Executive Summary

This is a summary report, for full details refer to the Technical Report.

The purpose of this study was to undertake a detailed assessment of landscape character across the Gold Coast and an inventory of heritage landscapes. The study identifies important aspects of existing landscape character and heritage landscapes and will inform the new City Plan. The outcomes of this study include the integration of character and landscape heritage evaluations with planning and management guidelines, and are intended to inform planning scheme measures to protect, reinforce and enhance the city’s landscape character and landscape heritage.

This study builds upon previous Gold Coast City Council studies, however it has required a new methodology which integrates urban and non-urban landscape character, integrates landscape character and landscape heritage, and acknowledges the dynamic nature of Gold Coast.

At City-wide scale, the landscape is described and mapped identifying eight biogeographic Landscape Character Types (LCTs) and High Rise Development as a ninth LCT for the Gold Coast. Also at this city-wide scale a Geographic–Historical Framework Landscapes (FL) has been formulated for the analysis of the overall landscape heritage which forms the city’s identity. This landscape heritage classification is based on the relationships between the bio-geographic landscape and historical settlement and development patterns over those landscapes. This framework provides the context for identification and assessment at the finer subregional and local scales of the Heritage Landscapes (HLs).

At a local level, districts and neighbourhoods have distinctive character derived partly from the broad LCTs, but also from other elements identifiable at a finer scale. This study develops and trials a method for analysis of place-specific Landscape Character Areas (LCAs), some of which have a distinctive character, with recognisable boundaries, others are distinguishable by differences in their LCT combinations and the mixture and proportions of finer grained land uses (LCUs). Four trial areas have been mapped and assessed in this study: Coomera, Currumbin, Robina – Burleigh and Parkwood.

The study outcomes include the identification of the key elements of importance for each LCT, LCA, FL and HL in four trial focus areas. Further analysis generated recommendations to ‘protect and maintain’, ‘enhance and restore’, ‘encourage and reinforce’ these landscapes in the future City Plan.

The key recommendations regarding the management of the distinctive landscape character and heritage of the Gold Coast are provided in an Action Plan for implementation. Further studies are also recommended to expand and complete mapping extents.

In summary, this study provides an innovative methodology for assessing landscape character and landscape heritage which is robust and suitable for more widespread applications. Landscapes and attributes important to Gold Coast character and heritage have been identified and mapped to enable the distinctive identity and sense of place of the Gold Coast to be maintained and enhanced for the benefit of residents and visitors.
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1 - Introduction and context
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4 - Local area outcomes
5 - Next Steps
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1 Introduction and context
Introduction

In terms of landscape character and heritage, the Gold Coast is a unique mix of natural and built form elements, history, culture and community perceptions.

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.

Perceptions

For domestic and international visitors, the Gold Coast is Queensland’s ‘glitter strip’ with glamour hotels, restaurants and night clubs, and more than 70 kilometres of ocean beaches and a strong surfing culture. However, behind this distinctive but simple image is a seductive complexity. Gold Coast City is a paradox, variously described as “a place with polymorphic personality”, “a city where the theme park goes to town”, “Australia’s only Post Modern City”, and also “a place where there is a strong interface between nature and culture”. Large swathes of rugged forest-clad mountains support exceptional biodiversity with World Heritage listing and at the same time (and within view) the coastal high-rise ‘spine’ of tall buildings is an intensively urbanised ‘vertical city’. Parts of the city enjoy accessibility to sophisticated urban attractions as well as beach and bush, all within close proximity, but it is not a city which can be understood or analysed just from a pedestrian level. The perceptions of many residents and visitors are also influenced by what is seen from linear highways and high rise units.

Change

This is a vibrant and dynamic place which embraces change, but some timeless or long-established aspects of its character are important to the attractiveness and liveability of the City. With a population projected to increase to 750,000 by 2031, the changes and urban sprawl associated with rapid growth have the potential to erode or lose important character and heritage values. This Gold Coast Landscape Character Study aims to identify places, features and other attributes of the city’s character and heritage which are important to retain, reinforce and enhance. This has required a new approach to character assessment, and to its integration with heritage evaluation.

Assessment

The urban form of the Gold Coast and its relationship to its hinterland (“the Green behind the Gold”), together with its landscape diversity and bold architecture, defy established approaches to landscape character assessment, which generally maps and evaluates urban areas on quite a different basis from the ‘countryside’. However, on the Gold Coast, the linear urban form allows a close relationship to natural, coastal and rural landscape settings. Also, the built form is part of the landscape frame. The coastal ‘spine’ of tall buildings is now well-established as an iconic image of the city, in some ways analogous to a visually prominent line of hills marking the land-ocean interface, and contributes equally to sense of place and character. It is also pertinent that many established character assessment frameworks evaluate ‘static’ character at a point in time, whereas the dynamic pace of change on the Gold Coast is in itself, part of its character. The City is continually renewing and reproducing itself, with ‘newness’ perceived as part of the prevailing spirit of entrepreneurialism.

Previous Studies and Schemes

The City of Gold Coast has previously recognised the importance of character, scenic amenity and historic values in numerous studies, planning schemes and policies (see Previous Studies and Schemes Table Below). These documents provide a background and context for this 2013 study, which builds on frameworks established previously, and also incorporates and adapts key elements of internationally-accepted Landscape Character Assessment methods, integrating these with heritage assessment.

This study, and the unique attributes of the Gold Coast, presents an opportunity to develop and trial a new and more integrated approach to character and heritage.

Date | Previous Studies and Schemes
--- | ---
1996 | Gold Coast Urban Heritage and Character Study
2000 | Gold Coast City Landscape Strategy
2007 | Gold Coast City Planning Scheme
2008 | Gold Coast Interim Scenic Amenity Study
2009 | The Bold Future Planning Scheme
2010 | Significant Ridgeline Protection
2010 | Strategic View Corridor Study
2010 | Gold Coast Final Scenic Amenity Mapping Study
2011 | Gold Coast Local Heritage Register
Purpose, Study Area and Objectives

Identifying the character of the Gold Coast

This study identifies, maps and assesses landscape character and heritage within the boundaries of the City of Gold Coast in South-East Queensland, as commissioned by The City of Gold Coast. However, it is more than an inventory of significant places and features. The study is intended to provide the basis for later strategies and planning scheme measures to protect, reinforce and enhance the elements of character and heritage identified as important to the overall character of the Gold Coast, and to the character of particular places while allowing the city to continue to develop.

To this end, the whole Gold Coast is mapped and assessed at a broad level and termed Landscape Character Types (LCTs), with GIS data layers corresponding to defined criteria, while more detailed assessment is restricted initially to several places or Landscape Character Areas (LCAs) within four focus areas selected by The City of Gold Coast. However, the methodology developed in this study is rigorous and repeatable, and it is intended that additional LCAs will be progressively mapped and assessed. The identification of significant landscape heritage places is also regarded as an on-going inventory which will be further developed over time to include significant indigenous cultural landscapes. The heritage components of the study are a work-in-progress, reflecting the resources currently available, and represent the natural progression of research in this field. Future integration of heritage places is likely to result in significant re-assessment of some identified landscapes.

This new approach to character and heritage integration is applicable throughout the Gold Coast and other cities.
Key questions and objectives

For the Gold Coast overall, and for each part assessed in detail, three key questions are posed in the character assessments:

- **What conveys ‘Gold Coast-ness’?** (how can an observer perceive that this place is part of the Gold Coast and its ‘story’?).
- **What conveys a distinctive ‘sense of place’?** (how can an observer appreciate that this place is different from other places?).
- **What makes this place attractive and liveable?** (even if it is similar to other places).

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**Landscape Character Objectives**

- Map the identified landscape character types and selected landscape character areas that give a sound representation of the Gold Coast at various scales, including: City wide scale; neighbourhood scale; and local scale.
- The mapping will relate strongly to the City Plan 2015 and future development and include landscape character assessment of the Gold Coast’s anticipated growth areas, as well as the iconic Beach Strip and Hinterland areas.
- Develop a methodology to assist in the assessment of neighbourhood character and sense of place.
- Ensure the document is easily accessible, concise, clear, and capable of being moulded to meet future Council requirements and has a structure that allows for amendments, additions and updates.

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**Landscape Heritage Objectives**

- Define the character, identify and establish the boundaries of Gold Coast’s significant non-indigenous landscape heritage places through mapping and written descriptions.
- Prepare an inventory of significant non-indigenous heritage landscapes on the Gold Coast.
- Prepare individual Statement of Significances for Gold Coast’s significant nonindigenous landscape heritage places, with a focus on places that have most significance to the Gold Coast.
- Identifying the Gold Coast’s significant landscape heritage places is seen as an on-going piece of work which will be developed over time.
- This study is the natural progression of an on-going research project and reflects the resources currently available. Future integration of heritage places is likely to result in significant re-assessment of some identified landscapes.
Adaptability
The study outputs (report, graphics and GIS data layers) are intended to be easily accessible, concise, clear, and capable of being adapted to meet future the City of Gold Coast requirements. The document structure will allow for amendments, additions and updates.

Limitations
However this study does not purport to:

> Map or assess all LCAs on the Gold Coast, but instead this study develops a repeatable methodology and applies this to four trial focus areas to demonstrate its application, with a view to future additional LCA mapping and assessment.

> Assess urban design or the character, age and condition of built form. The focus is on landscape character, although there is overlap particularly with respect to the distinctive Gold Coast built form of high-rise units, canal estates and theme parks.

> Rank or rate the ‘quality’ of landscapes or character elements, except inasmuch as they contribute to the overall Gold Coast character and sense of place. The focus is on identifying elements which are important for protection, reinforcement and enhancement, in accordance with the The City of Gold Coast brief for this study.

> Assess the landscape heritage of the City at the scale applied to the four LCA focus areas.

Study Outputs

Report Structure
This report consists of six chapters as illustrated overleaf.

<table>
<thead>
<tr>
<th>No</th>
<th>Chapter</th>
<th>Content</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Introduction and Context</td>
<td>Describes the background to the study, the study purpose and key questions and report structure.</td>
</tr>
<tr>
<td>2</td>
<td>Process</td>
<td>Describes the study methodology, the process of characterisation at a whole of city and a local scale and the various mapping layers undertaken during the process.</td>
</tr>
<tr>
<td>3</td>
<td>Whole of City Outcomes</td>
<td>Describes the results of whole of city Landscape Character and Historic Landscape Framework. This chapter has capacity for the addition of future chapters dealing with whole of city issues.</td>
</tr>
<tr>
<td>4</td>
<td>Local Area Outcomes</td>
<td>Describes the Landscape Character and Landscape Heritage Assessment for the initial four Landscape Character Areas and resulting outcomes to protect, retain, enhance and restore. This chapter has capacity for the addition of future chapters dealing with new LCAs for the city.</td>
</tr>
<tr>
<td>5</td>
<td>Next Steps</td>
<td>Describes broad recommendations from the study and the interface between the Landscape Characterisation and the Heritage Landscape assessment and the new Planning Scheme. It also suggests further studies and research which may flow on from this initial study.</td>
</tr>
<tr>
<td>6</td>
<td>Supporting Information</td>
<td>Provides a glossary of terms and definitions, references for the study and appendices of supporting information.</td>
</tr>
</tbody>
</table>
1. Introduction and context

2. Whole of city outcomes

3. Local area outcomes

4. Process

5. Next Steps

6. Supporting Information

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2.0 Introduction

2.1 Landscape Character

2.2 Landscape Heritage

4.3 Burleigh - Broadbeach Waters Area HL

4.0 Heritage

4.1 Coomera Area HL

4.2 Parkwood Area HL

4.4 Currumbin Area HL

4.0 Character

4.1 Foothills and Lowlands LCA

4.2 Coastal Plains and Low Hills LCA

4.3 Burleigh - Broadbeach Waters LCA

4.4 Currumbin Estuary LCA

Potential Future Studies

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Potential Future Studies To Be Added

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Report Structure Diagram
What is Landscape Character?
Landscape character is perceived as a distinct pattern or combination of elements that occurs consistently in parts of the landscape, and often conveys a distinctive ‘sense of place’. Character is not just a visual ‘snapshot’ from a single viewpoint, but something experienced by living in and/or moving through a landscape or urban setting. It reflects the way different components of our environment (natural and cultural) interact and affect perceptions at all scales (from panoramic views to small or fleeting features) as seen and experienced by each observer. Perceptions of character are affected by cultural and social factors, familiarity with and knowledge of the landscape, its history and stories, by expectations, by weather and temporary phenomena, and by other sensory experiences (smells and sounds). Character differs from ‘scenery’, in that a place may have strong and distinctive character notwithstanding low scenic quality, and vice versa. Nevertheless, views and scenery contribute strongly to character, especially where they distinctively convey a sense of place.

What is landscape heritage?
Landscape Heritage encompasses the physical expression of the story or historical narrative of the landscape and the associated people, groups and events. The extent of the historical or remnant landscape is that area that holds the story and its setting. The intangible history of a place or landscape while often having no physical expression will generally be associated with a particular landscape which can be delineated and perceived as having an historical character.

A New Approach
The integration of geomorphology, non-urban land cover and land use with urban form and heritage is considered to be an appropriate approach to the character of the Gold Coast. The landscape character assessment undertaken for this 2013 study adopts a hierarchal LCT/LCA framework through five levels of progressively finer scale mapping. These are based on defined criteria and repeatable techniques, and allow landscape character assessment to be brought into the GIS environment. The ‘ingredients’ for LCA boundaries may be viewshed settings, highway boundaries, urban form, vegetation or other distinctive features, by ‘mix and match’ application of mapping data layers at various scales, to identify broad and local character.

The methodology developed for this Landscape Heritage study builds on the historic landscape characterisation approach developed in the UK for English Heritage. However, this new approach has innovations and has extended the depth of that method. This study has tailored a method for the Australian regional landscape context and local government planning scheme suitability. Notwithstanding the ‘trial’ nature of this new integrated approach, and the complexity of Gold Coast’s character and the levels of mapping, the outputs of this study aim to be legible and meaningful to the local community. The mapping process recognises attributes which contribute to overall character and image, as well as what makes each place different and special.

Introduction
Chapter 2, page 2
Conceptually, landscape identity is the convergence of several themes, mainly the region’s geography (terrain, land cover, water systems), development and infrastructure patterns (land use, movement corridors, nodes etc) and story (the historical narratives and places).
In overview, the landscape character of the Gold Coast is mapped firstly (Level 1) as broad generic Landscape Character Types (LCTs) and sub-types, then additional factors are mapped (Levels 2 and 3) in order to identify place-specific Landscape Character Areas (LCAs: Level 4) and their component land uses identified as Landscape Character Units (LCUs: Level 5).

Desktop analysis of maps, air photos and available GIS data, plus review of previous studies, provided draft mapping at Levels 1, 2 and 3, with criteria tested and refined iteratively, then field-tested through assessment and checking by experienced landscape architects. However, Level 4 (LCA) mapping followed the converse process i.e. an initial ‘drive around’ survey to identify distinctive or repeating patterns relevant to character and its consistency within an area, followed by draft LCA mapping.

In developing this methodology and criteria, iterative testing of alternatives included several which proved fruitless or ambiguous, as may be expected from a research process. These have not been ignored or discarded, but have been included in the following methodology discussion, in order to guide future users of this methodology.

Landscape Character Mapping Levels

<table>
<thead>
<tr>
<th>Level</th>
<th>Description</th>
<th>Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Landscape Character Types (LCTs) &amp; Subtypes</td>
<td><img src="Image" alt="Map" /></td>
</tr>
<tr>
<td>2</td>
<td>Viewsheds &amp; Water</td>
<td><img src="Image" alt="Map" /></td>
</tr>
<tr>
<td>3</td>
<td>Other Definers - Landuse, land cover and edges</td>
<td><img src="Image" alt="Map" /></td>
</tr>
<tr>
<td>4</td>
<td>Place-specific Landscape Character Areas (LCAs)</td>
<td><img src="Image" alt="Map" /></td>
</tr>
<tr>
<td>5</td>
<td>Component landuses identified as Landscape Character Units (LCUs)</td>
<td><img src="Image" alt="Map" /></td>
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</tbody>
</table>
Landscape Heritage Identification and Assessment

The Landscape Heritage Assessment Process commences with investigations and contextual assessments at a whole of City scale, ultimately focussing on Landscape heritage assessment at a local area scale.

The Gold Coast Local Studies Library, with the expert librarians and its collection, was a major resource of books and historical documents which informed the study and the assessments in conjunction with a background heritage thematic framework.

This has been developed for the Gold Coast landscape and serves to place this landscape in that conventional heritage context and facilitates understanding of the historical factors. (refer technical study for details)

A Geographic Historical Framework (FL) was also developed as a regional characterisation tool. It is the combination of the Gold Coast’s patterns of movement, use, development, and ways of life over the geography. Each component framework makes a valuable contribution to the city and is part of the desirable diversity both of story and landscape (or urban-scape). The Geographic Historical Framework is set out on the accompanying maps and detailed in the table below.

Following a general appraisal of the history of the region and locality and its place in the FL, the investigations focused on the place related photos and documentary evidence of the historical landscapes and seascapes.

The Heritage Landscape (HL) encompasses the physical expression of all or part of the story or historical narrative of the landscape and the associated people, groups and events. The extent of the historical or remnant landscape is that area that holds the story and its setting and, where present, the adjoining landscape, which have held the same character in a long standing connection.

For each Heritage Landscape three related documents, or sets of information and assessments, are established. These are:

- The Map
- The Historical Documentary Evidence
- The Information & Assessment Record.

### Geographic Historical Framework Landscapes

<table>
<thead>
<tr>
<th>Level</th>
<th>Description</th>
<th>Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Geographic Historical Framework Landscape (FL)</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Historic Documents Analysed Historic Narratives Routes &amp; Sites Identify Heritage Landscapes (HL)</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Heritage Landscape Assessments (HL) - The Map - The Historical Documentary Evidence - The Information and Assessment Record</td>
<td></td>
</tr>
</tbody>
</table>

### Heritage Assessment Diagram

**Geographic Historical Framework Landscapes**

- **A** Movement Routes & Hubs – The Pattern of the Gold Coasts’ Linkages & Community Nodes.
- **B** The Beaches & Foreshores – A Recreation Landscape.
- **C** The Coastal Wetlands & Canals Spine – A Leisured Residential Landscape.
- **D** South Coast Development Strip - A Linear Beachside City.
- **E** Lower Coomera, the Broadwater & Islands – A 21st Century Eco-Waterscape.
- **F** Northern Plain – An Historical Rural Landscape.
- **G** Hinterland Foothills & Valleys - A Residential & Recreational Spine.
- **H** Western Ranges, Tablelands & Valleys – A Rural, Natural & Scenic Enjoyment Landscape.
3 Whole of city outcomes
Overall Gold Coast Landscape Character

As discussed in preceding chapters, the character of the Gold Coast is complex and exciting, with nature, culture, development and history all interwoven with the underlying terrain and water, and with timeless features providing a framework for an ever-changing urban form. The linear form of the City ensures that various elements and themes are in close proximity, accessible both visually and in terms of recreational opportunities, and expressed in various combinations at different places.

Diversity of character is fundamental to the identity and image of the Gold Coast, and analysis of each component part should not obscure the importance of the varied landscape and its overall patterns. This diversity derives firstly from nature (landform, water, headlands, long straight beaches and native vegetation), so where these are expressed and visible they are critically important to sense of place. Where natural landscape features are visible, the view corridors require protection and maintenance, and where appropriate enhanced or focused corridors have been lost or blocked upon (eg in new developments) such that they may be appropriate opportunities for view restoration. These are part of the overall Gold Coast character, especially in the south where forested ridges penetrate and separate the urban form.

While many coastal cities and towns have a natural ‘frame’, the Gold Coast has many distinct attributes. The coastline is relatively uniform, without the ‘charm’ of indented bays separated by rocky headlands and with no winding scenic road offering views coastline panoramas, but the long almost-straight sections of surf beach are highly distinctive. The Gold Coast is also unique with respect to some of its built form patterns, such as the coastal ‘High Rise Spine’ of tall buildings (with sharp transitions in building height), the canal and golf course estates on low flat land, the highway corridor and the theme parks; and the distinctions and boundaries between developed urban and rural/natural hinterland areas. This study recognises the landscape importance of views to the High Rise Spine, as an iconic image of the Gold Coast and as a marker of both the land-ocean interface and the ‘glitz’ of Australia’s premier resort destination, highly visible both by day and by night.

The linear city form and circulation form, the high rise units, the proportion of tourist visitors and the constantly-evolving urban form, all add extra dimensions to the way in which the overall character of the Gold Coast is perceived. While streetscape character is appropriately assessed from a pedestrian and resident viewpoint, the Gold Coast offers additional perspectives. High rise units provide views along the beach and over the coastal plains to the mountains behind, similar to those available from elevated lookouts, and from this perspective the vegetated nature of the City becomes apparent. Most of the City is green, with tree canopy cover integrating development and low-rise built form (public open spaces and golf courses) with the landscape. As seen from the M1 highway, the Gold Coast comprises mainly a densely vegetated corridor with forested mountains visible to the west, and glimpses of high rise buildings to the east. From a visitor perspective, the character of the Gold Coast is likely to comprise separate nodes of key attractions, each within distinctive landscape or urban settings. The perspective of residents is likely to be different, with more focus on those elements which have been long-established (the ‘old’ Gold Coast) as points of reference in a changing environment, on remnants of nature and biodiversity, and on the accessibility of Gold Coast lifestyle opportunities. For both residents and visitors, the character diversity of the Gold Coast cannot be appreciated from one or two walkable viewpoints, but is perceived and understood while moving through the landscape, often by car, where the character is revealed through views and glimpses to mountains, ocean, bushland, beach and high rise buildings.

Legend

Landscape Character Types
The nine LCTs identified in Level 1 mapping, and their geographic relationships, are illustrated by generalised transect below.

LCT Description and Analysis

Each LCT is described and analysed as:

- A conceptual City-wide transect from west to east, illustrating the relative elevation and geographic location, relative to each other
- Key Landscape Character Attributes: concise summary of main places and features, and LCT subtypes present
- Signature Elements/Focal Points
- Interfaces considered important to understanding the relationship between adjacent LCTs
- Anomalies, whether contributing positively or negatively (or neutral) to LCT character
- Importance: The attributes (elements, features and views) important for protection, reinforcement or enhancement, irrespective of whether these may be affected or controllable by City Plan measures
- Photographs.

Photographs.
Watercourses, Estuary and Ocean

Key Landscape Character Attributes

Water in all its forms, but especially the ocean, is a fundamental and unifying element in the character of the Gold Coast. As a linear city close to and parallel to the coastline, no part is very far from water, and five significant rivers drain through the coastal plain to the ocean.

Occupying the lowest points of the landscape, water is not always visible and can easily be obscured by topography, buildings and vegetation. Nevertheless, where visible (or at least indicated), the ocean and other water bodies distinguish the Gold Coast from most other cities.

The pattern of urban development on the Gold Coast has largely evolved in relation to water, firstly providing access and views to the ocean and beaches, and later through a complex network of artificial waterways (including canals and lakes).

Signature Elements/Focal Points

01. The ocean as seen from elevated viewpoints (headlands, high-rise, hillside housing and mountains) and generally.
02. The five rivers (Logan, Pimpama, Albert, Coomera and Nerang Rivers), especially at bridge crossings which form Gateways for the City.
03. Water in canals estates and lakes.
04. The Broadwater.
05. Currumbin and Tallebudgera Creeks and Estuaries (also bridge crossing gateways), and Numinbah Creek.
06. Hinze Dam.
07. Springbrook waterfalls and Currumbin Rock Slide.
### Interfaces and Anomalies

<table>
<thead>
<tr>
<th>Transitional Interfaces</th>
<th>Anomalies-Positive/Compatible</th>
<th>Anomalies-Discordant/Incompatible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water interfaces and forms a close association with the Coastal Headlands &amp; Beaches LCT, Bay Islands &amp; Spit LCT and Lowlands LCT.</td>
<td>Waterfront development related to boating and fishing.</td>
<td>Waterfront industrial.</td>
</tr>
<tr>
<td></td>
<td>Canal-front houses and revetment walls.</td>
<td>Groynes and rock walls.</td>
</tr>
</tbody>
</table>

### Elements of importance

| 01 | Views and glimpses of the ocean, rivers, creeks, estuaries, canals, lakes and waterbodies from public areas and elevated places, including “Timeless Gateways” at bridge crossings. |
| 02 | Scenic Routes on water including the Coomera River via Sanctuary Cove, Surfers Paradise to Nerang route and Albert/Logan Rivers atBeenleigh. |

### Elements that reinforce character

| 01 | Mangroves, riparian and dunal vegetation, plus planted trees (particularly Norfolk Island Pines) which signify the land-water interface with priority given to elements that can be seen from public views. |
| 02 | Clean safe water for water based recreation (e.g. swimming and boating) and for supporting important aquatic ecosystems and wetland habitats. |
| 03 | Opportunities for viewing water from bridges, esplanade roads and public open space. |
| 04 | In urban and highly developed tourist areas, tall buildings close to water which offer views and demarcate the water’s edge, without obscuring public views. |
**High Rise Development**

**Key Landscape Character Attributes**

The High Rise Spine is a major concentration of tall buildings, almost entirely accommodation units, in a line behind the beach, and extending inland for only one or two city blocks between Surfers Paradise to Broadbeach and along Burleigh Heads. This is an iconic Gold Coast image, comprising ‘clusters of high rise buildings centred on Surfers Paradise forming a physical and visual landmark when viewed throughout the city’.

Exuberant architecture, conveying a sense of innovation, excitement, progress and glamour.

Parts of the High Rise Spine have tall built form crowding close to the beach, sometimes as beachfront development and sometime separated by a road; while in other places (e.g. Broadbeach) there is a coastal esplanade park.

Although built originally on sand dunes close to the beach, the built form has long since transcended its topographic base, although it continues to be a string visual marker of the coastline. It provides a unique skyline to the city and forms a prominent city edge between the land and the sea.

In terms of its contribution to Gold Coast character, this concentration of tall buildings is analogous to a narrow line of coastal hills, visible from across the Gold Coast both day and night, even from mountain areas to the west, and offering lookout opportunities of the ocean, beaches and hinterland. For this reason, it is considered a LCT in its own right.

It comprises only one subtype (developed).

**Signature Elements/Focal Points**

- **01** Surfers Paradise Boulevard, with its ‘canyon-like’ roadway between tall buildings.
- **02** Striking modern architecture, celebrating the high-rise built form.
- **03** Distant views from headlands and elevated areas (and other tall buildings) to the High Rise Spine.
- **04** Places where the contrast in building height is apparent e.g. Tedder Avenue, Main Beach.
- **05** High quality streetscape and esplanade treatments e.g. Surfers Paradise.
- **06** The proximity of urban areas to a beach and river/canal. e.g. Main Beach, Surfer Paradise, Broadbeach and Mermaid Beach are bordered by the beach to the east coupled with river/canal to the west.
Interfaces and Anomalies

<table>
<thead>
<tr>
<th>Transitional Interfaces</th>
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<th>Anomalies-Discordant/Incompatible</th>
</tr>
</thead>
<tbody>
<tr>
<td>The main interfaces are with the beach and with low rise urban development of the Lowlands LCT (including canal estates), with which it forms a sharp east-west transition and highly contrasting juxtaposition of building height and form.</td>
<td>Remnants of detached houses and ‘six-pack’ units scattered amongst the high rise units, as reminders of the ‘old’ Gold Coast.</td>
<td>Built form overlapping or with inadequate view corridor separation, such that views of the beach and ocean are screened.</td>
</tr>
<tr>
<td>Coastal Esplanade park at Broadbeach.</td>
<td>Poor activation of adjacent streets, open space and public realm, with little contribution to streetscape or trees of appropriate scale.</td>
<td></td>
</tr>
<tr>
<td>Scattered coastal high-rise buildings, or smaller clusters, outside the main Spine.</td>
<td>Gold Coast Highway shopfronts and associated signage.</td>
<td></td>
</tr>
</tbody>
</table>

Elements of importance

01. Landmark views to and from High Rise buildings.
02. Scenic Routes through Surfers Paradise.

Elements that reinforce character

01. The sharp transitions in building height and the strong contrasts to adjoining low rise development.
02. The tall narrow linear urban form.
03. Street activation and the activity (social and commercial) generated by concentrations of residents and walkability.
04. Low rise retail strips (e.g. Surfers Paradise and Burleigh) which promote high levels of street activity and engagement.
05. Street trees of appropriate form and scale to provide amenity, shade and microclimate benefits for pedestrians/cyclists.
06. View corridors from and between buildings to the ocean, river and beach.
07. Coastal/esplanade public open space (e.g. Mermaid Beach and Burleigh) for recreation opportunities.
Coastal Headlands and Beaches

Key Landscape Character Attributes

Sandy surf beaches extend approximately 70 km along the eastern edge of the Gold Coast, and represent an iconic image and a major tourist attraction, and the beach provides a raison d’etre for the strip concentration of high rise development along the coastline.

The beach is also a public space for recreation and social mingling, and is in many ways analogous to a linear urban park in its importance to the character and lifestyle of the Gold Coast.

The beach is not constant, but changes with the cycle of tides, weather and seasons. However developed, eroded, replenished and overshadowed by tall buildings, the beach is a dynamic natural setting on the doorstep of the city.

Sand also has a moderately high scenic preference value.

This LCT does not include coastal esplanade public open space, nor the ‘quiet water’ beaches in estuarine creek and river mouths, nor in southern Moreton Bay which are included in other LCTs.

Coastal headlands are focal points for views from the beach and as seen by swimmers and surfers, and give dimension to the long stretches of sand and surf. They are elevated, often at the eastern end of a ridge, and are part surrounded by water. Prominent headlands occur only at the southern sections of the Gold Coast coastline and are characterized by high, breaking waves, rocky shores, intense erosion, and steep sea. The portions of visible rock within the headlands also contribute a high to very high scenic preference rating. In this context, sandy spits are not considered to be ‘coastal headlands’.

The main LCT sub types are undeveloped open space, although parts of Burleigh Head and Point Danger are urbanised.

Signature Elements/Focal Points

01 The beaches which as a landscape element provide a major point of difference between the Gold Coast and other cities.

02 Landmark views of the northern sweep of coastline from Burleigh, Currumbin and Point Danger as identified on Map PS12, and the southern coastline as seen from The Spit.

03 Burleigh Head, Currumbin Rock and Point Danger are major headlands which are visually prominent at a regional scale while South Nobby is a minor headland in the Gold Coast that is only visible from short distances.
Interfaces and Anomalies

<table>
<thead>
<tr>
<th>Transitional Interfaces</th>
<th>Anomalies-Positive/Compatible</th>
<th>Anomalies-Discordant/Incompatible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Headlands are generally the eastern extension of Mountains, High Rise Development or Coastal Plains &amp; Low Hills LCT and always adjoin Beaches. There is no clear point at which a headland becomes a ridge, and an arbitrary threshold of 50m inland has been adopted for mapping purposes.</td>
<td>Stand-alone surf life saving buildings, kiosks and restaurants which have been established long enough to be accepted as part of the beach ‘scene’ Boardwalks and walkways.</td>
<td>Highly visible development with limited vegetation and resultant night lighting on headlands. Drains and stormwater outlets discharging across the beach.</td>
</tr>
<tr>
<td></td>
<td>Carnivals, temporary events and artworks which ‘celebrate’ the beach.</td>
<td>Groynes and rock walls to prevent or minimise erosion, and sand pumping operations.</td>
</tr>
</tbody>
</table>

Elements of importance

01 Views to headlands from the beaches and from one headland to another (and to the High Rise Spine) especially Landmark Views from Burleigh, Curumbin and Point Danger. Views to and from beaches, plus glimpses from surrounding streets and public open spaces as seen between buildings and vegetation.

03 Elements that reinforce character include:

- Continuity of vegetation cover on undeveloped headlands
- Coastal native vegetation including revegetated dunes, provided important public views to the beach are maintained
- Norfolk Island Pines and other tall vertical trees which are traditionally associated with coastal esplanades and public open space areas beside beaches.

Elements that reinforce character

01 Continuity of vegetation cover on undeveloped headlands.

02 Accessibility of the beach, both visually and in terms of use by visitors and residents.

03 Coastal native vegetation including revegetated dunes provided important public views to the beach are maintained. Norfolk Island Pines and other tall vertical trees which are traditionally associated with coastal esplanades and public open space areas beside beaches.

04 Norfolk pines are a significant landscape element in Surfers Paradise, Broadbeach (Old Burleigh Rd/Surf Pde and east-west streets) as well as Burleigh.
Key Landscape Character Attributes

The Bay Islands & Spit LCT is a unique natural landscape setting with a sandy estuarine nature in the northeast of the Gold Coast.

South Stradbroke Island and The Spit (both entirely sand) protect The Broadwater by providing a buffer to the ocean, and form a visual city edge.

Other low islands of sand and mud in The Broadwater (southern Moreton Bay), some developed and some natural and mangrove-lined, surrounded by relatively calm safe waters and channels used for recreational boating, swimming and diving.

Couran Cove, Tipplers and Currigee on South Stradbroke Island are popular visitor destinations, distinctly separate from the main attractions of the Gold Coast.

The main LCT subtype is undeveloped open space (within Moreton Bay Marine Park), although Ephraim and Sovereign Islands are highly developed, as is part of The Spit.

Signature Elements/Focal Points

01 Natural vegetation, broad open views to the skyline/horizon and clean water.
02 South Stradbroke Island and northern part of The Spit.
03 Broadwater Parklands.
04 Yachts in the Southport Yacht Basin, Sea World, Sheraton Mirage.
05 Gold Coast Highway bridge, as the ‘entrance’ to Surfers Paradise.
06 Mangrove Island Archipelago.
Interfaces and Anomalies

<table>
<thead>
<tr>
<th>Transitional interfaces</th>
<th>Anomalies-Positive/Compatible</th>
<th>Anomalies-Discordant/Incompatible</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Bay Islands and Spit are intimately associated with their surrounding waters (Water/Watercourses &amp; Estuary LCT). At the southern end of The Spit, character transitions to urban coastal plain and lowlands urban development.</td>
<td>Southport Yacht Basin, Sea World, Sheraton Mirage and other tourist and leisure-related development on The Spit. Wavebreak Island (artificial).</td>
<td>Intensively modified and developed island residential estates (Ephraim and Sovereign Islands) Fenced private estates.</td>
</tr>
</tbody>
</table>

Discrete nodes of development and activity on South Stradbroke Island.

Elements of importance

01 Views eastwards to the Broadwater, Bay Islands and Spit from public viewing areas such as bridge crossings (over highways and major roads), Gold Coast Highway and other major roads and public open spaces, and from downtown Southport.

02 Views northwards from Main Beach high-rise units across the Yacht Basin and The Spit to the Broadwater and islands.

03 Views west and south from The Broadwater, and from the Bay Islands and The Spit, to the hinterland and other LCTs (e.g. Water, Mountain ranges and High Rise Development).

04 General views from South Stradbroke Island and The Spit.

05 Scenic Routes and Landmark Views from The Spit.

06 The Southport Bridge/Southport Spit as it is an important Timeless Gateway.

Elements that reinforce character

01 Predominantly natural land water interface, with absence of built form or buildings generally set back and below tree canopy height.

02 Remnant vegetation, visible sand dunes and vegetated low hills on islands and The Spit, as seen from across the Broadwater.

03 Low key character and relative remoteness of South Stradbroke Island (its ‘island-ness’).

04 Accessible public open space areas surrounding The Broadwater.
Lowlands

Key Landscape Character Attributes

Low flat terrain, mainly close to the coastline and rivers e.g. Southport stretching south to Burleigh Waters and west to Merrimac.

Lowlands are present also in broad open rural areas such as the canelands of Beenleigh/Pimpama in the north of the Gold Coast.

Originally occupied by swamps and lowland forest communities prior to draining and development for agriculture (mainly sugar cane), canal estates, golf courses and associated waterways.

Canelands have a moderate scenic preference rating and contribute to the inter-urban break between Brisbane and the Gold Coast.

The landform has little relief and lacks visual containment, except where adjacent to water (ocean, rivers, estuaries and bay) which form edges and sense of place.

Water is a strong landscape element, in the form of canals, lakes, rivers, creeks and estuaries, but in a flat landscape is easily obscured from view by buildings and vegetation.

Some flat suburban areas lack visual focal points and distinctive Gold Coast and local character (‘could be anywhere’) unless designed and developed (or retrofitted) with place-making elements.

The LCT sub types include undeveloped open space, developed and rural production.

Signature Elements/Focal Points

01 Agricultural Landscapes.

02 Bands of vegetation along waterways.
### Interfaces and Anomalies

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</tr>
</thead>
<tbody>
<tr>
<td>Generally in between the Coastal Plain and Low Hills on one side, and either the Bay Islands &amp; Spit, Coastal Headlands &amp; Beach, High Rise Development or Water LCTs, and each of these interfaces have different character and opportunities. The juxtaposition of low-rise housing on canal estates and very tall high-rise built form is distinctive to the Gold Coast.</td>
<td>Commercial and industrial development with established landscaping.</td>
<td>Suburban sprawl and sea of roofs. Development which obliterates or is insensitive to landform undulations.</td>
</tr>
<tr>
<td></td>
<td>Large and highly visible canal-front houses.</td>
<td>Power lines &amp; towers.</td>
</tr>
<tr>
<td></td>
<td>Major roads and elevated bridges.</td>
<td>Bulky large scale built form with little screening or integration by vegetation.</td>
</tr>
<tr>
<td></td>
<td>Tall buildings at edges, with sharp transitions in building height.</td>
<td>Commercial/Industrial development and carparks with wide expanses lacking shade.</td>
</tr>
<tr>
<td></td>
<td>Curving roads with street trees, which bring streetscape and neighbourhood view containment (semi-enclosure) to the flat and featureless landform.</td>
<td>Subdivision and development of built form within the inter-urban break.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Encroachment of urban development on bushland areas resulting in reduction of native vegetation canopy.</td>
</tr>
</tbody>
</table>

### Elements of importance

| 01 | Distinct boundaries between developed and undeveloped open space and rural production. |
| 02 | Views from roads, public open spaces and recreational water bodies to other LCTs such as Water, Foothills, Mountains and High Rise Development. |
| 03 | Scenic routes through caneland areas, the Broadwater Harbour and from Point Danger to Kirra. |
| 04 | Transitory gateways such as the gateway where the Pacific Highway meets the Gold Coast Highway at Tugun and Brisbane Road/Gold Coast Highway entry into Labrador. |

### Elements that reinforce character

| 01 | Remnant vegetation of lowland ecosystems and riparian vegetation lining waterways. |
| 02 | Trees in canal estates, which are visible across the water bodies, and which provide a setting and scale for large waterfront houses. |
| 03 | Broad areas of open space with long views into rural and natural ‘countryside’ as viewed from highways in the inter-urban break. |
| 04 | Visible water (ocean, rivers, bay or canals) as seen or glimpsed from elevated viewpoints such as bridges, or through gaps between buildings and vegetation. |
Coastal Plains and Low Hills

Key Landscape Character Attributes

Gently sloping to undulating topography, drained by the five rivers (Logan, Pimpama, Albert, Coomera and Nerang Rivers).

Some suburban areas lack visual focal points and distinctive Gold Coast and local character (‘could be anywhere’) unless designed and developed (or retrofitted) with place-making elements.

Even minor changes in elevation allow views to surrounding or nearby landscape and built form features. eg. Views to the High-rise Spine, Mountains in the west, water (coast) and to vegetated skylines.

The LCT sub types include a limited mix of developed areas (mainly residential) and undeveloped open space, with some rural land uses but little or no commercial, industrial or golf course sub-types.

Signature Elements/Focal Points

01 Views of forested hills, with distant higher mountains behind.
02 Locally prominent hills in many areas eg. ‘Magic Mountain’.
03 Undulating topography.
04 Established vegetation in residential areas eg. Ashmore.
Interfaces and Anomalies

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Generally in between Foothills and Lowlands, where interfaces result from changes in elevation and slope.</td>
<td>Theme parks and industrial estates with distinctive but artificial sense of place, including water bodies.</td>
<td>Suburban sprawl and sea of roofs.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Development which obliterates or is insensitive to landform undulations.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Infrastructure e.g. power lines.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Limited street trees.</td>
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<tr>
<td></td>
<td></td>
<td>Narrow footpaths.</td>
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<tr>
<td></td>
<td></td>
<td>Creeks concreted and turned into drains with no vegetation.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Large scale industrial/retail interface with streets e.g. Molendinar Ashmore.</td>
</tr>
</tbody>
</table>

Elements that reinforce character

<table>
<thead>
<tr>
<th>Elements of importance</th>
<th>01 Patches and bands of native vegetation visible from houses, streets and public open space, and from highways, especially where they reinforce the natural topography and provide relief from built form.</th>
</tr>
</thead>
<tbody>
<tr>
<td>02 Focal point built form, central places or place-making elements, for example water bodies and parkland reinforcement of minor watercourses.</td>
<td></td>
</tr>
<tr>
<td>03 Elevated places which allow views to mountains, high-rise built form, water, patches of bushland and Landmark Views.</td>
<td></td>
</tr>
<tr>
<td>04 Established vegetation in residential areas e.g. Ashmore.</td>
<td></td>
</tr>
</tbody>
</table>

Elements of importance

| 01 Distinct boundaries between developed areas and undeveloped open space. |
| 02 Forested ridges and hills visible from the M1 highway, above the screening vegetation. |
| 03 The Inter-urban break at Ormeau and Pimpama as they are important 'Timeless Gateways' or to the Gold Coast. |
The Foothills LCT are the hills and upper slopes which extend to the ridges and mountains of the Gold Coast Hinterland.

The foothills are visually prominent within urban areas of the Gold Coast and provide a visual and physical edge to urban development in areas where the foothills remain forested.

They are an important part of the viewshed to the Gold Coast Hinterland and provide the mid-ground to views of the Mountains LCT from lower areas of the Gold Coast and also contribute to the ‘green behind the gold’ of the Gold Coast hinterland.

The foothills remain mostly forested but there are some highly visible examples of discordant development which is not sympathetic to the landscape setting.

Significant portions of the Foothills LCT also have a high Scenic Amenity Rating.

The LCT sub types include forested, developed and mixed foothills.

Signature Elements/Focal Points

01 Views of forested hills, with distant higher mountains behind such as Nerang State Forest.
02 Locally prominent hills in many areas.
## Interfaces and Anomalies

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</tr>
</thead>
<tbody>
<tr>
<td>In between Mountains and Coastal Plains &amp; Low Hills LCTs, with transitional areas between each.</td>
<td>Bushland residential, with houses ‘tucked’ amongst trees. Gully/ephemeral watercourses draining from foothills.</td>
<td>Prominently visible housing on steep hillsides and ridges. Visible scarring, benching, retaining walls and long straight driveways. Quarries and reservoirs. Power lines &amp; towers. Degraded bushland areas.</td>
</tr>
</tbody>
</table>

### Elements of importance

01 Forested ridgelines forming skylines close to urban areas, visual prominence (as the mid-ground to views of the Gold Coast Hinterland) and high scenic preference values.

02 Views to the City and mountains from lookouts and public places, and from houses.

03 Landmark views west to the foothills from floodplain areas.

### Elements that reinforce character

01 Development sensitive e to landform, reinforcing ridgelines with retained or planted trees, provide visual edges, enclosure and focal points (and sense of place) in urban areas.

02 Patches and bands of bushland which provide visual relief, reinforce topography and provide a green backdrop to the City and to local areas.
LCT Descriptions

Distinct Valleys

Key Landscape Character Attributes

Narrow, flat valley floors and foothills semi-enclosed by the steep forested hillsides, providing settings with a strong sense of place and identity, clearly distinguishable from other places within the Gold Coast.

Rural farmland and natural forested areas which forms a strong and distinctive landscape pattern.

Rural roads which respond to the landform, winding and undulating, with opportunities for scenic driving and cycling with high scenic amenity.

Internal views generally contained within the valleys.

Generally an absence of urban residential and industrial development, tall buildings and extractive industry.

Generally low visibility from external viewpoints (except for limited areas visible from elevated areas within the Mountains LCT), with high Visual Absorption Capacity (the extent to which landscapes can ‘absorb’ development and disturbance.

The primary LCT subtype is ‘mixed’, a combination of rural and natural landscape characters.

Signature Elements/Focal Points

01 Numinbah, Currumbin and Tallebudgera Valleys together with a series of other smaller valleys such as Guanaba Valley and other unnamed valleys.

02 Steep forested slopes and skyline ridges.

03 Riparian forest bands along upper Currumbin and Tallebudgera Creeks.

04 Waterfalls, pools and Currumbin rock slide in the Mount Cougal section of Springbrook National Park.

LCT Location on Transect

Chapter 3, page 18
## Interfaces and Anomalies

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<tr>
<td>Distinct Valley LCT areas are enclosed by Mountains LCT.</td>
<td>Facilities associated with rural production (sheds, feeder bins, modest scale poultry sheds etc.). Orchards and plantations.</td>
<td>Power lines &amp; towers. Standard residential subdivisions with urban characteristics, grand entry statements, gated estates etc.</td>
</tr>
</tbody>
</table>

## Elements of importance

| 01 | The proximity and accessibility to attractive rural and natural landscapes from urban areas of the Gold Coast. |
| 02 | Views from public lookouts into and across scenic valleys. |
| 03 | Scenic routes within Numinbah, Currumbin and Tallebudgera Valleys. |

## Elements that reinforce character

| 01 | Watercourses, riparian vegetation, patches of remnant vegetation and forested mountainsides. |
| 02 | Open views from scenic roads across open rural land across and down the valleys. |
| 03 | Land cover patterns and transitions from rural valley floor to wooded foothills to forested slopes. |
Mountains

Key Landscape Character Attributes

The Mountains LCT includes the western mountains, ridges and plateaux which form part of the broader Scenic Rim including Lamington Plateau, Springbrook Plateau, Tamborine Mountain and the Border Ranges; and also the major southern ridgelines which extend towards the coastline; and are fundamental to the character of the Gold Coast.

The western mountains are areas of dissected landform, with steep hillsides, gorges and narrow valleys; predominantly undeveloped and protected in national parks, with large continuous areas of natural forest of exceptionally high biodiversity. However, they also include rural farmland and mountain villages. Notwithstanding their diversity, as seen from the coast and the developed areas of the Gold Coast, these distant mountains form an apparently continuous north-south green backdrop and silhouette on the skyline and a strong western visual edge to the city, symbolising the ‘green behind the gold’ of the Gold Coast hinterland.

The main mountain destinations are Springbrook; Mt Tamborine; Beechmont-Binna Burra and O’Reillys. The southern forested ridgelines are closer, more visible and more accessible to Gold Coast residents and visitors, framing and separating neighbourhoods and creating distinctive local settings, allowing the green hinterland to penetrate the urban form and extending eastwards to headlands.

Mountains are highly valued landscape elements by the Gold Coast community and received a consistent high Scenic Amenity Rating. Mountains also provide opportunities for viewing outwards across the valleys, coastal plains and other LCTs of the Gold Coast, towards the coast and ocean and regionally to the south and west of the Gold Coast City; and also opportunities for scenic driving, cycling and nature-based activities in the national parks.

The extensive tracts of forest habitat associated with the Mountains LCT also provide important bioregional connections. They are classified with World Heritage status and connect to World Heritage landscapes in adjoining Local Authorities such as Mount Warning in northern NSW.

The main LCT subtype for Mountains is natural, undeveloped open space.

Signature Elements/Focal Points

01 Tamborine Mountain.
02 Springbrook escarpment.
03 Scenic road and tourist destinations of Springbrook.
04 Darlington and Tallai Ranges.
05 Prominent east-west ridges associated with Currumbin and Tallebudgera valleys.
06 Tall dense rainforest vegetation and associated wildlife.
Interfaces and Anomalies

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>Mountains frame the Distinct Valley LCT and adjoin Foothills LCT.</td>
<td>Plateau farmland.</td>
<td>Quarries and scarring.</td>
</tr>
<tr>
<td></td>
<td>Mountain villages.</td>
<td>Power lines &amp; towers.</td>
</tr>
<tr>
<td></td>
<td>Scenic roads.</td>
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</tr>
</tbody>
</table>

Elements of importance

01 Views westwards from residential and tourist areas (including high rise units) to mountains and also views from primary view boulevards such as the Pacific and Gold Coast Highways.
02 Public viewpoints within the Mountains LCT that provide views across the City, especially views to the coastline and the coastal ‘spine’ of high rise buildings.
03 Scenic routes to Binna Burra, Tamborine and Springbrook.
04 The proximity and accessibility of mountain settings to Gold Coast residents and visitors, reinforced by glimpses and views to the forested hills, as a constant reminder that these opportunities are available within close driving distance.

Elements that reinforce character

01 Existing forested ridgelines and plateaus as they reinforce the natural topography and provide a visual edge and prominent skyline to the city.
02 The steep and varied terrain as it provides a strong contrast to the flat coastal plains of the Gold Coast.
03 Existing vegetation especially rainforest and eucalyptus associated forests as they contain a high scenic preference rating and contribute to high Scenic Amenity values.
LCT Relationships

Relationship to Scenic Amenity

Landscape character is different from Scenic Amenity (SA) ratings as assessed by South east Queensland focus group participants (see Glossary). However, the two parameters are related, because scenery influences character.

The above analysis of Gold Coast character at LCT level is generally consistent with the scenic preference ratings of the ‘Gold Coast Final Scenic Amenity Mapping’ Report (2010) for water (SA: 9), mountains (SA: 8) and canelands (SA: 5) but differs with respect to:

> Tall to medium buildings rated low (SA: 2) as they were considered by focus group participants to ‘significantly detract from a view’. However, in this study, tall buildings are considered to provide a significant contribution to the landscape character of the Gold Coast and their visual prominence is considered a positive attribute.

> Distinct Valleys received a moderate rating (SA: 4), but are considered more significant in the context of the Gold Coast due to their strong natural/rural character, the contrast between these landscape settings and the nearby urban areas, and their accessible opportunities for scenic driving.

> The Islands and The Spit also received a moderate rating (SA: 4) but also make a strong and distinctive contribution to Gold Coast character.

> Beach areas also received a moderately high rating (SA: 5) but are of fundamental importance to Gold Coast identity and character.

LCT Summary

Whilst the above analysis of LCTs has addressed each separately, the various LCT combinations and interfaces are equally important as they represent the visible diversity of character, and their geographic relationships create a distinctive landscape and memorable images of the Gold Coast for residents and visitors. The attractive character of the Gold Coast is also due to ‘timeless’ factors such as climate (abundance of sunshine), and to the varied lifestyle opportunities (ranging from ‘glitz’ to wilderness) afforded to both residents and visitors.

Studies of landscape perceptions and sense of place in Australian coastal settlements have indicated the importance of natural features to the character of these places. At the Gold Coast, landform, water and vegetation create a strong natural setting for the city. These elements are within close proximity to urban areas, framing the City and providing accessible opportunities to enjoy various leisure settings. They are often visible from several viewpoints or can be easily perceived through other visual cues such as the coastal High Rise Spine or silhouettes of Norfolk Pines signifying the coastline. It is also a green city, with tree canopy foliage evident across the urban, rural and natural areas at a range of scales and viewing distances. The distant hinterland mountains, forested ridges, riparian corridors, patches of bushland and isolated stands of trees all contribute to this greenery. Providing visual relief and local sense of place, unifying development areas and connecting the coast to the mountains.
Historical Framework Landscapes

Whole of City Strategic Outcomes

Background heritage thematic framework for the Gold Coast

The thematic framework table following the themes of the Queensland thematic framework, (refer technical study) provides a heritage context and facilitates understanding of the historical factors that contributed to form the Gold Coast landscape.

Geographic Historical Framework for the Gold Coast

This Geographic Historical Framework (FL) sets out the overall landscape and cultural structure of the Gold Coast and provides the visible reference of what makes the Gold Coast different to other cities in Australia. Roads, buildings of most types, suburbs and infrastructure all will be similar to many other Australian or Queensland cities. Only this landscape and cultural framework presents the difference, and epitomises the place to which residents become attached, and of which visitors note and remember. It provides the guide for planners and landscape managers to protect and enhance landscapes and places in order to maintain that unique character, cultural narrative and memorable difference.

The Geographic Historical Framework has cultural significance. It creates a strategic planning framework and guide for planning and management.

Geographic Historical Framework Landscapes

| A | Movement Routes & Hubs-The Pattern of the Gold Coasts’ Linkages and Community Nodes |
| B | The Beaches & Foreshores-A Recreation Landscape |
| C | The Coastal Wetlands & Canals Spine-A Leisured Residential Landscape |
| D | South Coast Development Strip-A Linear Beachside City |
| E | Lower Coomera, The Broadwater & Islands-A 21st Century Eco-Waterscape |
| F | Northern Plain-An Historical Rural Landscape |
| G | Hinterland Foothills & Valleys-A Residential & Recreational Spine |
| H | Western Ranges, Tablelands & Valleys-A Rural, Natural & Scenic Enjoyment Landscape |

Legend

A: Movement Routes & Hubs: (Refer detailed plan for Movement Routes)
B: Beaches Foreshores
C: Canal Areas
D: Coastal Development
E: Broadwater & Lower Coomera River
F: Northern Rural Plain
G: Hinterland Foothills & Valleys
H: Western Ranges, Tablelands & Valleys

Gold Coast Regional Boundary
The Pattern of the Gold Coasts’ Linkages

Pre-1900

> Traditional owners pathways provided travel routes for explorers and early settlers.
> The coastal floodplain-wetlands (later Stephens Swamp and others) and the Coomera River estuary barriers to circulation.
> Rivers used for transport and access.

1900-1950

> The beaches served as foreshore roads.
> Road constructed from Brisbane to Southport.
> Railway from Nerang to Coolangatta and Tweed Heads completed in 1903. Beenleigh to Canungra railway line later opened in 1914, via Tamborine Village.
> Late 19th century-early 20th century the southern beaches became popular holiday destinations-Pacific Road from Nerang an early link.
> North-south circulation confined along the coastal strip.
> Small ferry operations over rivers and across Broadwater to transport vehicles.
> Jubilee Bridge opened in 1925, linking Southport with Main Beach and Surfers Paradise.
> Tallebudgera and Currimbim Creek bridges opened in 1926.
> Coomera Bridge opened in 1930 and Logan River bridge in 1931, replacing the former ferries.
> A road along the Numinbah Valley connected to NSW/The Big Scrub.

1950-1980

> Drainage and canals generated additional east-west and north-south roads.
> As motor vehicle use and roads expanded, rail became superseded; the Nerang-Tweed line closed in 1961 and the Beenleigh-Southport line later closed in 1964.
> Gold Coast Bridge opened between Southport and Surfers Paradise in 1966, replacing the old Jubilee Bridge.

Post 1980

> Rail re-introduced between Brisbane and the Gold Coast during the 1990s, with the line extending from Beenleigh to Helensvale 1996 and Nerang in 1997.
> Pacific Motorway modified and expanded, opening in 2000.
> Rail extended to Robina in 1998, linking inner developed areas and Brisbane.

Legend

A: Movement Routes & Hubs:
- Historic Road Route
- Historic Rail Route
- Ferry Route to Currigee
- Heritage Hub/Village
- Gold Coast Regional Boundary
- Airport

Statement of significance

The cultural significance lies in the heritage evidence, the intangible heritage and its settings. It includes historical movement routes, tracks, roads, railways, bridges, the airport, boating ways, ferries, the villages, community hubs and gathering places through the Gold Coast’s history.
Beaches & Foreshores

A Recreation Landscape

Pre-1900
- Fishing activities.
- River traffic entrances and anchorages.
- Occasional recreation destination of the early settlers.
- Beach visitors from Brisbane increased with the opening of Southport railway line in 1889; coach companies collected travellers from Southport and travelled to the Tweed via beach hubs (e.g. Burleigh, Coolangatta).

1900-1950
- Camping and shacks along the foreshore and dunes.
- Queensland’s first surf lifesaving club formed at Greenmount (Tweed Heads and Coolangatta) in 1909.
- First local surf lifesaving championship carnival staged at Kirra in 1928.
- Separate holiday settlements developing along the shore.
- North-south coastal road along the slightly elevated lands between the wetlands and creeks and foreshore.
- Beaches used as circulation.
- Campgrounds proliferate along the coast at hubs.
- Amenity and identity enforced along esplanade parks, including pine planting.
- Surf clubs, rental lodges, shops, support facilities, campgrounds expand and consolidate.
- World War II rest and recreation use; first American troops arrived on the Gold Coast in 1942, setting up military camp bases at Coolangatta, Kirra and Tugun.

1950-1980
- Holiday units, hotels and entertainment facilities expand.
- Councils undertake beach erosion stabilisation works.
- Popularity and better transport links bring more visitors and residents.
- Jack Evans took up the lease on the Snapper Rocks pool at Point Danger and launched Australia’s first trained dolphin show in 1955.
- Surf riding boom and innovations from the 1960s.

Post 1980
- Intensified use of esplanade parks leads to more structures and formal designs.

Statement of significance

The cultural significance lies in the high aesthetic and social appreciation of the beaches and their associated foreshores and open space, the headlands and coastal waterways and the streetscape plantings and urban views from the beaches and esplanades.
Coastal Wetlands & Canal Spine

A Leisured Residential Landscape

River flood plain wetlands and melaleuca woodlands. Creeks meander through riparian vegetation, grassy plains and treed knolls.

Pre-1900
> Impassable lands to settlers.

1900-1950
> River and creek crossings only in selected suitable locations.
> Early roads took coastal dune routes.
> Rail line confined inland with branches through hills.
> A timber source-fuel and tracks.
> Sugarcane was an early widespread crop, including Benowa Mill in the south and Beenleigh and Coomera in the North.
> Arrowroot farms in the north at Coomera.
> Cotton was trialled on land along Nerang River by Manchester Cotton Company during 1860s, later replaced by sugarcane in 1966.
> Drains dug to increase farm use (e.g. Dunlops Drain, behind Broadbeach).
> Mining/extraction developed including sand, gravels and minerals.
> Drains extended and waterways confined, straightened and reduced.
> First golf courses established at Coolangatta Tweed Heads in 1916 and Southport in 1930.
> Popularity of the coast increased post World War II; residential demand and more widespread car usage and holidays expanded development into the coastal lowlands.

1950-1980
> Innovators, engineers, dredging/extraction industry experienced during the 1950s-canal estates emerged, including ‘Florida Gardens’, the first canal estate sub-division on the Gold Coast, approved by Albert Shire in 1956.
> Political support for development over these lands; Florida Gardens was soon followed by Miami Keys, Rio Vista, Moana Park, Rialto and the Isle of Capri.
> As motor vehicle use and roads expanded, rail became superseded; the Nerang-Tweed line closed in 1961 and the Beenleigh-Southport line later closed in 1964.

Post 1980
> Residential recreation-leisure time boom and boating popularity; canal estates extended, lakes were an obligatory part of new developments, golf courses increased (e.g. Sanctuary Cove in 1987 and Royal Pines 1990), and new roads, pathways and parklands/open spaces expanded over the now managed coastal plain.
> Filling of extensive areas e.g. first stage of Robina (formerly Australia’s largest privately owned master planned residential community) residential blocks went on sale in 1981, later followed by the opening of Bond University in 1988 and Robina Town Centre in 1996.
> Albert Shire and Gold Coast City Council areas amalgamated into one authority in 1995.

Statement of significance

The cultural significance lies in the waterways and the associated open space corridors and vegetation there, the historical residential canal estates, and the pattern of roads and bridges formed in the historical developments of this coastal plain.
South Coast Development Strip

A Linear Beachside City
The foreshore and old wooded dunes.

Pre-1900
> Survey of Southport.
> Southport residences built for Brisbane politicians and ‘well to do’.
> The foreshore and old wooded dunes provide a north-south coastal access way elevated above the coastal wetlands/swamps and creeks.

1900-1950
> Coastal road north-south along the slightly elevated lands between the wetlands and creeks and foreshore.
> Campgrounds and holiday shacks proliferate along the coast at hubs.
> Housing extends onto ridges/hillsides with views e.g. Currumbin, Tugun.
> Coast road upgraded and train line connection (to/from Brisbane) brings more holiday and weekend visitors.
> Gold Coast Council covers coastal urbanising strip with Albert Shire covering inland areas.
> Surf clubs, rental lodges, shops, support facilities, campgrounds expand and consolidate.
> Holiday units, hotels and entertainment facilities expand.
> World War II rest recreational use.
> Unit developments increase-increased density and facilities at hubs.
> Alex Griffiths establishes a private bird sanctuary at Currumbin in 1947.

1950-1980
> David Fleay opens the Australian Fauna Reserve at West Burleigh Heads in 1952.
> Development of permanent residential communities in former holiday towns.
> High-rise residential and hotel developments.
> Intensification of urban areas at beach.

Post 1980
> Intensity of Pacific Highway usage leads to limited avenue access and limited pedestrian crossing.

Statement of significance
The cultural significance lies in the strip pattern of development formed between the beaches and the wetlands of the coastal plain, the differences and social values of each locality along its length and the aesthetic values of the streetscapes and beach and esplanade views.
Historical Framework
Landsapes

Lower Coomera, The Broadwater & Islands

A 21st Century Eco-Waterscape
The waterways, floodplain and tidal estuary of the Coomera River, lower Coombabah Creek and the Broadwater and islands are an extensive coastal ecosystem and wildlife habitat.

Pre-1900
> Separation of South Stradbroke Island from Stradbroke Island.
> Oyster license camps established on South Stradbroke Island from 1870's.
> Rock river crossing erected around the meeting of the fresh and salt water of the Coomera Rivers, referred to as 'Binsteads Crossing'.

1900-1950
> A sheltered boat anchorage.
> Access via the river for early settlers to the fertile floodplains.
> Physical growth and northwards movement of the spit.
> Planned town of Moondarewa, Sth Stradbroke, permanently abandoned due to high tides.
> Fishing, crabbing and oyster farming in the Broadwater.
> Small settlements e.g. Lands End, Curriege, Southport and Coomera.
> Small-scale farming endeavours, constrained by wetlands/tidal zone.
> Broadwater becomes a popular boating, fishing, sailing venue, with Southport Yacht Club forming in 1947.
> Southport and Surfers Paradise access improved the Broadwater use and increased development along its shore.

1950-1980
> Tourist destination venues developed on The Spit.
> Residential developments move north and usage of the northern section of the Broadwater increases.
> New north-south roads and canal developments bring more users and boating onto the Broadwater.
> Gold Coast Marine Precinct developed in the 1990s.

Post 1980
> Construction of Seaway stops northwards movement of the spit.
> Construction of Couran Cove Resort and Tipplers.
> End of sand mining on South Stradbroke.

Statement of significance
The cultural significance lies primarily in the aesthetic and social appreciation of the waterscapes and the vegetated riparian corridors, the natural habitats and reserves and the social and historical rural characteristics layered within parts of this landscape.
Northern Plain

A Historical Rural Landscape

The coastal floodplain between Coomera and Logan Rivers.

Pre 1900
> Rock Point Sugar Mill established 1878 at Woongoolba.

1900-1950
> Constraints to historical era transport links grazing and residential development.
> Clearing developed grasslands for potential croplands, including early arrowroot farms and sugar cane production.

1950s onwards
> Drains dug to manage water levels/flooding.

Statement of significance

The cultural significance lies in the historical and aesthetic values held throughout the rural landscapes and in the riparian and coastal fringe landscapes seen widely from these broad open landscapes.
G  Hinterland Foothills & Valleys

A Residential & Recreational Spine

Pre-1900
> Timber getters and graziers moved fairly readily over these lands.
> c.1850s William Duckett-White (1807-1893), a pastoralist and politician, established 'Coombabah Run', one of the first farming properties in the Coomera region. Queensland Government has resumed much of the land for development and conservation purposes.
> The river and creek valleys served for small farms, dairies and cropping e.g. the Tallebudgera and Currumbin Valleys.
> The wooded ridges and steep hillsides generally "poorer country" for some cattle grazing.
> Village hubs grew-West Burleigh, Mudgeeraba, Pimpama.
> Gravel roads were slow links.
> Creeks and rivers hindered movement-a barrier with rains.

1950-1980
> Schneider family mud crab farm and roadside stall established adjacent to Brisbane Road (now Gold Coast Highway) in the 1950s, which sold crabs for over 50yrs and became a local icon. The area has since been re-vegetated and is part of an environmental reserve.
> Coastal residential expansion post 1960s led to a western development expansion: roads sealed and new connector roads, higher bridge creek crossings, more widespread support facilities.
> Country tourist drives for scenic and rural recreation pursuits like hiking and riding.
> More clearing in the valleys and up hillsides.
> Rural residential/large lots.

Post 1980
> Residential spread, farms and grazing declined and sold for subdivision.
> Hobby farms, intensive smaller lot residential areas, though forested ridges, bushland patches and semi rural scenes remain generally throughout area.

Statement of significance
The cultural significance lies in the historical pattern of movement routes, rural and residential developments over these landscapes, the aesthetic appreciation of both the historical landscape form and vegetation cover wherever it can be appreciated, and the distant viewscapes of the ranges and tablelands to the west.

Chapter 3, page 32
Western Ranges, Tablelands & Valleys

A Rural, Natural & Scenic Enjoyment Landscape

Rugged forested tablelands, ranges and narrow confined river valleys and complex foothills with a sense of remoteness.

Pre-1900

> Limited historical access and development.

1900-1950

> Timber-getters found ample good timber over these lands.
> The river valleys served as early access-tracks put in, land cleared, small farms established including dairying (e.g. on the Numinbah Plateau, now Springbrook), cattle, vegetables.
> The O’Reilly family arrived and settled in the Lamington National Plateau region in 1911, later established O’Reillys Mountain Resort in 1926.
> Lamington National Park proclaimed in 1915.
> Banana farms established on the hillsides.
> Small hamlets and community hubs established at road and river crossings.
> Farms prosper.

1950-1980

> Scenic tourism/visitors to the area increase.
> Farms decline and converted into hobby farms and rural residential.

Statement of significance

The cultural significance lies in the historical and aesthetic values of the rugged forested tablelands, ranges and narrow confined river valleys and complex foothills including their sense of remoteness and absence of development like the coastal hinterland to the east.
Geographic Historical Landscape Framework

Objectives for Planning

A city-wide Geographic Historical Framework has been defined. This comprises related landscape-cultural patterns which form and component areas and the movement routes and settlement and community hubs of historical to recent times. The movement routes and hubs framework (A) together with the landscape area components (B to H) make up the whole city. The framework’s B to H areas have not been classified as overlapping, however, the edge delineations are not necessarily distinct, and so in effect the ‘boundary’ is imprecise and can be moveable to some extent according to any fine assessment ‘on the ground’, and with new understanding or re-interpretation of the city’s historical patterns.

The Geographic Historical Framework is important for the integration of the expression of all the Heritage Landscapes as a vital part of the city’s amenity and identity. Each component framework makes a valuable contribution to the city and is part of the desirable diversity both of story and landscape (or urban-scape). For some planning purposes two or more framework area components (B to H) could be combined, e.g. beaches & foreshores-a recreation landscape (B) and the coastal development strip (D) as these are adjoining and historically and currently closely related. Similarly, the hinterland foothills and valleys-a residential & recreational spine (G) and the western ranges, tablelands & valleys-a rural, natural & scenic enjoyment landscape (H) could be used together as the pattern of residential and recreational land uses of H are spreading towards, and into, the more distant scenic valleys of G.

The City of Gold Coast should no longer rely on views of wooded ranges along its apparent western edge, ‘the green behind the gold’, to provide its amenable and scenic structure. As the city’s urban-scape continues to grow and spread it has the potential to impact on the sub-regional landscape identity, the meaningful associations to the land and its stories and the distinctions between localities. This could include the loss of views or appreciation of the green ranges and gold beaches from many parts of the city. The gradual loss of framework landscape settings, of differences in aesthetics and of historical and background meaning, could create a more and more amorphous city, where attachment to and love of place, and participation in local neighbourhoods is severely diminished.

Further details of an Action Plan for Implementation is provided in Chapter 5
4 Local area outcomes
Gold Coast Landscape Character Study
Summary Report

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4.0-Local Area Character and Heritage Mapping
4.1-Coomera Foothills and Lowlands LCA
4.2-Parkwood Coastal Plains and Low Hills LCA
4.3-Burleigh-Broadbeach Waters LCA
4.4-Currumbin Estuary LCA
4.5-Future Studies
Landscape Character Areas (LCAs)

Character is perceived at various scales. Moving on from the whole of city assessment of the Gold Coast, Landscape Character has also been assessed at a district scale (one or more suburbs). A single street, park or house may have a distinct character, but at the district scale, character depends on repeating patterns, perceived as one moves through a landscape. The character at this scale could not be assessed from a single viewpoint, or even several, but required a preliminary ‘drive-around’ assessment to answer the three key questions:

> What makes this place recognisable as part of the Gold Coast?
> What makes this place different from other places?
> What makes this place attractive and liveable?

Only then could boundaries of the LCA be determined, drawing upon the various layers of mapping available from levels 1, 2 and 3 assessments, and proceeding to evaluate what is important to protect, reinforce or enhance.

District scale mapping was undertaken in four focus areas with the intention of identifying distinctive or characteristic mixtures of character ingredients which identify Landscape Character Areas (LCAs) as part of levels 4 and 5 assessment. The four LCAs selected for the Landscape Character assessment were:

> Coomera Foothills and Lowlands
> Parkwood Coastal Plain and Low Hills
> Burleigh-Broadbeach Waters
> Currumbin Estuary.

LCA/LCU Description and Analysis

Each LCA is described and analysed, using information from various mapping levels and the Field Survey Checklist as follows:

> LCTs and Subtypes represented in the LCA
> Distinctive Gold Coast Character Elements present and visible in the LCA, generally identified by a simple ‘recognisability’ test (could a non-resident observer recognise that this place is part of the Gold Coast?)
> Key Landscape Character Attributes, concisely summarised. Some of these may be identifiable from one or more Field Survey points, while others may be elements glimpsed repeatedly while moving through the district i.e. identifiable in the drive-around phase of the survey
> LCA Boundaries, identified as strong or weak edges, using primary or secondary definer criteria
> Signature Elements/Focal Points, which may be City-wide or iconic features, or local place-making elements
> Interfaces considered important to LCA character, for example the distinctive sense of place of a LCT or LCA may partly derive from interfaces with an adjacent LCT or LCA
> Anomalies, whether contributing positively or negatively (or neutral) to LCA character
> Importance: The attributes (elements, features and views) important for protection, reinforcement or enhancement, although it is recognised that some (e.g. long straight beaches) may not be affected or controllable by Planning Scheme measures
> Maps, Transects and Photographs
> LCUs: List of LCUs present within the LCAs, and comments on their relative distribution if appropriate to character.
Local Area Heritage Mapping

Heritage Landscapes identified and assessed

The Heritage Landscapes (HLs) encompass the physical expression of all or part of the story of the landscape and the associated people, groups and events. The extent of the historical landscape includes the area that holds the story and its adjoining landscape setting which has held a long standing connection.

The intangible history of a landscape may often have no physical expression. However, it will generally be associated with a particular landscape and can be delineated and perceived as having an historical character.

The Record for each Landscape

For each Heritage Landscape three related sets of information, are established:

> The Map
> The Historical Documentary Evidence
> The Information & Assessment Record.

These are open or living documents, to be added to and refined in time and when a planning scheme or development proposal arises. Further detail is provided in the Technical Report.

The Historical Documentary Evidence includes relevant historical pictures, maps, and place related documents which illustrate the historical appearance and changes of the landscape through time, the key stories or narratives of place and place identity, the associated people and events.

The Evidence includes contemporary pictures and the assessment of how the landscape of today retains and expresses part of the historical narrative. This ‘story’ enriches the landscape and makes it eligible to be a Heritage Landscape.

The Information & Assessment Record holds the historical, place-related information, which, together with the Historical Documentary Evidence, identify the Heritage Landscape. In addition, the assessments of the heritage landscape type, scale, time depth and other assessment parameters are recorded, followed by the details of the assessment and the resultant statements of heritage significance for that HL.

The key planning guide outcome for each Heritage Landscape. The Statement of Significance, is contained in the Information and Assessment Record for each Heritage Landscape. These are in Volume 2 The Technical Studies.

The focus areas

The focused application of this study’s Landscape Heritage identification and assessment procedure closely matched the four areas selected for the Landscape Character study: Coomera area; Parkwood area; Burleigh-Broadbeach Waters area; and Currumbin area. However several heritage landscapes extend outside the boundaries of the mapped LCA extents.

Variations to the LCAs

The Robina area was extended for the Heritage Landscapes assessment to include Burleigh Heads-Broadbeach Waters as these landscapes were, and are still, of considerable influence on the sub-region’s history and identity. Similarly, the area was extended west to include the proposed open space in the ‘Green Heart’. This area is the significant remnant of the earlier wetlands and rural cultural landscape which was the earlier landscape of much of the southern coastal plain.

The Currumbin focus area was extended beyond the estuary Landscape Character Area to include the Beach and Hill Heritage Landscapes and parts of Elianora and Tugun as these landscapes were so integral historically to the Currumbin Creek estuary landscape, and remain so today.

LCA’s & HL’s were identified and assessed in four focus areas:

1. Coomera
2. Parkwood
3. Burleigh-Broadbeach Waters
4. Currumbin
Most of the Coomera Foothills and Lowlands LCA is developed or scheduled for future development. The LCA is on the northern side of the Coomera River and straddles the M1 highway and Gold Coast Rail line. It is located at the eastern end of the wide lower Coomera River valley, which extends upstream to the west. Downstream of this LCA, the lowland/wetland areas of the Coomera River floodplain have been extensively modified to form canal estates in the Hope Island area.

The LCA is divided by the M1 into east and west sections, and although these have character differences associated with landform and proportion of residential development, together they represent the character diversity of Coomera. The whole area is framed to the west by a prominent forested ridge with undulating slopes, drained by several watercourses (Yaun Creek and Oakey Creek) which flow beneath the highway.

The as yet undeveloped parts of the LCA include bushland in the northern part and a cane farm (Beattie Farm) adjacent to the Coomera River, but these are planned for extensive development as part of the future Coomera Town Centre and the Gold Coast Marine Precinct1. The landform diversity associated with by the ridge and foothills transitioning to coastal plain, lowlands and river is enhanced by views to the distant mountains to the west.

The predominant land use west of the M1 is low rise residential with shopping centre and industrial areas, and with hilly bushland remaining in the northern part (but currently being developed). The eastern section features a visually prominent theme park (Dreamworld), waterfront industrial (Gold Coast City Marina), as well as areas of bushland and caneland planned for future development.

Major infrastructure including the Pacific Motorway, Gold Coast railway line and a transmission line corridor.

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Major infrastructure including the Pacific Motorway, Gold Coast railway line and a transmission line corridor.

As shown on the LCA map and in the transect overleaf, the mixture and proportion of LCUs in the eastern and western parts (divided by the M1 Motorway corridor LCU) are different, but together contribute to character diversity.
Coomera Foothills and Lowlands LCA
Description

The elements of importance

Elements that reinforce the character of the Coomera Foothills and Lowlands LCA such as:

01 Views to and from the forested hills to the west and north.
02 Views from the Pacific Motorway (an important 'Primary View Boulevard') and of Dreamworld (the Motorway Theme Parks are part of a 'Transitory Gateway').
03 Views to Coomera River from the Pacific Motorway bridge crossing (an important 'Timeless Gateway') and sections of Coomera River ('Scenic Routes - Water').
04 Forested hills ridges in the western and northern areas, where natural character is visually dominant over built form.
05 Existing rural canelands near Coomera River (Beattie Farm), which although they are subject to future development, are important for several reasons: for the views that are provided to the river and distant mountains to the west, for the landscape amenity values they offer as an open rural landscape which contrasts to surrounding urban development and for their Landscape Heritage values.
06 Sections of riverfront with natural vegetation.
07 Trees to reinforce the natural topography especially on ridges and low hills, and also along drainage lines and watercourses.
08 Public open spaces (in newly developed areas).

Landscape elements that provide amenity and enhanced liveability such as:

10 Access and sightline to river recreational opportunities.
11 Street trees for shade, greenery, microclimate benefits and visual focal points and semi-enclosure of local neighbourhood.
12 Public open space that is functional and caters for varied recreational activities.
13 Landscape screening of M1 Motorway, rail line, HV transmission lines and other infrastructure, and industrial areas.

LCA Summary

The Coomera Foothills and Lowlands LCA features a diverse landscape, including developed foothills which frame the LCA to the west and undulating slopes on the Coastal Plains and Low Hills and Lowlands areas adjacent to Coomera River.

The existing landscape character of the Coomera Foothills and Lowlands LCA is subject to considerable change in the future with the proposed development of the Coomera Town Centre and the subsequent increased urbanisation. This development is likely to result in the loss of considerable existing bushland areas in the northern areas of the LCA which will impact upon the local landscape character of Coomera and also the strength of the existing Inter Urban Break at Pimpama.

Further details of an Action Plan for Implementation is provided in Chapter 5.

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Coomera Foothills and Lowlands Transect

Coomera River

Remnant vegetation

Coomera River

Railway line

Foothills

Rural canelands
Geographic Historical Framework Landscapes

This focus area includes HLs within framework landscapes:

C The Coastal Wetlands & Canal Spine-A Leisured Residential Landscape
D Coastal Development Strip-The foreshore and old wooded dunes
E Lower Coomera, The Broadwater & Islands-A 21st Century Eco-Waterscape

Heritage Landscape

The HLs of the Coomera focus area were identified as:

D1 Beattie Farmland
The apparent rural/farmland landscape including and around the Beattie homestead and extending to include the Coomera River edge.

D2 Upper Coomera River
The riverscape extending from the edge to the Beattie farmlands and upstream to the bend before the Oxenford Road bridge.

D3 Saltwater Creek
The creek and associated riparian vegetation corridor.

D4 Coomera Plantation
Lands elevated above the River floodplain with bushland remnants and parts of pine plantations.

D5 Upper Coomera Ridge
The elevated land with tree cover extending north-south and lying west of Coomera-the landscape frame of the locality.

E1 Lower Coomera River
The River and the associated edges and riparian corridor vegetation, part of the floodplain and wetlands and elevated lands up to part of Foxwell Road.

Legend

- - - - Heritage Landscape Boundary
--- Focus Area Boundary
A: Movement Routes & Hubs
--- Historic Road Route
--- Historic Rail Route
D: Coastal Development
D1 Beattie Farmland
D2 Lower Coomera River
D3 Saltwater Creek
D4 Coomera Plantation
D5 Upper Coomera Ridge
E: Broadwater & Lower Coomera River
E1 Lower Coomera River
--- Historic Hub/Village
Coomera Historic Hub/Village

Heritage Site

1 Beattie Homestead
2 Coomera State School
3 Former Coomera River Car Ferry
4 Former Coomera River Rail Bridge
5 Lower Coomera Cemetery
6 Remnant of Rail Line
Coomera Area
Historical Documentary Evidence

D1 Beattie Farmland
D2 Lower Coomera River
D3 Saltwater Creek

Historical Landscape Interpretation

D1 The Beattie farmlands
With the homestead glimpsed amongst the trees, presents a rural landscape that appears little changed to what it most likely would have appeared early in the 20th century.

Statements of Heritage Significance
The farm landscape is now an uncommon historical rural landscape in this part of the Gold Coast.
Views of the rural landscape are highly attractive and complement the river landscape.
The Beattie family has been associated with this landscape since the 1860s and first European settlement of these lands.

D2 Lower Coomera River
The contemporary scene near the Coomera River bridge, looking south, is very similar to the historical 1930 photo of the vehicular ferry. The river is lined with indigenous trees and grassy banks, distant hills can be seen, and virtually no substantial modern developments.

Statements of Heritage Significance
The views of the river and/or the views of the riparian vegetation along its course, provide attractive historical features and associations.

D2 & D3 Saltwater Creek
The river scene at Harts Farm, with fishermen, could be related to scenes along the lower Coomera River.

Statements of Heritage Significance
The views of the creek’s riparian vegetation along its course provide an attractive naturalistic and historical feature and historical landscape associations.
Beattie Farm Homestead (D1, Ref. 1)

In the early 1870s James Beattie and his family were one of the first farmers to settle the Coomera area. The Beattie family still own much of the farmlands today. Their open fields, virtually adjoining the Coomera River, can be seen from the local roads.

This spacious rural landscape on the flat floodplain stands as a contrast to the nearby Coomera suburbs, and provides scenic views to the river and the distant ranges to the west.

References:
1. Photos C Brouwer 2013
2. Aird, M.
D4 Coomera Plantation
D5 Upper Coomera Ridge
Upper Coomera Ridge

Historical Landscape Interpretation

The cemetery remains intact over the lands as established. Much of the cemetery’s contemporary setting is of the trees or bushland character edge similar to that in earlier times.

The bushland seen over the hillsides and ridges is similar to, and evokes the scene of, historical times with bushland settings throughout the locality.

Statements of Heritage Significance
D4 Coomera Plantation

The historical land uses have brought some changes of this landscape through time, however, the woodland and semi-rural character present a long standing landscape setting, and can evoke historical associations.

Statements of Heritage Significance
D5 Upper Coomera Ridge

The steep upper hillsides, with no visible development, appear, in foreground views of the district, as a longstanding, naturalistic cultural landscape framework.

References:
1. Aird, M.
E1 Lower Coomera River

**Historical Landscape Interpretation**

In the Pimpama River scene can clearly be perceived the same landscape as the historical photo on the left. Parts of the river side landscape have changed little through the 20th century.

**Statements of Heritage Significance**

The lower river holds its natural course to the estuary (even though canal estates are now attached and the Hope Island floodplain altered) as experienced through settlement and farming history.

The views of the river and/or the views of the riparian vegetation along its course, provide attractive historical features and associations.

References:

1. Aird, M. Ref. PimpanaRiv1903
3. Aird, M. Ref. ma615
4. Photos C. Brouwer 2013
Parkwood Coastal Plains and Low Hills LCA Mapping

Key Landscape Character Attributes

Undulating terrain in the western sections, with only a small proportion of flat land, less so in the eastern part (with a lower proportion of flat land).

Patches and bands of bushland which are visible from most streets.

Locally prominent forested ridge and hilltop, with houses set within a forested canopy (elevated bushland residential LCU).

Patches of Eucalyptus pilularis (Blackbutt) vegetation particularly in the eastern sections of the LCA.

Predominant land use is low rise residential, with subtly varying character-the built form and street pattern vary according to the terrain and age of the estates. The characteristic street pattern in western residential areas of the LCA is mainly curvilinear with cul-de-sacs.

There is a mixture of LCUs including Golf Course Estates, Health and Knowledge Precinct, Griffith University, sportsfields and industrial areas and the type, scale and distribution of LCUs varies.

The Gold Coast Rapid Transit Project is proposed along Parklands Drive, Parkwood providing public transit connections between Griffith University to Southport and will be a positive enhancement to these areas of the LCA.

Distinctive Gold Coast Landscape Character Elements

A number of distinctively ‘Gold Coast’ elements are expressed in and/or visible from the Parkwood Coastal Plains and Low Hills LCA:

01 Natural: Nerang River, forested ridges,
02 Views: Westwards to the mountains/Gold Coast hinterland, south-eastwards to high rise spine and other landmark buildings, experienced mainly as views from elevated houses and glimpses from some streets.

Signature Elements/Focal Points

01 Signature elements include the forested ridgelines and patches of bushland.
02 Landmark buildings include the tall buildings at Griffith University, Gold Coast University Hospital and the Royal Pines Golf Course hotel. Due to the prevalence of low rise built form within this LCA, these buildings are visually prominent and many places have views or glimpses to them.

Interfaces and Anomalies

<table>
<thead>
<tr>
<th>Transitional Interfaces</th>
<th>Anomalies-Positive/Compatible</th>
<th>Anomalies-Discordant/Incompatible</th>
</tr>
</thead>
<tbody>
<tr>
<td>South to Carrara/Merrimac LCA.</td>
<td>Royal Pines Golf Course.</td>
<td>Industry, substations and HV transmission lines.</td>
</tr>
<tr>
<td>West to Gaven LCA.</td>
<td>University campus and hospital, with tall buildings.</td>
<td></td>
</tr>
<tr>
<td>North to Coombabah/Biggera Waters LCA.</td>
<td>Sportsfield complex.</td>
<td></td>
</tr>
<tr>
<td>East to Labrador &amp; Southport LCA.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

As shown on the LCA map and the transect (opposite), the mixture and proportion of LCUs in the hilly western and flatter eastern parts are different, but together contribute to character diversity.

Legend

- Diffuse LCA Boundary
- Strong LCA Boundary
- LCU Boundary
- Streets
- Parks
- Woodlands
- Waterways
- Commercial/Retail (low rise)
- Forested Hills/Ridge
- Forest-Lowland/Riparian
- Golf Course
- Golf Course Residential
- Institution Campus (Health, Uni)
- Industrial
- Low Rise Residential
- Medium Density Residential
- Parkland
- Park Residential
- Riparian/Watercourse Parkland
- Shopping Centre
- Sport & Recreation Facilities

Chapter 4, page 16
Parkwood Coastal Plains and Low Hills LCA

Description

The elements of importance
01 Views to mountains, high-rise development in hilly or undulating terrain, views to water closer to the river, and views to patches of bushland in areas with lower elevation.
02 Views from the Pacific Motorway and Smith Street Motorway (Primary View Boulevards and/or Connections). (Primary View Boulevards and/or Connections).

Elements that reinforce the character of the Parkwood Coastal Plains and Low Hills LCA such as:
03 Bands and patches of bushland particularly along prominent forested ridgelines and riparian corridors, and views to these landscape elements. The scale of some of these bands of bushland is particularly significant in the Elevated Forested Residential LCUs in Parkwood, and also generally for local views in the LCA.
04 Access and sightline to river recreational opportunities.
05 Visual and recreational access to Nerang River.

Landscape elements that provide amenity and enhanced liveability such as:
06 Street trees for shade, greenery, microclimate benefits and visual focal points and semi-enclosure of local neighbourhoods.
07 Public open space that is functional and caters for varied recreational activities.
08 Landscape screening of M1 Motorway, rail line, HV transmission lines and other infrastructure, and industrial areas.
09 The diversity of landscape characters at an LCU level including the highly maintained landscape of the Royal Pines and the golf course areas.

LCA Summary
The Parkwood Coastal Plains and Low Hills LCA is predominantly situated on undulating terrain within the Coastal Plains and Low Hills LCT and features a series of visually prominent forested ridges and low hills in the western areas where the Foothills LCT extends into the LCA.

The most important elements are the bands and patches of native bushland, forested hillsides, views to natural features (mountains, patches of native bushland and forested hills) and views to High Rise Development.

The landscape character of the LCA could be strengthened by reinforcing public access to views and reinforcing connections between native bushland areas.

Further details of an Action Plan for Implementation is provided in Chapter 5.
Parkwood Coastal Plains and Low Hills Transect
Geographic Historical Framework Landscapes
This focus area includes HLs within framework landscapes:
C The Coastal Wetlands & Canal Spine-A Leisured Residential Landscape
D Coastal Development Strip-The foreshore and old wooded dunes
G Hinterland Foothills & Valleys-A Residential & Recreational Spine

Heritage Landscape
The HLs of the Parkwood focus area were identified as:

C1 Rosser Park
The Botanic Gardens and Rosser house site and the landscape extending to the Nerang River.

C2 Southport Golf Club
The golf course, the adjacent canal estates water and open space landscape to the north, and the parklands also situated to the north.

D1 Hockey Field & Musgrave Park
The Hockey fields and the Biggera Creek riparian vegetation corridor along its north edge, and Musgrave Park to the south.

D2 Former Water Reserve
The former reserve lands including the open space and parklands developed there now.

D3 Southport Cemetery & Former Showgrounds
The designated, reserved open space landscape along Queen Street and the Loder Creek open space corridor to the north.

G1 Coombabah
The Coombabah wetlands reserve, Conservation Park, lake and rural landscapes, including the golf landscapes extending to the rail line.

G2 Parkwood Ridges & Rail Corridor
The undulating, elevated land with apparent bushland or tree cover extending generally north-south in Arundel, Parkwood and Meldonilar-the landscape frame of the locality.

Legend
- - - - - Heritage Landscape Boundary
    - Focus Area Boundary
    A: Movement Routes & Hubs
    Historic Road Route
    Historic Rail Route
    Ernest Junction Railway Tunnel
    C: Canal Areas
    C1 Rosser Park
    C2 Southport Golf Club
    D: Coastal Development
    D1 Hockey Field & Musgrave Park
    D2 Former Water Reserve
    D3 Southport Cemetery & Former Showground
    G: Hinterland Foothills & Valleys
    G1 Coombabah
    G2 Parkwood Ridges & Rail Corridor
    1 - Heritage Site
    Former Schneider Family Crab Farm
    Water Tower
    Hockey Field
    Musgrave Park
    Queens Cricket Club
    Rail Cutting
    Cemetery
    Former Showgrounds
    8 - Registered Heritage Places
    Former Burleigh Police Station
    Southport Drill Hall
    Maid of Sker
    Nerang Hall
    Preece House
    Ceramic House
    Rosser House
    Benowa Post Office (former)
    Ernest Junction Railway Tunnel
    Southport Sea Wall
Historical Landscape Interpretation

C1 Rosser Park
C1 Though much of the riverside lands of the Benowa Plantation and the Mill Tramway route have become suburban residential estates and the Royal Pines Resort and golf course, the elevated land which was likely the location of the 1870s house and a small portion of the lands extending to the river remain 'undeveloped'. This is now the Regional Botanic Gardens and holds the 1920s Rosser family house, both in the Council ownership.

The landscape setting around the house and Gardens, with the dramatic change of terrain down to the fertile River flats, as seen in the 1886 sketch on this page, can be understood in contemporary landscape scenes.

Statements of Heritage Significance C1 GC Regional Botanic Gardens

The HL has very high historical significance as it includes the site of the Rosser homestead and possibly the historical mill, an uncommon remnant of the early rural practices on the Nerang River plain. It has a special association with the Rosser family an important settler of this part of the Nerang river floodplain.

Statements of Heritage Significance C2 Southport Golf Club

This HL holds historical significance demonstrating the pattern of the wetlands development to canal estates and golf courses.

References:
2. Rains, Kevin, GCCC (reference TBC)
3. Aird, M
5. Growing Matters Autumn 2013 Vol 15, Issue1 p.7
6. Gold Coast City Council Regional Botanic Gardens Rosser Park Brochure
D1 Labrador Hockey Field & Musgrave Park
D2 Former Water Reserve
D3 Southport Cemetery and Former Showgrounds

Historical Landscape Interpretation

D1 Hockey Field and Musgrave Park
The northern edge of Keith Hunt Park is the riparian bushland corridor of Biggera Creek. This is seen from Musgrave Avenue, across the open space of the fields, as a naturalistic backdrop.

Musgrave Park was originally designated as a Botanic Gardens and its extensive plantings and remnant native trees are seen as within a long established parklands.

These large open space civic facilities were established over 30 years ago at the then western edge of Southport as typical of urban planning of the time.

The open spaces, bushland edges and skylines, and the extensive parklands, still evoke the urban edge and break as they were when established.

Statements of Heritage Significance
The HL holds historical significance, demonstrating the pattern of the Southport-Labrador development in the early to mid 20th century. The two major components, the sports fields and Musgrave Park have the potential to contribute knowledge of the mid both Gold Coast Gold Coast urban development and aid in comparative analysis.

Aesthetic significance of a moderate degree is present in the creek vegetation as edge and backdrop setting for the fields and the parks terrain and vegetation.

The hockey fields have a social association with sporting community having long held the sports training and events, and Musgrave Park is both a local landmark and popular park.

D2 The Former Water Reserve
The Water Reserve was established at the historical edge of the town of Labrador. This extensive open space is still at its original extent today, and the tree cover can still be appreciated from the highway.

Statements of Heritage Significance
This HL holds historical significance demonstrating the pattern of the Southport-Labrador development in the early to mid 20th century. This landscape has the potential to contribute knowledge of this type of outer urban civic support landscape, and aid in comparative analysis.

D3 Southport Cemetery and Former Showgrounds
These large open space civic facilities were established over 60 years ago at the then western edge of Southport, as typical of urban planning of the time. Further west as revealed in the aerial photo were some clearings and farms, dirt roads, and extensive bushland.

Contemporary scenes at the cemetery and showgrounds show the unchanged relationship between the two places, the undeveloped northern edge (the former rail corridor) and the historical Queen Street frontage.

Statements of Heritage Significance
This HL holds historical significance demonstrating the pattern of the Southport-Labrador development in the early to mid 20th century. This landscape has the potential to contribute knowledge of this type of outer urban civic support landscape, and aid in comparative analysis.

References:
1. Photos C. Brouwer 2013
2. RACQ (1982) Gold Coast and District Map
5. Aird, M.
Parkwood Area
Historical Documentary Evidence

G1 Coombabah

Statements of Heritage Significance

The landscape has a very high aesthetic significance, both for the varied natural vegetative cover, the water bodies within it but also for its extent and the picturesque evocative views offered and its landmark quality arising from its contrast to the urban lands and its extent.

The high historical significance lies in its demonstrating the pattern of landscape constraints to urban development typical of the coastal plain floodlands of the Gold Coasts rivers and creeks and the remnant evidence of clearing and rural land use amongst this constraining but beautiful landscape.

Former Schneider family crab farm and remnant farming infrastructure alongside the Gold Coast Highway. Lands of the 'Coombabah Run' (Ref. 1)

"Schneider family mud crab farm and roadside stall adjacent to Gold Coast Highway, Coombabah (c.1970s) In 1927 the Schneider family established a business on Brisbane Road on the edge of Coombabah Creek that was known as the Crab Farm. The Schneiders sold crabs from this site for over 50 years and it became a local icon. The area has since been re-vegetated and is part of an environmental reserve. The Schneider family lived in a house on ridge a few hundred meters to the west of the Crab Farm site."

"Coombabah Run was controlled by William Duckett-White (1807-1893) who had major land holdings in the Gold Coast and Beaudesert region in the mid 1800s. The Parkwood study area would have all been within the original Coombabah Run. Much of Duckett-Whites holdings were taken off him and the land was taken up by smaller land holders, who established farms and cattle properties." Ref: from M Aird 2013

References:

2. Photos C. Brouwer 2013
G2 Parkwood Ridges and Rail Corridor

Historical Landscape Interpretation

G2 Parkwood Ridges and Rail Corridor
An extensive part of the former State Forest reserve remains in evidence: along the west side of Olsen Avenue, in patches on the east side of Olsen Avenue and within the Griffith University grounds, and along an open space corridor with remnant bushland on a low ridge between Olsen Avenue and Wardoo Street. The ridges extending north south through Arundel and Parkwood from the Gold Coast Highway south nearly to Smith Street, have a considerable bushland and treed cover. There is also a similarly apparently treed area east of the Motorway from Smith Street south to the Southport Nerang Road. These separated landscapes all present some apparently bushland backdrops and skylines in views within the foothills locality. Whether former State Forest or occasionally grazed hills these are landscapes which readily evoke an historical landscape setting for the new suburbs.

Statements of Heritage Significance

This HL has very high historical significance as it includes part of the route and remnant components (tunnel and cutting) of the early Gold Coast rail line.

It holds aesthetic significance for the quality of the bushland and vegetation cover prominent along the ridges or seen in the lower landscapes.

References:
3. Photos C. Brouwer 2013
4. Aird, M. (Photo Ref. neg1023.21)
Burleigh-Broadbeach Waters LCA Mapping

Key Landscape Character Attributes

The Burleigh-Broadbeach Waters LCA is characterised by predominantly flat terrain with low rise residential development and a network of waterways connecting to the Nerang River in the north. The predominant street pattern for most residential areas is curvilinear with culs-de-sac. There is a section of consistently undulating landform with minor ridgelines in the south-western part at Robina and Varsity Lakes. Although mapped as part of the Coastal Plain LCT, this area transitions to the Foothills LCT just beyond the boundary of the LCA. The predominant land use within this area is low rise residential although there are distinctive urban character areas within both Varsity Central and Robina Town Centre that contain urban villages and mixed use development.

The most consistent views are to the Gold Coast hinterland in the west, to the predominantly forested skyline of Burleigh Ridge in the south and to High Rise development along the coastline. These views are strongest from elevated areas, across rural open space areas (Carrara Merrimac floodplain) and along within major road view corridors. Views to these features are limited in the flat terrain areas which includes most canal residential areas as far north as Florida Gardens.

The minor ridgelines in Robina and Varsity Lakes form local viewsheds but as the landuses are generally consistent throughout this elevated section, the topography acts as a unifier rather than a divider to landscape character. Water is a strong landscape feature within this LCA bounded in the north by the Nerang River. There are long distance water views possible across the major waterways from the main roads and open space areas (e.g. to Lake Orr from Bermuda Street and Clear Island Lake from Robina Parkway). There is an extensive network of canals but these are visible only from limited public open space areas. Nerang River is similarly visible only at limited viewpoints.

There is a mixture of LCUs (anomalies) including industry at Reedy Creek, commercial development, medium density, gated residential communities, golf courses, the Skilled Park Stadium, Pizzey Park Sporting Complex, a transmission line easement through Robina, Robina and Varsity Lakes train stations, Mudgeeraba Substation and major shopping centres (e.g. Pacific Fair).

Important conservation areas with native wetland vegetation communities include Burleigh Knoll Conservation Park.

Distinctive Gold Coast Landscape Character Elements

A number of distinctively ‘Gold Coast’ elements are expressed in and/or visible:

01 Natural: Forested ridges.
02 Built form: Canal estates and lakes.
03 Views: Westwards to mountains/Gold Coast hinterland, north eastwards to the Surfers Paradise high rise spine and south-east to coastal headlands (Burleigh Heads and South Nobby).

Signature Elements/Focal Points

01 Signature elements include forested ridges and waterways.
02 Landmark buildings include the tall buildings at Varsity Lakes, Bond University and Robina Town Centre.

Interfacess and Anomalies

<table>
<thead>
<tr>
<th>Transitional Interfaces</th>
<th>Anomalies-Positive/Compatible</th>
<th>Anomalies Discordant/Incompatible</th>
</tr>
</thead>
<tbody>
<tr>
<td>South to Burleigh Head and Palm Beach LCA.</td>
<td>Gold Courses and major open space areas.</td>
<td>Industry, substations, HV transmission lines and West Burleigh Quarry.</td>
</tr>
<tr>
<td>West to Merrimac LCA and Mudgeeraba LCA.</td>
<td>Canal estate and flat low lying residential areas without views.</td>
<td>Vacant unmaintained land.</td>
</tr>
<tr>
<td>North to Southport/Bundall LCA.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>East to High Rise Spine LCA.</td>
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</tbody>
</table>

This LCA includes a range of LCUs which contribute to the distinctive sense of place, supported by the diversity of undulating terrain in the coastal plains area (southeast), flat topography of the Lowlands area and significant water areas, plus views to and from these places.
Burleigh-Broadbeach Waters LCA

Description

The elements of importance

01 Views from the Pacific Motorway and Hooker Boulevard ('Primary View Boulevard and/or Connections').

02 Views to Burleigh Heads and the High Rise Development from the elevated areas of Varsity Lakes and Robina.

03 Views to water (such as canals, lakes and the Nerang River), high rise development, mountains and views west over Carrara Merrimac floodplain ('Future Greenheart') and Mudgeeraba from public areas.

04 Sections of Nerang River ('Scenic Routes-Water').

05 The urban form of Robina (a ‘Secondary Visual Node’).

Elements that reinforce the character of the Burleigh-Broadbeach Waters LCA such as:

06 Bands and patches of bushland particularly along prominent forested ridgelines, and views to these landscape elements.

07 Road reserves and medians with established screen planting or native vegetation and isolated stands of trees, (e.g. Penhaligon Way, Robina Parkway, Markeri Street and Cottesloe Drive, Robina. These streetscape elements provide a unified forested canopy to residential areas, provide a reference to the original habitat of these areas and are important visually as they represent the most forested areas of this LCA and are located on elevated terrain which is visible from a distance.

08 Conservation areas with native wetland vegetation including Burleigh Knoll Conservation Park.

09 Established street trees (e.g. Poinciana’s and groups of Norfolk Pines) in residential areas with canals (such as Broadbeach Waters) as there is limited tree canopy in some of these areas and the terrain is flat.

10 Public open space.

Landscape elements that provide amenity and enhanced liveability such as:

11 Street trees for shade, greenery, microclimate benefits and visual focal points and semi-enclosure of local neighbourhoods.

12 Public open space that is functional and caters for varied recreational activities.

13 Landscape screening of M1 Motorway, rail line, HV transmission lines and other infrastructure, and industrial areas.

LCA Summary

The landscape character of the Burleigh-Broadbeach Waters LCA is dominated by residential development located on flat terrain surrounding a network of waterways which flow northwards to the Nerang River. This combination of elements provides a distinctively Gold Coast landscape character and landscape pattern. The southern areas are framed by undulating landform from the Coastal Plains and Low Hills LCT, in particular Burleigh Ridge. These areas are also distinguished by a greater presence of native and exotic vegetation unlike the canal estates which have generally limited tree cover. Overall, the forested ridges and waterways are the main signature elements of this LCT.

Further details of an Action Plan for Implementation is provided in Chapter 5.
Gold Coast Landscape Character Study
Summary Report

Burleigh-Broadbeach Waters Transect

Long views across waterways to distant mountains
View to highrise

Short glimpses to waterways
Views to highrise

Robina screening reserves
Views to hinterland
Burleigh-Broadbeach Waters Area Landscape Heritage Assessment

Geographic Historical Framework Landscapes
This focus area includes HLs within framework landscapes:
B The Beaches & Foreshores-A Recreation Landscape
C The Coastal Wetlands & Canal Spine-A Leisured Residential Landscape
G Hinterland Foothills & Valleys-A Residential & Recreational Spine

The Burleigh-Broadbeach Waters area was extended for the Heritage Landscapes assessment to include Burleigh Heads-Broadbeach Waters as these landscapes were, and are still, of considerable influence on the sub-region's history and identity. Similarly, the area was extended west to include the proposed open space in the 'Green Heart'. This area is the significant remnant of the earlier wetlands and rural cultural landscape which was the earlier landscape of much of the southern coastal plain.

Heritage Landscape
The HLs of the Burleigh-Broadbeach Waters focus area were identified as:
B1 Burleigh Beach
The beach and esplanade from north of Nobby Hill to the Heads and including the village historical heart and the headland’s northern hillside.
C1 Gardens & Tallebudgera Creek
The waterway, riparian vegetation and associated open space and parkland corridor of Little Tallebudgera Creek and the Cascade Gardens park from Surfers Avenue to the Nerang River.
C2 Dunlops Drain
The waterway/former Dunlop Drain between Miami Keys and Lake Heron. This HL includes the GC-Burleigh golf course and Pizzey Park.
C3 Camp Creek Wetlands
The southern part of the Dunlop Drain and the wetlands and parklands there
C4 Burleigh Knoll Conservation Park
The Knoll CP reserve and adjacent park.
C5 Green Heart
The apparent rural landscape including wetlands and vegetated creek corridors and wooded knolls, proposed as future public open space.
G1 Robina Parkway
The ridge top road with mature and remnant eucalyptus trees—a landmark in the locality.

Legend
- Heritage Landscape Boundary
- Focus Area Boundary
- Movement Routes & Hubs
- Historic Road Route
- Historic Rail Route
B: Beaches
B1 Burleigh Beach
C: Canal Areas
C1 Gardens & Tallebudgera Creek
C2 Dunlops Drain
C3 Camp Creek Wetlands
C4 Burleigh Knoll Conservation Park
C5 Green Heart
H: Hinterland Foothills & Valleys
H1 Robina Parkway
H: Historic Hub/Village
- Burleigh Historic Hub/Village
- NB SLSC Historic Hub/Village
- Reedy Creek Historic Hub/Village

Heritage Site
- Cascade Gardens
- Miami SLSC
- North Burleigh SLSC
- Bora Ring

Registered Heritage Places
- Pink Poodle Motel Sign
- Seal Sculpture
- Miami State High School Sign
- Benowa Post Office (Former)
- Norfolk Pines Burleigh Foreshore
- Burleigh Heads Rotary Classification Pole
- Grave of Sara Duncan
- Burleigh Heads Caravan Park & Care Takers Residence
- Merrimac Drains Historic Landscape
- David Fleay Wildlife Park
- West Burleigh Store
- Bora Memorial Rock
- Cold Coast & Hinterland Historical Society
- Rossier House
**B1 Burleigh Beach**

**Historical Landscape Interpretation**

The headland, with the part wooded ridge extending inland, has always been a prominent landmark in the southern Gold Coast. This landscape also has always been the iconic identifier of Burleigh Heads.

Alf Wintle worked as the first National Park ranger of on Burleigh Headland in the 1940s through to the 1970s. He planted hoop pines throughout the headland that were leftover stock from the forestry projects at Springbrook and other locations. Pandanus trees were already established on the headland, and Alf helped transplant and distribute young pandanus shoots over the foreshore. He also prohibited cattle grazing on the headland and set out walking tracks around the headland and up to the summit. (Ref. 2)

**References:**
1. Aird, M.
Historical Landscape Interpretation

The lower headland slopes have always appeared in historical photos with grassy slopes and paths up to the head itself and the national Park. These grassed slopes provided relaxation and lookout points, as in part they still do today.

Statements of Heritage Significance

The HL holds historical significance and is important in demonstrating the evolution and pattern of the Gold Coast’s history, and the principal characteristics of a Gold Coast beach focal locality. In addition, its historical significance lies in an association with the Surf Life Saving Club, the history of surf riding and the Peter Drouyn for his innovative transforming contribution to that recreation. Historical significance lies in the former quarry site at north of Little Burleigh the historical characteristics of the low rise detached building between the Highway and The Esplanade.

The high aesthetic significance lies in the beach, the foreshore trees and foreshore, and the surf waters, and inshore—the headlands (Burleigh and Little Burleigh) and Nobby Hill for their landmark qualities and natural beauty.

Social significance is high as the beach, esplanade and parks headlands along standing village, residential areas and facilities hub have long offered a valued customary experience of the beach time, surf, headland walk, lookout or such, a popular meeting place, and the venue of important surf riding events. A special attachment to the place holds for a large Gold Coast and visitor community. The HL, in particular the beach and headland, still represent the past in the scene today.

Particularities of the Key HL are: the low key, substantially unpaved, unbuilt upon lands of the foreshore park (including the heritage pines and other trees) the foreshore zone the beach and inshore waters, the whole coast side along Goodwin Terrace to the Burleigh Headlands National Park, the National Park itself, Little Burleigh, Nobby Hill, the Bora Ring Park, the camp ground, Rudd Park, Burleigh Ridge Park.

References:
3. Photos C. Brouwer 2013
Burleigh-Broadbeach Waters Area
Historical Documentary Evidence

C1 Gardens and Tallebudgera Creek
C2 Dunlop Drain
C3 Camp Creek Wetlands

Historical Landscape Interpretation

C1 Gardens and Tallebudgera Creek
The canal of the western edge of the Rio Vista canal estate bordered undeveloped lands in 1962. The riparian vegetation corridor seen there presents an old naturalistic landscape.

Statements of Heritage Significance
The HL holds historical significance and is important in demonstrating the evolution and pattern of the Gold Coast coastal plain history. These landscapes are regional representatives of: the earlier undeveloped coastal wetlands known as Stephens Swamp and other coastal wetlands extending north to the Nerang River; the process of progressive development through drains over the wetlands extractive industries and farming, followed by canal estates and defined waterways; and the contribution this pattern of development has made to the Gold Coast society and environment.

C2 Dunlop Drain
The Gold Coast-Burleigh Golf Course is one of the oldest golf courses on the Coast. The 1962 map shows the links at the western edge of the residential area beyond which is Stephens Swamp.

Statements of Heritage Significance
The HL holds aesthetic significance for the pictures and evocative qualities. The Golf Course (second oldest in the Gold Coast) and park hold social significance as paces, which have long offered a valued customary experience, are popular meeting places, and are important as local landmarks to the subregional community.

The golf course has historical significance as it is an early example of and illustrates the principal characteristics of a historical aspect the Gold Coast’s recreation landscape.

C3 Camp Creek Wetlands
The canal of the western edge of the Rio Vista canal estate bordered undeveloped lands in 1962. The riparian vegetation corridor seen there (photo below) presents an old naturalistic landscape.

Statements of Heritage Significance
The HL holds historical significance and is important in demonstrating the evolution and pattern of the Gold Coast coastal plain history. These landscapes are regional representatives of: the earlier undeveloped coastal wetlands known as Stephens Swamp and other coastal wetlands extending north to the Nerang River; the process of progressive development through drains over the wetlands, extractive industries and farming, followed by canal estates and defined waterways; and the contribution this pattern of development has made to the Gold Coast society and environment.
In the 1930s and 1940s extensive sand mining was conducted in the Gold Coast area, by the likes of Southport Minerals and the Neumann Brothers. Mining at the dunes behind Broadbeach demonstrated the malleability of this previously undeveloped landscape and in 1956 the Savoy Corporation created the Florida Gardens estate on former dairying country near the mouth of the Little Tallebudgera Creek, inspired by canal developments seen in Florida, USA. Miami Keys, south of Florida Gardens, developed soon after and was the Gold Coast’s first canal development.

(Ref. 2, Ma73)

References:
1. Photos C Brouwer 2013
2. Aird, M. 1973
Burleigh-Broadbeach Waters Area
Historical Documentary Evidence

C4 Burleigh Knoll Conservation Park
C5 Green Heart
G1 Robina Parkway

**Historical Landscape Interpretation**

**C4 Burleigh Knoll Conservation Park**
This reserved patch of Melaleuca coastal woodland presents an historical landscape. The parkland adjacent extends that open space area and together they have become a long standing local landscape of strong value and attachment for the local community.

**Statements of Heritage Significance**
The Melaleuca woodland holds historical significance as a longstanding reserve established for environmental conservation and cultural heritage values demonstrating the evolution of Gold Coast coastal region community development.

Social significance for its essential community function which has led to a special attachment and association with the Burleigh community;

Aesthetic significance as the woodland has a high natural beauty and contrast to the urban surrounds. The park has the potential to reinforce the historical natural woodland through extension in part or edges of similar, appropriate indigenous habitat.

**C5 Green Heart**
This extensive rural landscape, with the waterways and drains, cattle grazing, dense tree belts and picturesque isolated large trees and groves, prolific bird life, and distant mountain views is an amazing contrast to the surrounding residential and urban developments which one is aware are beyond the trees but which are hardly seen. This area presents an unique and historical rural and naturalistic landscape for the Gold Coast as a whole.

**G1 Robina Parkway**
This ridge has long been a north-south route through the extensive wetlands and connected to a crossing of Mudgeeraba Creek. The treed ridge is prominent, not only from the sports fields as shown in the contemporary photo, but also from the west and Robina centre. The trees present a long standing historical remnant landscape.

**Statements of Heritage Significance**
This HL holds historical significance as it demonstrates the evolution and pattern of the once extensive wetlands of the Gold Coast’s coastal plain development of the early 20th century.

In addition it holds high historical significance as this is an uncommon remnant landscape that illustrates the now rare rural land use of the Gold Coast’s coastal plain.

Aesthetic significance is high over the majority of the HL as it possesses natural beauty and picturesque attributes with the waterways, pastoral lands with random isolated trees, groves and lines of trees, and evocative qualities.

**G1 Gabriel Road**
Following a natural ridgeline rising from Stephens Swamp, is now Robina Parkway (Ref. 2)

**C4 Neumann Dredging Company’s earth-moving equipment at Burleigh Waters, 1977 (Ref. 3)**

**C4 Burleigh Knoll Conservation Park**
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The Great Swamp covered much of the landscape west of the relatively narrow north-south strip of low dunes along the coast, and included ‘Stephens Swamp’ and ‘Merrimac Swamp’.

Camp Creek, Reedy Creek and Stony Creek flow east and north into this part of the coastal floodplain or wetlands. North of this HL, additional, extensive wetlands on the coastal floodplain used to drain north into the Nerang River.

Much of this land was once used for farming activities and is now largely developed into canal estates as well as residential and commercial developments. (Ref. MA & CB) photo Ref. 1, 1572C5

This HL includes the Merrimac Drains Historic Landscape LHR 0048.

“The landscape has a special association with Thomas Blacket Stephens (1819-1878) and his son William ‘Billy’ Stephens (1857-1925), who through their early development of the drains made a notable contribution to the development of the physical environment in Merrimac.” LHR

“The Merrimac Drains Historic Landscape, with selection beginning in 1852, is historically significant in demonstrating the early success of the pastoral and dairying industry on land that was the site of the first large scale land reclamation on the Gold Coast. The landscape retains its late 1800s historic pastoral setting.” LHR

References:
1. Photos C. Brouwer 2013
This LCA features a major watercourse and distinctive narrow estuary (Currumbin Creek) within an open valley, framed by forested ridgelines some of which have elevated housing. The eastern part includes surf beaches/dunes, calm beaches/dunes and a headland. This combination of strong landscape features forms a distinctive landscape setting which is readily distinguishable from other parts of the Gold Coast.

Although Currumbin Creek and Estuary are central features, they are at low elevation and are not widely visible throughout the LCA. Similar considerations apply to the beach, headland and ocean. The most consistent (widely distributed) landscape attributes which contribute to the LCA are the views to the forested ridgelines and the valley landform pattern.

Most views within the LCA are contained within the valley however, there are also views north to Surfers Paradise along the coastline from the Currumbin Estuary/Hill area and views south to Coolangatta. Currumbin Creek provides an open view corridor eastwards to the ocean and westwards to the Currumbin Valley.

The landform varies from steeply sloping hillside (Foothills LCT) to the flat valley floors (Coastal Plains and Low Hills LCT and Lowlands LCT). The lowlands landscape has been modified in sections through the addition of artificial waterways that connect through to Currumbin Creek.

The predominant land use is low rise residential and within this area, there are small scale anomalies such as medium density sites, gated residential communities and rural land in the south.

Other significant land uses include canal estate residential and industry.

Although the Currumbin Estuary includes a range of LCUs (refer map), these contribute less to the distinctive sense of place than the strong visual imagery of the topographic frame, coastline and water areas (the LCTs), and views to and from these places.
Currumbin Estuary LCA

Description

The elements of importance

01. The ‘Sweep of coastline north to high rise of Surfers from Currumbin’.
02. Views of the Coastline south to Coolangatta from Currumbin Rock and Currumbin Hill.
03. Views to water (Currumbin Creek, Estuary and canals) from public areas.
04. Views from the Gold Coast Highway and Pacific Motorway ‘Primary View Boulevards’.
05. Currumbin Hill/Estuary which is identified as a ‘Timeless Gateway’.
06. The Scenic Route through Currumbin Waters to Currumbin Valley.

Elements that reinforce the character of the Currumbin Estuary such as:

07. The forested ridgelines and hillsides with a strong bushland character in the Elevated Forested Residential LCUs in Currumbin Hill, Currumbin Waters and Elanora.
08. Riparian vegetation along Currumbin Creek.
09. Vegetation within public open space areas and established street trees, which help to create a green canopy across the valley when viewed from elevated viewpoints.
10. The ridgelines and elevated landform of the surrounding Foothills LCT which provide a sense of visual enclosure to the valley.

Landscape elements that provide amenity and enhanced liveability such as:

12. Street trees for shade, greenery, microclimate benefits and visual focal points and semi-enclosure of local neighbourhoods especially for residential streets with limited vegetation cover in Elanora and Currumbin Waters.
13. Public open space that is functional and caters for varied recreational activities, especially along Currumbin Creek.
14. Landscape screening of the Pacific Motorway, industrial areas and other infrastructure.

LCA Summary

The Landscape Character of the Currumbin Estuary LCA is readily distinguishable from other parts of the Gold Coast due to the unique combination of a number of strong landscape features including Currumbin Creek and estuary, beaches and dunes, Currumbin Hill and headland areas and canals. Water provides a central focus for the LCA. The forested ridges which contain the open valley are strongly vegetated and important to the landscape character of the Currumbin Estuary LCA.

Further details of an Action Plan for Implementation is provided in Chapter 5
Street trees for shade and semi-enclosure

Elevated Housing

Public access to waterways

Riparian Vegetation along Currumbin Creek

Currumbin Estuary Transect
Carrumbin Area Landscape Heritage Assessment

Geographic Historical Framework Landscapes
This focus area includes HLs within framework landscapes:

B The Beaches & Foreshores - A Recreation Landscape

D Coastal Development Strip - The foreshore and old wooded dunes

The Carrumbin focus area was extended beyond the estuary Landscape Character Area to include the Beach and Hill Heritage Landscapes and parts of Elinara and Tugun as these landscapes were so integral historically to the Carrumbin Creek estuary landscape, and remain so today.

Landscape Heritage
The HLs of Carrumbin focus area were identified as:

B1 Carrumbin Beaches
The beaches between the creek and Flat Rock encompassing Elephant Rock and extending up the east facing hillside alongside the beach and esplanade.

B2 Carrumbin Estuary
This HL extends from the mouth to the creek bend close to Carrumbin Creek Road. It extends over the shores and up part of the Carrumbin Hill which historically the setting and backdrop of the first village/hub, station, hotel and track (later road) to the beach.

D1 Carrumbin Hill
This HL includes the Bird Sanctuary and the Conservation Park. It extends further than the area on the local and state Heritage Registers.

D2 Tugun Heights
The elevated land with tree cover extending south of Carrumbin Hill HL – the landscape frame of the locality.

D3 Elinara Pines
The parklands and water shore holding the line of remnant plantation pines.

D4 Elinara Ridge
The bushland and apparent woodland covered ridge and hillside seen south west of Carrumbin and west of Tugun.

Legend

Heritage Hubs/Villages
Carrumbin Railway Siding & and Village Hub
Thrower Drive Village Hub

Heritage Site
Carrumbin Rock
Vikings SLSC
Elephant Rock
Flat Rock
Historic Railway Bridge

Registered Heritage Places
Carrumbin Wildlife Sanctuary
Tugun Hotel Moreton Bay Figs
Historical Landscape Interpretation

B1 Currumbin Beach

The earliest campsites, beach shacks, then later houses and shops, lay close in a line at the back of the fore-dune and below the steep hillside. This urban and landscape pattern is still strongly evident today. Houses were soon (1920s) on the hilltop and the more easily accessible hillside sections. The views from the beach and esplanade of the skyline band of treetops and parts of the vegetated hillside, too steep to develop (begun by the 1920s and 1930s development pattern) as seen in these historical photos can still be seen in contemporary views. This distinct built development and remnant landscape pattern seen today is very evocative of the historical character. There are high rise developments and a higher built density, however, the naturalistic parts of the hillside and treed ridgeline which are seen from many viewpoints are still a strong part of the beach side character.

Statements of Heritage Significance

The landscape has a continuum of use as a beach holiday/relaxation destination since the early 20th century, and is one of the prominent and favoured Gold Coast beaches. The modest development scale, distinct rocky points, steep hillside close to the beach and village style developments along the esplanade roads form an attractive unique landscape setting, as they have over its history. There is a very strong attachment to the place and longstanding family and community memories held by individuals and families, residents and visitors.
By 1910 some Brisbane and Ipswich families had, however, taken a fancy to Currumbin beach as a quiet camping site, away from the holiday bustle of Tweed Heads and Coolangatta. They were an intrepid lot, given the lack of a decent road to the beach and the total absence of any camping facilities. Each Christmas and Easter a small settlement of canvas tents would appear at the headland, with most campers forced to carry all their supplies from the rail siding and crossing the rail bridge over the Currumbin to cut down swamp tītrees for tent poles.

“The Government’s decision in the early 1920s to construct a coastal highway from Southport to Coolangatta led to further property speculation and development, for example the ‘Beach Slopes Estate’. . . advertised as containing ‘the pick positions of the most beautiful Queensland Ocean Frontage’.”

R Longhurst in Currumbin Landscape Character Discussion Paper p 5 2001

References:
3. Photos C. Brouwer 2013

Chapter 4, page 45
Historical Landscape Interpretation

B2 Currumbin Estuary

The steepness and later the eroded nature of the Currumbin hillsides was a constraint on beach access, and access from the Hotel (on the estuary) was via a track. The wooded hillsides and hilltop reserve today still present that historic character.

The estuary was a well-used circulation way, with its shores holding the civic/social hub—the hotel, rail station, and the Currumbin hamlet with shops, and the bridge. Through the 20th century to today the estuary landscape edge has remained with no substantial built shoreline or reclaimed land, and generally the appearance of a long-standing naturalistic landscape.

Statements of Heritage Significance

The estuary was a key focus of settlement at Currumbin from the 1890s, serving as a sheltered settlement focus, fishing and recreation resource.

The recreation history has continued with diversity to the present.

The bridge crossings illustrate the history of north-south circulation and how the periodic technological transport developments addressed the terrain constraints.
The ‘Nicoll’ seen across the estuary photo taken c.1926 (Ref.1, p. 9)

“A local Nerang Shire councillor and farmer, Wallace McDonald Nicoll, was the first to invest in Currumbin’s obvious tourist potential by constructing his two story Hotel Nicoll, overlooking the mouth of Currumbin Creek in 1910. Later renamed Currumbin Hotel and substantially redeveloped, the ‘Nicoll’ attracted a new range of visitors to Currumbin, and rail passengers alighting at the local siding more than doubled between 1910 and 1913. Currumbin was now promoted as a mecca for fishermen, surf bathers and bush walkers, and the shallow shoals close to the hotel were especially attractive for families with young children.”

Robert Longhurst in Currumbin Landscape Character Discussion Paper 2001 p 6

References:
Historical Landscape Interpretation

D1 Currumbin Hill
The hill appears in both historical photos from early in the 20th century and in contemporary views as having an extensive coverage of bushland. In places this extends down to the foreshore or esplanade level. The old highway, Thrower Avenue, can still be travelled and the steep hillsides and the ‘natural’ bushland cover can be appreciated. Even the new highway evokes this landscape similar to the historical character. The wild lorikeets that visit the Sanctuary feed in the bushland that extends inland from Currumbin hill and its bushland. The landscape form and woodland cover, even amongst the housing, and the Sanctuary’s cultural heritage values are closely associated through a long shared history.

Statements of Heritage Significance
The prominence of the hill in the local and district views, its steep terrain, and its woodland cover (post WWII), contribute to its very high aesthetic contribution to the Gold Coast.

D2 Tugun Heights
The partly wooded hill sides and ridges of Tugun and the connection to Currumbin Hill is visually a strong connection even though on the ground there is development.

Statements of Heritage Significance
The prominence of the vegetated ridge in the local and district views and its woodland cover contribute to its high aesthetic contribution to the Currumbin/Tugun locality.

The history of constraints on vehicular access around and over the ridge has become a distinctive part of the Currumbin identity held by the community, and in association with the intangible environmental values, and the main Currumbin Hill.

References:
D3 Elanora Pines
D4 Elanora Ridge

Historical Landscape Interpretation

D3 Elanora Pines
The line of tall pines which are a prominent landmark and reminder of the historical plantation of the locality have become a symbol of the area. Views and open setting of the pines should be maintained.

Statements of Heritage Significance
The pines, planted in the 1980s, are a remnant of a plantation and indicate a pattern of planting of that era.
The pines, planted in the 1980s, are a remnant of a plantation and indicate a pattern of planting of that era.
The pines are prominent in the locality and provide an attractive feature for the local residential area outlooks

D4 Elanora Ridge
The bushland covered hillsides and ridge skylines evoke an earlier, long standing/historical landscape which gives frame and landscape identity to the sub-region.

Statements of Heritage Significance
The steep upper hillsides, with no visible development, appear, in foreground views of the district, as a longstanding, naturalistic cultural landscape framework.

References:
1. Photos C. Brouwer 2013

Elanora State School Logo (Ref. 2)
Elanora State School opened in 1983 at K.P.McGrath Drive. The pine trees are part of the school logo as they are symbolic of the area. The school is located close to the sea and the forest, hence the sun rising over the water and the trees.
Footnotes:

1. Coomera Local Area Plan–LAP Map 9.2- Precincts, GCCC, 2010
3. No 2, Theme Park Strip on Map PS14 (City Image Major Scenic Routes and Transitory Gateways- Planning Strategy, GCCC, 2008)
5. Map PS14 (City Image Major Scenic Routes and Transitory Gateways- Planning Strategy, GCCC, 2008)
6. Coomera Local Area Plan–LAP Map 9.2- Precincts, GCCC, 2010
7. Gold Coast Rapid Transit Project Affected Roads- Southport (GCCC, 2011), Gold Coast Rapid Transit Project Repositioning the City, Corridor Study (GCCC, 2011, part 2A, p41)
10. Figure 2 (Greenheart Vision, Urbis JHD, 2007, p7)
5 Next Steps
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Next Steps & Action Plan

Overview

The Gold Coast is a beautiful city with a strong and unique image. The future of the city depends on development that maintains and enhances the existing character and promotes a distinct Gold Coast sense of place, making it an attractive place to live and enticing local and international visitors.

This closing chapter provides recommendations on the next steps for the study. It provides an implementation and action plan to determine appropriate management actions and a timeframe and responsibility for implementation. It illustrates the framework for this study in terms of State and Local Strategic Planning, City of Gold Coast Strategies and Studies. It suggests how the Valued Landscape Assets determined in the study can be incorporated and managed as part of the planning and design process using project examples. Finally, it includes recommendations on future development of the study and completion of mapping at a local area level, to ensure this study remains active and relevant for the city.

This study has identified, assessed and mapped landscape character and landscape heritage within the Gold Coast on a city wide and a local scale.

Whole of City Outcomes

Chapter 3 provides a summary of the Whole of City Outcomes. It describes, maps and lists the elements of Importance for each of the nine Landscape Character Types (LCTs) and a Statement of Significance for each of the eight Historic Framework landscapes (FLs).

Local Area Outcomes

Chapter 4 provides a summary of four focus areas. It describes and maps these Local Character Areas (LCAs), including character elements of importance for each area, and breaks the areas into Landscape Character Units (LCUs). It also describes the Heritage Landscapes (HLs) of each focus area, providing historic documentary evidence and provides a Statement of Significance for each HL.

Landscape Character and Heritage assessment assists in managing the process of change by identifying and maintaining unique and important Gold Coast characteristics that enhance a strong sense of place and community identity. By following this process, any changes made to the city can make a positive contribution to the landscape and achieve an appropriate relationship to the Gold Coast landscape.
**Action Plan for Implementation**

The Action Plan for Implementation provides City of Gold Coast with an integrated approach to the delivery of the desired outcomes of the study. The Action Plan consists of:

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>Primary Aims</strong></td>
<td>To protect and maintain, enhance and restore, and encourage and reinforce.</td>
</tr>
<tr>
<td><strong>Key Objectives</strong></td>
<td>Key objectives that respond to these aims for character and heritage values</td>
</tr>
<tr>
<td><strong>Actions</strong></td>
<td>Detailed actions that respond to relevant LCT’s, LCA’s, FL’s &amp; HL’s and relate to City of Gold Coast strategies, policies or projects</td>
</tr>
<tr>
<td><strong>Responsibility</strong></td>
<td>Defined responsibility of leading and supporting stakeholders to implement actions, typically Council branches (eg. City Planning) and external organisations (eg. State Government).</td>
</tr>
<tr>
<td><strong>Time Frame</strong></td>
<td>A time frame for the delivery of ongoing actions: short term (within 2 years); medium term (up to 5 years) and long term (over 5 years).</td>
</tr>
</tbody>
</table>

This Action Plan is intended to be updated as the Landscape Character Study is developed and new information is added, or in the event that new city wide strategies are completed.

The complete Action Plan for Implementation is provided in Chapter 6.01.
The strategic framework of the City Plan describes the strategic outcomes for the future of the city. It includes a strategic intent, six city shaping themes and associated elements. The City Plan has numerous references to character and cultural heritage values and their importance for community identity and sense of place.

“The Gold Coast values its cultural heritage, whether it is places, buildings, landscapes, artefacts, memorabilia or stories told by our pioneers.”

(Draft City Plan 2015 Part 3, Page 5)

The four columns in the Planning interface diagram (above right) illustrate the relationships between the Landscape Character Study and State and Local Planning frameworks:

1. The State Strategic Framework
2. The City Plan Strategic Framework
3. The Landscape Character Study
4. The Next Steps for managing valued landscape assets identified through this Study.

State Strategic Framework
The State Strategic Planning Framework establishes the relationship between Character and Heritage values at a state and local level in the far left column of the Planning interface diagram.

Strategy Interface
The central two columns illustrate the potential interface between the draft City Plan 2015 and the Landscape Character Study. The Draft City Plan 2015 – Part 3 Strategic Framework, defines City shaping themes, strategic outcomes and elements which are supported and complemented by the primary outcomes of this study: the valued character and heritage assets at a whole of city scale and a local area scale.

The process of assessing Landscape Character and Heritage also aligns with other City Plan Policies and existing, related Gold Coast studies and strategies.

Next Steps
The far right column illustrates a series of next steps to ensure these valued landscape assets are managed. This includes the Action Plan for implementation, completion of further studies to maintain the currency of the current study and delivery of appropriate project examples. Additionally, it illustrates how a potential future Landscape Strategy could consolidate a whole of city response to character and heritage, scenic amenity, open space, view corridors etc. This new strategy could cross reference multiple aligned studies to create a clear strategic direction for the protection and management of the cities landscapes. A city wide Landscape Strategy could also relate directly to the revision of Policy 13: The Landscape Works Documentation Manual and Policy 11: the Land Development Guidelines.

Strategic Framework Interface
The Strategic framework interface diagram (below right) illustrates how character and heritage values are strongly connected throughout the Draft City Plan 2015. The interface with all City Shaping themes and their related elements falls into three categories as illustrated.
Planning Considerations for Character & Heritage

Landscape Character Types (LCTs)
The LCTs contribute strongly to the overall landscape character of the Gold Coast, in that many residents and tourists are regularly within view of the hinterland mountains, the ocean and waterways, headlands and beaches, or the coastal high rise buildings. These elements are important to the identity and distinct sense of place of the Gold Coast generally, even where visibility is limited to only occasional glimpses while driving.

Trees are a unifying element across LCTs, and with some canopy continuity between urban and hinterland areas. The Gold Coast is a green city with tree canopy foliage evident across most of the city but the extent and connectivity of tree canopy cover is at risk from future growth and increased density of development.

Landscape Character Areas (LCAs)
At a local level, districts and neighbourhoods have distinctive character derived partly from the broad LCTs, but also from other elements identifiable at a finer scale of resolution in the LCA assessment. This study develops and trials a method for analysis of place-specific LCAs, at the scale of one or more suburbs, and for mapping appropriate LCA boundaries. While some LCAs have a distinctive character, with recognisable boundaries, others are distinguishable by differences in their LCT combinations and the mixture and proportions of finer grained land uses (LCUs).

The study outcomes include the identification of the key landscape character elements of importance for each LCT and in the LCA focus areas. These landscapes are further analysed and recommendations formulated in the Action Plan for Implementation as a basis for the City Plan measures aimed at maintaining and enhancing the landscape character and landscape heritage of the City of Gold Coast.

Geographic-Historical Landscape Framework Landscape (FLs)
The Geographic-Historical Framework Landscape (FL) integrates and expresses the whole of city heritage landscapes as a vital part of the city’s amenity and identity. The Framework provides the overall structure of the historical landscape and development patterns, and guides the city on how to maintain and enhance those distinct parts. Having these distinctions with rich stories, distinct landscape and urban expressions, is crucial for the development of a rich and vibrant city.

The City Plan can manage the Historical Framework characteristics to:

> enhance expressions of Heritage landscapes, edges, transition zones, and views of strong landscape characteristics
> identify and enhance Heritage Landscapes and extensions and linkages between them
> maintain frequent view corridors and vistas, to allow distinct geographic-historical framework landscapes to remain an evident part of the city structure and therefore the city identity.

Heritage Landscapes (HLs)
The defined Heritage Landscapes (HLs) are cultural landscapes, understood for the multi-layered values they contribute to the City and their sub-regional locality. The evidence of these landscapes has diminished from their historical extent and their character has altered from even 30 years ago. They are remnant landscapes which still evoke meaningful associations and historical settings.

The HLs provide a connection with earlier times and are a vital part of peoples’ Gold Coast lives today. They hold tangible evidence of historical narratives, meanings and associations and create the unique landscape identity of their place in the Gold Coast. The underlying aim for planning and management of HLs is for protection as a whole in their current form. Detailed objectives are provided in the Action Plan for Implementation.

Planning and Management of the Heritage Landscapes Key Features
Key features of the HLs have been identified on Maps and in the Documentary Evidence and Records of the identified landscapes. These hold some of the tangible historical evidence for each HL.

The Gold Coast is generally a cultural landscape which encompasses several landscape types and characteristics, roles and uses. The loss of any component is a loss to the whole HL, to the historical narrative or stories embodied in that multi-faceted landscape, and to the city’s comparatively modest historical landscape settings. The HL’s story requires a setting and context. Where possible, the protection of the whole landscape which holds the tangible and intangible values facilitates best planning and management for city landscape identity.

Intangible histories, associations and meanings tied to landscapes, are part of both city heritage and identity. The understanding of these landscapes and the opportunity to make a significant contribution to identity at a city wide and local level can be achieved with incorporation of landscape heritage strategies into planning policies, strategies and schemes.
Project Examples

This Character and Heritage Study provides a new and easily applied methodology to consider and assess character and heritage values. This can be applied to development proposals of a range of scales and complexities as a useful tool in the planning and design process. Several project examples are detailed below to illustrating Landscape Character and Heritage elements that have been incorporated and managed as part of the design process or could be in the Coomera example.

### The Ecovillage at Currumbin

<table>
<thead>
<tr>
<th>Character and Heritage Link</th>
<th>LCTs and FLs</th>
<th>LCAs and HLs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Design and Planning Considerations</strong></td>
<td>Vision for a sustainable urban community, which retained the distinctly Gold Coast environment of the Currumbin Valley.</td>
<td>Materials and finishes reflecting primary aim of recycling, re-use and low embodied energy.</td>
</tr>
<tr>
<td></td>
<td>Protection of the historical landscape pattern and vegetation cover through road and lot layout and product mix, public and private open space areas.</td>
<td>Architectural vernacular and materials controlled by Village Design Guidelines reflect sustainable focus, design for climate and use of appropriate materials and built form.</td>
</tr>
<tr>
<td></td>
<td>Extensive retention of site vegetation including Hoop Pine plantations and protection of Currumbin Creek as a natural corridor.</td>
<td>Streetscape and Plant Palette uses productive and locally endemic species.</td>
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<tr>
<td></td>
<td>Open Space design promotes communal activities, sharing of resources and communication between residents.</td>
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</tbody>
</table>

### Broadwater Parklands

<table>
<thead>
<tr>
<th>Character and Heritage Link</th>
<th>LCTs and FLs</th>
<th>LCAs and HLs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Design and Planning Considerations</strong></td>
<td>Vision to transform the parklands into an iconic gateway to Southport and protect the publically accessible foreshore park for the Gold Coast community.</td>
<td>Materials and Finishes are robust and durable and heritage landscape themes reflect beachside holiday themes: fully recycled colourful beach-style furniture and the striped beach-towel pattern of the main lawn.</td>
</tr>
<tr>
<td></td>
<td>Celebrates Southport and the Broadwater as a popular holiday destination in design, layout and materials and optimises economic opportunities around cultural heritage.</td>
<td>Interactive and interpretive artwork and signage used throughout to promote legibility and user experience.</td>
</tr>
<tr>
<td></td>
<td>Influenced by the Broadwater’s natural beauty and promoting views and new physical connections between the water and Southport.</td>
<td>Water sensitive urban design elements include innovative wetlands to protect waterquality of the Broadwater and extensive revegetation and landscape works.</td>
</tr>
<tr>
<td></td>
<td>Providing a range of safe and publically accessible, passive and active, waterfront recreation opportunities.</td>
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### Coomera Future Residential Area

<table>
<thead>
<tr>
<th>Character and Heritage Link</th>
<th>LCTs and FLs</th>
<th>LCAs and HLs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Design and Planning Considerations</strong></td>
<td>Vision for a new urban community, close to transport, schools, recreational resources and services.</td>
<td>Enhance legibility and sense of place through signage, mapping and placenaming.</td>
</tr>
<tr>
<td></td>
<td>Retain vegetation as a buffer to major roads reinforcing the sense of the inter-urban break and provide a visual edge to development areas.</td>
<td>Locate public open space and key roads to maintain and capture viewpoints.</td>
</tr>
<tr>
<td></td>
<td>Preserve and revegetate bands of vegetation along topographic features such as ridges and gully lines to create foreground and midground to mountain backdrop.</td>
<td>Restore and rehabilitate degraded patches and reconnect to broader vegetated corridors.</td>
</tr>
<tr>
<td></td>
<td>Establishing a vegetated connection within the Foothills and between Foothills and Coastal Hills and Low Plains LCTs where possible.</td>
<td>Complement natural areas with appropriate streetscape and open space tree planting and landscape works.</td>
</tr>
<tr>
<td></td>
<td>Ensuring new infrastructure does not create scarring of negative impacts on the existing landscape.</td>
<td>Encourage development that is sensitive to landform and minimises scarring of the landscape.</td>
</tr>
<tr>
<td></td>
<td>Retain patterns of vegetation and historic movement routes reflecting paths and landduse through the hinterland.</td>
<td>Encourage development of Landscape Masterplans to guide design outcomes of streetscapes, opens space networks pedestrian and cycle facilities and urban settings.</td>
</tr>
</tbody>
</table>
Project Outcomes
Preservation of ridgeline vegetation to protect amenity of Distinct Valley and create a nestled residential precinct amongst the rolling foothills in the Highlands.

Following natural contours in road design and relaxing standards to fit infrastructure into the landscape.

Project Outcomes
The extended pier plays a major role in reinforcing the physical and historical connection between the Southport CBD and the Broadwater and providing a space for community activities such as markets, fishing and boat mooring.

Project Outcomes
Maintain distinctly Gold Coast natural environments by preservation of ridgeline and creekline vegetation to protect amenity of the LCA.

Improve access and connectivity within and between public open space.

Restore historical character of defined heritage landscapes through public realm design, site layouts, architectural vernacular and materials and vegetation types.
Further Studies

This section provides a list of potential extensions to this study to see the landscape character and heritage assessment process for the City of Gold Coast developed to its full potential. These recommendations are divided into primary and secondary studies. More detailed recommendations are also provided in the Action Plan for Implementation in Section 6.

**Primary Studies**

**Ongoing Character and Heritage Mapping**

The City Plan recognizes a major shift from development on the city’s fringes to redevelopment of urban centres and inner city neighborhoods. Accordingly, the quality of the public realm will remain a focus for the City of Gold Coast.

Two Heritage Framework Landscapes (FL’s) are subject to current rapid redevelopment and represent an opportunity for extending character and heritage mapping at a local scale:

- **Movement Routes & Hubs** – Pattern of the Gold Coasts Linkages & Community Nodes
- **The Beaches & Foreshores** – A recreation landscape.

Particular areas of focus for ongoing mapping around these frameworks may include the following projects and will require detailed action plans for implementation to be developed:

**Movement Routes**

- Key movement routes including Gold Coast Boulevard and Bermuda Street
- Connections to the Gold Coast light rail
- East west connections to the beaches and newly developed cycle ways
- Connections to the Gold Coast Airport, Coolangatta and Tweed Heads.

**Hubs**

- New developments, including tourism and mixed use, in the centres of: Southport; Surfers Paradise; Broadbeach; Burleigh Heads; Palm Beach; Currumbin; and Coolangatta.

**The Beaches & Foreshores**

- Protection and management of the beaches
- Extension of a continuous widened foreshore from Coolangatta to the Gold Coast Seaway
- Connectivity for residents and visitors to the beaches and waterways
- Improvements to movement routes and waterway crossings and establishing gateways to different parts of the city.

**City Plan Mapping Opportunities**

The City Plan may also determine ongoing character and heritage mapping for a number of areas which could be undertaken by Council or private developers as part of the urban design process:

- “Priority Development Areas” identified in the City Plan
- Conceptual Land-use Planning Areas identified in the City Plan for new communities
- Areas Connected to the City’s Greenspace Network such as the Green Heart.

**Whole of City Context Mapping**

An opportunity exists to extend the whole of City Mapping (Level 1) beyond the City of Gold Coast boundaries to cover adjoining local authorities of South East Queensland (Scenic Rim, Logan City, Redland Shire, Brisbane City and Tweed Shire in Northern New South Wales). This would create a common language across City and State boundaries to describe, map and protect important landscape character and heritage values.
Secondary studies

Completion of LCA Mapping

This study investigated four distinct focus areas to map and test the methodology developed by the study team. Ultimately the whole city would benefit from the completion of mapping at a local level to determine local characteristics across the Gold Coast. The four current mapped LCA focus areas and additional areas noted above, could form the basis for mapping adjoining LCA’s around the fringes to increase mapping extents, with sequence based on planning needs and community priorities. The attached LCA investigation areas map shows the indicative number of LCA’s that could occur in the city, subject to further investigation.

Landscape Strategy

On opportunity exists to develop a Whole of City Landscape Strategy which interfaces with existing City wide strategies, studies and programs and responds specifically to landscape related issues. Similarly, the updating of the current Policy 13 into a new Landscape Works Documentation Manual for the Gold Coast that reflects changes to the City Plan, and current best practice around urban design, character and heritage issues.

Community Consultation

Due to time and budgetary constraints, only limited consultation was undertaken as part of the local Area mapping process. Community engagement during this phase would assist with ownership and reinforce local meanings in LCAs and HLs as well as assist in determining edges between landscapes.

Future City Changing Projects

The following city changing projects could be used as hypotheticals to test the application of this methodology and enable appropriate formation of strategies and guidelines. Examples may include: Coomera Town Centre; Cruise liner Terminal options; Tallebudgera Quarry; Burleigh Quarry Restoration; Tugun Landfill Restoration; Commonwealth Games Projects; Heavy Rail Extension South; New Road Corridors; Light Rail Extension.

Heritage Studies and Data Management

A range of future Heritage Studies and promoting the availability of data would assist in the application of Heritage landscapes in the design process.

- Further development of the City wide Geographic-Heritage Framework Landscape
- LSL workshop on populating data to coordinate with suburban Heritage work
- Thematic study of particular narratives from historical to contemporary to guide city
- Identity (e.g. tourism movements, integrated history and landscape appreciation, or waterways and riparian corridors)
- LSL Aerial Photographic digitisation and collation for future reference
- Heritage Trail development (e.g. Coastal Flats Hotels and Holidays)
- Gold Coast Landscapes in Literature and Art
- Geological Landscapes.
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**Glossary of Terms**

**Landscape Character**

**Aesthetic:** concerned with visual appreciation of beauty, a sensory and subjective experience which brings pleasure to the viewer.

**Attribute:** (with respect to landscape) An identifiable element, quality or characteristic located at or associated with a place or feature.

**Amenity:** The pleasantness or usefulness of a place, as conveyed by desirable attributes.

**Elements:** see Elements, Criteria and Indicators.

**Bushland:** Areas of natural vegetation with trees (remnant or regrowth), generally in patches or bands >0.1 ha in scale.

**Character/Landscape Character:** A distinct pattern or combination of elements that occurs consistently in parts of the landscape, and often conveys a distinctive ‘sense of place’.

**DTM/DEM:** Digital Terrain Model/Digital Earth Model, a 3-dimensional model of the land surface (with or without trees and buildings) generated by computer from contour, survey or remote-sensing data.

**Element/Landscape Element:** A component part of the landscape, usually biophysical, such as hills, river, islands, lake, forest etc.

**Feature/Landscape Feature:** A prominent, eye-catching or noteworthy element or landmark that makes a contribution to landscape character or identity, or helps mark a place or route.

**GIS:** Computerised Geographic Information System.

**Integrity/Scenic Integrity:** the extent to which the landscape is perceived to be in its original natural condition or consistent with long established patterns of land use and built form. The term ‘Condition’ is similar.

**Land cover:** Vegetation (natural or rural).

**Landscape Assessment/Evaluation:** Description and analysis (and usually mapping) of landscape values and attributes, including scenic amenity, visual quality, sensitivity, integrity, cultural heritage and associations; usually by repeatable procedures including relative ranking of landscape values.

**Landscape Setting/Setting:** Landscape units at district scale separated by visual barriers, primarily topographic but also vegetation or natural systems, or defined by viewing distance, land use patterns or cultural factors; and which are perceived by observers in various locations as the setting or backdrop for human activity and association. Landscape Settings are the visual catchments of places or areas used by people, and are generally large enough to support the cultural or natural processes which create its character.

**Receptor:** A place, route, viewer group or interest group which may experience an effect.

**Regional Frame/Landscape Frame:** The natural topographic “frame” of a region or district visible from many viewpoints, usually determined by landform but also formed by vegetation and water features, and not confined to a single Landscape Setting.

**Scenery:** The composite impression of a number of landscape features and elements surrounding a viewer, perceiving a wider scene than just the immediate foreground, for example as seen from a vantage point or while moving through a landscape. Usually refers to landscapes which are mostly natural or rural.

**Scenic:** Attractive scenery, particularly combinations of landscape features and elements which appear ‘composed’ similar to landscape paintings ie. the concept of ‘scenic’ is culturally-based.

**Scenic Amenity:** A measure of the relative contribution of each place in the landscape to the collective appreciation of open space as viewed from places that are important to the public. The South-East Queensland Regional Plan Implementation Guideline No.8 defines Scenic Amenity as a function of both Scenic Preference and Visual Exposure.

**Scenic Preference:** A subjective evaluation whereby one or more scenes are preferred relative to others. The South-East Queensland Regional Plan Implementation Guideline No.8 provides a method for ascertaining community consensus regarding scenic preferences, using a process whereby representative samples of the community population rank photographs of scenery, and the results are collated and averaged. The selected photographs sample various Visual Domains and a range of landscapes and naturalness, with varying proportions of elements. Analysis of the photographs for their varying proportions of Visual Domains and landscape elements allows the results to be applied to air photos to produce Scenic Preference maps.

**Scenic Quality/Visual Quality:** The aesthetic values of visible components of landscape which contribute to its scenic attractiveness, assessed by reference to several defined Scenic Quality criteria, each of which is ranked. The composite rating is a relative assessment of overall Scenic Quality likely to be perceived by observers experiencing the landscape.

**Sense of Place:** The perception that a particular place is recognisable and identifiable, distinct from other places, through a combination of landscape and/or urban elements, features and less tangible sensations. Similar to ‘genius loci’.

**Stakeholders:** Persons, groups, government and semi-government agencies, non-government organisations and corporate bodies with a legitimate interest in the process of assessment, its inputs and outcomes.

**VIA:** Visual Impact Assessment

**Viewing Distance:** Division of seen areas into categories (Foreground, Midground and Background), which largely determine the degree of visible detail.

**Viewpoints/Sensitive Viewpoints:** Viewpoint places and/or people likely to be particularly affected by possible changes to landscape values, by virtue of the numbers of viewers and/or their expectations of scenery.

**Viewshed:** Edges or limits to views from a single place or combination
of viewpoints. Viewshed mapping or modelling usually shows all areas which are potentially within view of viewpoints, as modelled (based on topography +/- vegetation) or field-validated.

**Visual Analysis:** Landscape analysis based on visual qualities only, excluding consideration of heritage, cultural or social values, or other sensory attributes of the landscape.

**Visual Catchments:** Areas within viewsheds.

**Visual Exposure:** The visibility of parts of the landscape to lookouts, the major road network, sensitive viewpoints and scenic routes, usually computer-generated from a DTM (with or without screening trees and buildings). The South-East Queensland Regional Plan Implementation Guideline No.8 provides a method for mapping composite Visual Exposure from multiple viewpoints along routes, ranked according to traffic numbers, viewing distance and the length of viewing time.

**Visual Impact Assessment/Landscape Impact Assessment (VLIA):** Likely impacts of development projects or land use change on landscape values, usually assessed through detailed landscape analysis as part of an EIS.

**Visualisation:** Photo-realistic representation of the likely appearance of proposed structures and features, such as by modelling and/or photomontage images.

**Zone of Visual Influence (ZVI):** Areas from which a particular feature is or may be visible (i.e. views to a feature).

‘Maximum possible ZVI’ is based on landform topography, often modelled from DTM data, without taking into consideration the screening effects of vegetation and/or buildings.

**Landscape Character Types (LCTs)**

BROADSCALE GENERIC GEOGRAPHIC UNITS (MOUNTAINS, VALLEYS, PLAINS ETC.) WHICH HAVE INFLUENCED LAND USE AND WHICH CONTINUE TO UNDERLIE AND FRAME CURRENT CHARACTER; WITH THE ADDITION (FOR THE GOLD COAST) OF THE DISTINCTIVE COASTAL ‘SPINE’ OF HIGH-RISE BUILDINGS; MAPPED AT A SCALE OF 1:200,000. SOME LCTs HAVE CONSISTENCY OF CHARACTER, WHILE OTHERS (EG. LOWLANDS) ARE DIVERSE, DEPENDING ON DEVELOPMENT PATTERN AND LAND USE.

LCTs are further divided into smaller mapped Landscape Character subtypes, as broad groupings of current land use and land cover (developed, rural, open undeveloped etc.).

**Landscape Character Areas (LCAs)**

PLACE-SPECIFIC UNITS (SWANWICK, 2002) WITH CHARACTER ATTRIBUTES WHICH CAN BE RECOGNISABLY ASSOCIATED WITH A PART OF THE GOLD COAST, MAPPED TYPICALLY AT A FINER SCALE (1:20,000) EQUIVALENT TO ONE OR MORE SUBURBS OR DISTRICTS. LCAs ARE NOT CONFINED TO (NESTED WITHIN) THE LCTs, AND MANY OVERLAP LCT BOUNDARIES (EG. A ‘PLACE’ MAY INCLUDE AN AREA OF DEVELOPED COASTAL PLAIN, THE ADJACENT BEACH, FORESTED RIDGE AND HEADLAND). THIS OVERLAP ALSO ALLOWS THE CHARACTER OF LCAs TO BE SIMPLY AND LEGIBLY ILLUSTRATED BY TRANSECTS, DEMONSTRATING THE DIVERSITY OF CHARACTER ASSOCIATED WITH TOPOGRAPHIC RELATIONSHIPS. SOME LCAs HAVE CONSISTENCY OF CHARACTER, DISTINCTLY DIFFERENT FROM OTHERS; BUT MANY LCAs ARE INTERNALY DIVERSE WITH A MIXTURE OF ELEMENTS WHICH CONTRIBUTE TO MORE SUBTLE DISTINCTIONS AND ‘SENSE OF PLACE’. LCA BOUNDARIES MAY BE DISTINCT (EG. VIEWSHED RIDGES, WATER EDGES, MAJOR ROAD BARRIERS) OR MAY BE LESS OBVIOUS (HISTORICAL PATTERNS, PROPORTION OF VEGETATION OR DIFFERENT MIXTURES OF LAND USE), AS DETERMINED BY FIELD ASSESSMENT OF CHARACTER CONSISTENCY AND DIFFERENCES.

LCAs ARE NOT HOMOGENOUS BUT ARE A MIXTURE OF SMALLER LANDSCAPE CHARACTER UNITS (LCUS) MAPPABLE AT A FINER SCALE.

**Landscape Character Units (LCUs)**

RELATIVELY HOMOGENOUS UNITS, TYPICALLY MAPPED AT SMALLER SCALE (1:5-20,000) AND USUALLY COMPRISING ONE OR MORE LAND USES WITH SIMILAR LANDSCAPE AND URBAN CHARACTER. THE DIVERSITY, SCALE, DISTRIBUTION AND VISIBILITY OF THESE LCUs, AND THEIR RELATIVE PROPORTIONS, DIFFER FROM ONE PLACE TO ANOTHER, AND CONTRIBUTE TO RECOGNISABLE DIFFERENCES IN CHARACTER BETWEEN LCAs.

**Village Character**

WHILE THE TERM ‘VILLAGE’ REFERS TO A SMALL RESIDENTIAL COMMUNITY, IN URBAN AREAS THE TERM IS USED IN SEVERAL CONTEXTS. OLDER ‘MAIN STREET’ SUBURBAN CENTRES GENERALLY HAVE A CONSISTENCY OF SMALL SCALE BUILDINGS, AWNINGS AND PEDESTRIAN ACTIVITY, AND A VILLAGE CHARACTER AND FOCUS FOR THE LOCAL COMMUNITY (A CENTRAL PLACE, STREET, PARK OR HISTORICAL PLACE), WITH SOME SENSE OF CONTAINMENT. MORE MODERN URBAN VILLAGES HAVE TALLER BUILT FORM AND A MIXTURE OF USES (COMMERCIAL, RESIDENTIAL AND COMMUNITY USES), BUT THE VILLAGE CHARACTER IS PROVIDED BY STREET-FRONT ACTIVATION, VEHICLE/PEDESTRIAN INTEGRATION AND HUMAN SCALE (FOOTPATH AWNINGS + < 5 STOREYS ALONG STREETSCAPE) WITHIN A DEFINED AREA.
**Aesthetic**
An item with visual or sensory appeal, landmark design qualities or displaying creative or technical excellence.

**Attachment**
Term used interchangeably with association to mean the connections or feelings that an individual or group had, or still has, to an object, place and/or landscape.

**Burra Charter**
Charter developed and adopted by Australia ICOMOS which establishes principles for the conservation of places of cultural significance.

**Character**
A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

**Characteristics**
Elements, or combinations of elements, which make a particular contribution to distinctive character.

**Characterisation**
The process of identifying areas of similar character, classifying and mapping them and describing their character.

**Conservation**
All the processes of looking after an item so as to retain its cultural significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation, and will be commonly a combination of more than one of these.

**Cultural landscape**
Those areas which clearly represent or reflect the patterns of settlement or use of the landscape over a long time, as well as the evolution of cultural values, norms and attitudes toward the land.

**Cultural significance**
A term frequently used to describe all aspects of significance. The Burra Charter (Article 1.2) uses the categories social, spiritual, historic, scientific and aesthetic to tease out cultural values for past, present or future generations in a methodical way.

**Culture**
The way of life, especially the general customs and beliefs, of a particular group of people at a particular time.

**Elements**
Individual components, which make up the landscape, such as trees and hedges.

**Features**
Particularly prominent or eye-catching elements, like tree clumps, church towers, or wooded skylines.

**Heritage**
The intangible and tangible aspects of the whole body of cultural practices, resources and knowledge systems developed and passed on as part of expressing cultural identity.

**Historic Landscape Characterisation (HLC)**
A UK developed, participatory planning method for understanding and mapping the nature of the landscape with reference to its historical changes and development.

**Intangible values**
Cultural values related to memory, beliefs, traditional knowledge and attachment to place.

**Integrity**
Wholeness, completeness or intactness of natural and/or cultural heritage items and its/their values.

**Interpretation**
All the ways of presenting the cultural values of a place (see Burra Charter, Article 1.17).
Landscape
Used in the same way as place but applies to a large contiguous geographic area, usually comprised of a number of topographic features.

Setting
The setting of a heritage structure, site or area is the immediate and extended environment that is part of, or contributes to, its significance and distinctive character.

Significance
Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations. Heritage significance is often used interchangeably with the term ‘heritage value’.

Site
Usually considered to be a location or area of land that represents a focus of past human activity that contains physical or tangible cultural material remains. Within this meaning, a site is a subset of place.

Spirit of place
Made up of the tangible (e.g., sites, buildings, landscapes, routes, objects) and intangible elements (e.g., memories, narratives, written documents, festivals, commemorations, rituals, traditional knowledge, values, textures, colours, odours etc) that contribute to making place and give meaning, value, emotion and mystery to a place.

Statement of significance
A statement which summarises why a heritage item or area is of importance to present and future generations. See also cultural significance.

Thematic Framework
A list of key themes as a framework for understanding the heritage of a place or region.

Time-depth
The predominant period in history which shaped the present landscape.

Values
The reasons why an item is important to individuals, groups or communities. Key cultural heritage values are social/spiritual, scientific, historic and aesthetic.

## ACTION PLAN FOR IMPLEMENTATION

### Primary Aim: Protect and Maintain

#### Key Objectives: Protecting Key Areas and View Corridors Throughout the City

1. **Identify and maintain key views and view corridors that are essential for protecting City image and economy, including views from defined public places to**
   - Beaches, waterfronts, ocean, mountains, and ridges
   - Reservoirs & growth visualization
   - Large expanses of public open space or unique land cover (e.g., forests, parks)

   **Relevant Strategies:**
   - All LCTs, All LCA

   **Time Frame:** Medium Term

2. **Protect key views from being degraded, obstructed, and economically developed by inappropriate development**

   **Relevant Strategies:**
   - All LCTs, All LCA

   **Time Frame:** Medium Term

#### Key Objectives: Maintaining ‘Exclusively Gold Coast’ natural environments

1. **Maintain the integrity of natural coastal features, such as headlands and beaches critical to the natural and economic endowments of the City, and protect from visual intrusion or dominance by adulterating fringe or utility development**

   **Relevant Strategies:**
   - Malibu Creek, Estuary, and Ocean; Coastal Headlands and Beaches; and High-Rise Development LCTs

   **Time Frame:** Ongoing

2. **Identify those sensitive to high-rise development and, in accordance with the City Plan, maintain building height restrictions to protect natural features, the character of the urban plan, and the values to the economy**

   **Relevant Strategies:**
   - Coastal Headlands and Beaches, and High-Rise Development LCT

   **Time Frame:** Ongoing

3. **Protect all remnant & growth vegetation, including**
   - Forest/park open spaces that contribute to maintaining green canopy cover throughout the City
   - Vegetation that preserves natural topographic features and heritage recorded values
   - Remnant Wetlands, including sensitive wetland areas (e.g.,ring-tailed Possum, Nature Conservation Strategy)

   **Relevant Strategies:**
   - All LCTs, All LCA

   **Time Frame:** Ongoing

### RESPONSIBILITY KEY

- A – Assets Branch, Engineering Services
- CP – City Planning Branch, Planning
- EN – Environment Branch, Environmental & Transport
- EC – Economic Development Branch, Economic Development
- NC – Nature Conservation Branch, Nature Conservation
- CT – Cultural Tourism Branch, Cultural Tourism
- CC – Cultural Amenities, Cultural Amenities
- K – Kelvin Grove, Kelvin Grove
- M – Main Roads, Main Roads
- U – Utilities Branch, Utilities
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<td>Key Objectives: Improve all key service areas</td>
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<td>Related land use potential and supporting policies</td>
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### Primary Aim: Encourage better development outcomes

**Key Objectives:**
- Encourage mixed-use LCA strategic planning
- Enhance the integration of broader landscape-related issues and opportunities at a district level
- Enhance the integration of the following elements across adjoining sites:
  - Nature development
  - Active transport routes
  - Public open space networks
  - Tree planting and street tree planting
  - Environmental management, including Water Sensitive Urban Design (WSUD) initiatives

**Actions and Details:**

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<tr>
<td>1. Encourage mixed-use LCA strategic planning to ensure coordination of broader landscape-related issues and opportunities at a district level, to facilitate integration of the following elements across adjoining sites:</td>
<td>All LCTs</td>
<td>City Plan, Cultural Strategy, Nature Conservation Strategy, Transport Strategy, Water Sensitive Urban Design (WSUD) initiatives</td>
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| - Nature development
| - Active transport routes
| - Public open space networks
| - Tree planting and street tree planting
| - Connect urban areas to their waterways, e.g., oceans, Cooks River, Menai River and canals
| - Promote activity and adjacent to water to enhance City image, provide economic opportunity, tourism, recreation and community use |
| - Improves public (private) interface between high density and appropriately scaled form at street level |
| - Relate and other commercial opportunities leveraging deepened ground floor street frontage |
| - Good public and active transport options (e.g., UCRTs) to reduce car use and car parking demand |
| 4. In masterplanned subdivisions provide public access to high quality open spaces and community sites that have landscape character and heritage values, e.g., elevated land with views, or land rich in natural features |
| 5. Encourage new development that, through the quality of architecture and design, improves City image, and incorporates qualities that meet demand for diversity and costs, and includes climate smart design principles and technology, such as green roofs or other innovative green infrastructure |

**Key Objectives:**
- Maintain the historical and district identity of the Gold Coast

**Actions and Details:**

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<tr>
<td>1. Promote locations (building blocks) potential of destinations in the Pelican Ridge, District, and Mountain LCTs that are rich in character and heritage, offer diverse living and recreational opportunities and safeguard the natural environment, e.g., Valley of the Sun, Weyba Dam, and eweedo (Deep Point) to prominent sites in the Sunshine Coast Parklands</td>
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<td>2. Develop initiatives that:</td>
<td>All LCTs, LCA, FL &amp; HL</td>
<td>City Plan, Economic Development Strategy, Nature Conservation Strategy, Cultural Strategy</td>
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<td>- Recognise the unique qualities and historical significance of Gold Coast Headlands and beaches</td>
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<td>- Promote water-based recreation, cultural and economic opportunities around the beachside experience</td>
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<td>- Address anticipated increase in extreme weather events and conditions</td>
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<td>- Facilitate the first climate adaptation plan and expansion of the National Uplands program</td>
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<td>- Provide public amenity (e.g. shade and cooling of the microclimate)</td>
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<td>- Support economic initiatives to stimulate business and job creation, e.g., Centre Improvement Program</td>
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<td>- Utilise predominantly urban spaces to enhance connectivity to Gold Coast headlands and natural areas, and public open spaces and</td>
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<td>- Initiate vegetation management (e.g., under-pruning) to open up flats to views to water and landscapes</td>
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<td>4. Encourage local councils, community groups and other initiatives in the restoration of urbanised sites</td>
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<td>5. Promote significant community and major transport development sites and temporary landscapes, e.g., community gardens or parks and public art opportunities</td>
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**Responsibility:**

- City Plan, Economic Development Strategy

**Time Frame:**
- Medium Term
- Medium Long Term

**Response Key:**
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<td><strong>Primary Aim: Protect and Maintain</strong></td>
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<tr>
<td><strong>Key Objective: Promoting development that promotes landscape and urban form critical to the City’s history</strong></td>
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<tr>
<td>1. Protect areas of rural character and bushland - vital to City image, economy and culture - by enabling development that provides the following measures:</td>
<td>All FL, ARIHL3</td>
<td>City Plan, Cultural Strategy, Economic Development Strategy, Nature Conservation Strategy</td>
<td>CP</td>
<td>Medium Term</td>
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<tr>
<td>a. Optimisation of site’s heritage features and wetland vegetation within and around the site;</td>
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<tr>
<td>b. Opportunities to reference rural heritage in the design of the development</td>
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<td>c. Revegetation of lands adjacent to wetland plant species</td>
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<td><strong>Surface Water Hydrology</strong></td>
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<td>- Broadwater and Bellbird Creeks</td>
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<td>- Burleigh Broadwater and Wallabi Creeks</td>
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<td>- Runnels, Kirschner’s Dish correlations</td>
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<td>- Little Tallebudgera Creek, Pimpama Hills, Dowling Aikman and Mallen Stakes NRM Reserves, and former Dunlop Plantation</td>
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<td>- Currumbin Creek catchment, the former Aikman’s Creek, and its tributaries</td>
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<td>2. Protect the defined Heritage Landscape, Historic Routes, and potential hangouts and additions to the landscape, and maintain pedestrian access to historical points of interest in the narrative</td>
<td>FL, LCT, LCA</td>
<td>City Plan, Cultural Strategy, Nature Conservation Strategy, Transport Strategic Plan, Centre Improvement Program</td>
<td>CP</td>
<td>Medium Term</td>
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<tr>
<td>Examples of Heritage Landscape to be protected include:</td>
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<td>a. Burleigh Broadwater and Wallabi Creeks</td>
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<td>- Cooloola Heritage Landscape (HL C1)</td>
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<td>b. Brookfield Cemetery and Former Showground</td>
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<td>- Queen Elizabeth Park (HL C2)</td>
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<td>c. Gold Coast Bodysnatch and Wallabi Creeks</td>
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<tr>
<td>- Gold Coast Broadwater (HL C3) and sections of adjacent open space, Robina Parkway, Entrance Road</td>
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<tr>
<td>- Lower Eight Mile Road Bridge</td>
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<tr>
<td>3. Protect valued landscape (urban/rural heritage areas that form a scenic part of the Gold Coast identity, and reinforce the values of these places through conservation, revegetation, and other landscape works)</td>
<td>All FL, ARIHL3, BRIHL3</td>
<td>City Plan, Cultural Strategy, Nature Conservation Strategy, Centre Improvement Program, Economic Development Strategy</td>
<td>CP</td>
<td>Medium Term</td>
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<tr>
<td>Examples of heritage places to be protected and reinforced include:</td>
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<tr>
<td>a. Burleigh Beach and Headlands</td>
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<tr>
<td>- Cooloola Heritage Landscape (HL C1)</td>
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<tr>
<td>b. Burleigh Broadwater and Wallabi Creeks</td>
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<tr>
<td>- Gold Coast Bodysnatch and Wallabi Creeks</td>
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<tr>
<td>- Lower Eight Mile Road Bridge</td>
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<tr>
<td>4. Protect the Rochedale from further obstruction of views from the beach, estuaries, and parklands by buildings over 2 – 3 stories in height</td>
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<tr>
<td>Actions</td>
<td>Relevant LCT, LCA, FL &amp; HL</td>
<td>Related Strategy, Policy or Project</td>
<td>Responsibility</td>
<td>Time Frame</td>
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<tr>
<td><strong>Primary Aim: Enhance and Restore</strong></td>
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<tr>
<td><strong>Key Objective: Restoring character and enhancing places to conserve their unique identity and history</strong></td>
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<tr>
<td>1. Enhance views in open corridors by integrating new visual screening, using predominantly endemic plant species, into adjacent development sites and public open spaces.</td>
<td>All LHS</td>
<td>City Plan, Cultural Strategy, Nature Conservation Strategy, Transport Strategy, Arts, Health Programme</td>
<td>PARC</td>
<td>Short/Med/Long Term</td>
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<tr>
<td>- Examples include:</td>
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<tr>
<td>- Pigeons and Leader Creek;</td>
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<tr>
<td>- Concrete River and Inner-City Vegetation (LHS D1, E2 and E3); and</td>
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<tr>
<td>- Coolabah and other existing landscapes (Corporation LHS D1 and E1).</td>
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<tr>
<td>2. Restore historical character of defined Heritage Landscapes through the design of new development and the public realm by addressing</td>
<td>All LHS, ASHLs</td>
<td>City Plan, Cultural Strategy, Nature Conservation Strategy, Centre Improvement Program</td>
<td>PARC, CO, CD, ECD</td>
<td>Short/Med/Long Term</td>
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<tr>
<td>- Site layout (e.g. utilizing formal street trees/planting);</td>
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<td>- Architectural elements used in new or existing developments (e.g. materials, surfaces, finishes);</td>
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<tr>
<td>- Revegetation using predominantly endemic plant species</td>
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<tr>
<td>- Examples include:</td>
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<tr>
<td>- Burleigh Heads north (lcs); Nobby Hills;</td>
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<tr>
<td>- Restore historical character and components – from Gold Coast Highway to the beach / urban – and define the area as a distinct precinct of urban landscape heritage.</td>
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<tr>
<td>3. Enhance heritage landscapes and social new economic opportunities around urban heritage and centres in these places</td>
<td>All LHS, ASHLs</td>
<td>City Plan, Cultural Strategy, Nature Conservation Strategy, Centre Improvement Program</td>
<td>CP</td>
<td>Long Term</td>
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<tr>
<td>- Examples include:</td>
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<tr>
<td>- Old relict and heritage elements, including key features of the associated heritage landscapes and contemporary developments along the route;</td>
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<tr>
<td>- Parks/Parades historical landscapes and urban space; in maintaining a cohesive identity and heritage landscape settings, and its prominent role in the Gold Coast city landscape identity;</td>
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<tr>
<td>- Gold Coast village and redefinition of streets, and relationship to the reuter;</td>
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<tr>
<td>- Durban Road and historical sandy shores landscape – urban / rural space relationship as a traditional, low-key, assistive historical landscape</td>
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<tr>
<td>4. Enhance accessibility to heritage areas to promote cultural heritage, tourism and other economic opportunities through a variety of measures including</td>
<td>All LHS, ASHLs</td>
<td>City Plan, Cultural Strategy, Nature Conservation Strategy, Economic Development Strategy, Centre Improvement Program</td>
<td>PARC, CO, CD, ECD</td>
<td>Short/Med/Long Term</td>
</tr>
<tr>
<td>- Better provision of a wide range of rural/cultural landscapes, e.g. from older established places like Mudjimba Village to newer places like Hinole-Dora Parklands;</td>
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<td>- Better touring opportunities for walking and cycling through improved path and maintenance works; and</td>
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<td>- Better information / mapping provision, directional and interpretive signage</td>
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</tbody>
</table>

**Responsibility Key:**
- A – Assets Branch, Engineering Services
- C – Community Services
- E – Economic Development
- F – Facilities Management
- G – Governance
- L – Libraries
- M – Major Projects
- P – Parks
- R – Resources
- S – Services
- T – Technical Services

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**Notes on the Table:**
- The table outlines actions aimed at enhancing and restoring landscapes, with specific strategies and responsibilities assigned. The time frame for these actions ranges from short to long term, reflecting the varying duration of implementation and impact.
- The responsibility is divided among various branches and services, indicating a collaborative approach to achieving the primary aim.
- The key to responsibility includes different branches and services, such as Community Services, Economic Development, and Technical Services, each playing a crucial role in the landscapes' restoration and economic opportunities enhancement.
### Actions

**Primary Aim: Reinforce**

- **Key Objectives:** Reinforcing historic landscapes through design and planning.

#### 1. Reinforce Historic Roads and Waterways

- **Example:**
  - Burleigh Road: Promote development that references rural heritage and local character in the design of the road, and predominantly uses endemic plant species for revegetation work.
  - Esplanade, north side Coomera River (E1): Retain existing open space that provide opportunities to view the river, reframe and bind the site, and enhance vegetation.
  - Redland Road: Reinforce historic bushland and farm character alongside this north south axis (E1) by retaining existing vegetation, where possible, and using endemic plant species for revegetation work.
  - Main Street through Nerang Waters to Gold Coast Highway: Reinforce doorway to bunch historic linkages and associations, through existing and additional open spaces, and landscape improvements.
  - Generally, Map and visually record historic roads and waterways as a precursor to local planning, e.g.,
    - Skipper Drive — used before the main road précis, and
    - Coomera River (E1, E5).

#### 2. Reinforce the historical landscape framework

- **Example:**
  - Optimum location of historic land areas as public open space, natural areas or reserves;
  - Ecosystems and other economic opportunities relating to landscape heritage and unique location;
  - Use of historic landscape patterns and themes in the design of development sites and the public realm;
  - Retention of open space and corridor linkages, rather than piping underground; and
  - Reigungloch, and using locally endemic plant species.

#### 3. Highlight heritage landscape to be retained as a significant asset for the public realm by:

- Improving connections to these landscapes via pedestrian/cycle routes and public space enhancement; and
- Increasing public awareness of the landscapes and their cultural significance through interpretative mapping, signage, artwork and cultural events.

#### 4. Reinforce traditional historic landscapes in identified corridors through public realm improvements to links to economic activity.

- **Example Include:**
  - Magraves Road (HL, D1) between Nerang Heights and Magraves Park; and
  - Glen Avenue (HL, D1) through former White Rock and former Southport — Nerang Road North.

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### Endnotes

19 Areas currently identified are those associated with the Landscape Character & Landscape Heritage Study 2015 following investigation of 4 distinct focus areas — 1) Coomera Floodplains and Lowlands, 2) Parkwood Coastal Plains and Lowlands, 3) Burleigh Broadwalk Waterways, and 4) Currumbin Estuary — the boundaries of which are defined in the Study. Just a few areas include these heritage references into the broader descriptions of the LCAs.
Landscape Character References

Books, Reports & Studies
Gold Coast City Council (2006) Beenleigh and Sugarcane Land Heritage and Character Study.
Gold Coast City Council (2009) Gold Coast Scenic Amenity View Corridor Study.
Gold Coast City Council (2011) Landscape Character and Landscape Heritage Study Consultant Brief PET.
Gold Coast City Council & Allom Lovell Pty Ltd (1997) Southport Urban Heritage and Character Study. Gold Coast City Council, Gold Coast.

Websites/Online Material
Landscape Heritage References

Local Studies Library

Historical images were primarily sourced from publications and documents in the City of Gold Coast Local Studies Library. Those before 1955 are either copyright expired, or images have been credited accordingly with their source.

Books, Reports & Studies


Gold Coast City Council & Allom Lovell Pty Ltd (1997) Southport Urban Heritage and Character Study. Gold Coast City Council, Gold Coast.


Maps

Broadbent’s Official Road Guides Company (1962) Broadbents Map 360, Gold Coast.


Tourist Information, Booklets, Brochures, Pamphlets


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Gold Coast City Council (2012) Hotdogs & Meatpies: World War II on the Gold Coast. Gold Coast City Council, Gold Coast.


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Acknowledgements

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- Kyla Stephan and the Staff of the Local Studies Library
- Griffith University School of Architecture and Professor Gordon Holden
- Community Representatives and attendees of Stakeholder Workshops
- Members and supporters of the Australian Institute of Landscape Architecture Gold Coast Branch

We also acknowledge the lead in work completed in the following studies: 1997 Gold Coast Urban Heritage and Character Study by Gold Coast City Council and Allom Lovell Marquis-Kyle, Henshall Hansen Associates, Context, HJM, & Staddon Consulting; the 2003 Landscape Character-Guiding the Image of the City by GCCC and John Mongard and the 2011 Gold Coast City Council Landscape Strategy-Policies 12 and 13 Scoping Study by GCCC and AECOM.
View from Numinbah Valley