage of Green Heart amenity
- Opportunity within Mudgeeraba local centre as part of extended green heart network
- Opportunity to create contained urban neighbourhood at Palm Beach between M1 and Gold Coast Highway
- Opportunity at Varsity Lakes in and around university and golf course
- Opportunity along Reedy Creek Road from Burleigh Heads to Varsity Lakes Station
The historic coastal centres of the southern strip from Burleigh Heads to Palm Beach, Currumbin, Tugun and Coolangatta have emerged, as somewhat expected, as an area of significant opportunity. At this location the amenity of the beach and the transport corridors align to provide the dual benefit of great access and nearby amenity to create significant opportunity.

**FIGURE 24: Combined Opportunities Heat Map - Southern Coastal Strip**

- Burleigh Heads local centre and northern strip
- Opportunity to create contained urban neighbourhood at Palm Beach between M1 and Gold Coast Highway
- Opportunity for contained urban neighbourhood in and around Tugun local centre
- Opportunity for height along beachfront at Bilinga and southern end of the airport
- Local opportunity around 'The Pines' shopping centre
- Opportunity for contained urban neighbourhood in and around Coolangatta