Introduction

The Surfers Paradise Beachfront Masterplan Design Guidelines describe the proposed Public Promenade Beachfront interface zone in Surfers Paradise. The area covered by these guidelines runs from the View Street intersection South past Cavill Mall to the Clifford Street intersection. These guidelines are a development of the Concept Masterplan adopted by the GCCC in 2007.

This document accurately outlines the design by plan and detail. Illustrative Perspective imagery is indicative of the overall design intent. The Colour Plans provide detail of specific areas and provide typical solutions that are applied throughout the design. The details show the design of the various elements.

The technical detail of the work is fully described by the black and white Design Development Plans, including the proposed lighting design.

Design Considerations

The angular plan form found against the road and beach N/S direction is an extension of the city grid. This angle has been used and played against perpendicular geometry adding variety to the layout.

All work is to be in accordance with the GCCC Landscape Strategy and Planning Scheme Strategy.

Street End Plaza

A street end / Beach Front Plaza is generally found at the end of each E/W street intersection with the promenade. Each Plaza serves as an easily identifiable activity node. A range of facilities is provided typically at each Plaza:-

- Beach Front Shelter
- BBQ
- Toilet/Lockers/Change room
- Bicycle rack
- Shaded seating areas
- Specific individual Art Element
- Street and circulation signage
- Sand Rinses
- Ramp access to Beach

The street end plazas are differentiated by their configuration and location. They are further identified through the use of colour, with two key elements colour keyed to match. The beach shelters and plaza art element along with subtle feature lighting eg. View Street – Yellow Frame to Shelter.

Night Markets

The existing Night Markets are retained and integrated into the scheme. Given the dynamic and ever changing nature of the markets, specific Market Stall locations have not been identified. Rather the Masterplan nominates a series of spaces suitable to the markets, which will then have the option to develop the optimum layout to suit its needs. This approach offers greater flexibility for ongoing change and development. Further, the flexibility assists during Major Events periods. All power for the markets is supplied from the new “smart pole” lighting. All power and water is West of the “A” line.

Outdoor Dining

Opportunities for outdoor dining, commercial ‘table and chair’ lease areas have been defined on the plans. Commercial lease areas area generally to the Western side of the promenade with public outdoor dining to the East. This is only a suggested guideline. Viable proposals that clearly marry in with the overall intent of the redeveloped promenade proposing commercial lease areas East of the promenade should be considered.

Events

Power for all events is provided within the Urban Plaza zone, equally spaced:-

1. TOILET BLOCK @ SOUL ROUNDABOUT
2. CAVILL MALL
3. HANLAN STREET

Given the varied nature of the Events and strict regulations regarding power supply East of the “A” line, this has been agreed to be the most appropriate method. Underground culverts or removable trenching systems have been explored and ruled out for long serviceability, public safety and maintenance reasons.

Art Strategy

Please refer the Art Strategy Appendix document for this information.

Emergency Services

Emergency services access to the beach is included at each Street End Plaza with vehicle access ramps incorporated into the design. These will also be used by the lifeguards / SLSC for daily/weekend access.

Services Reconfiguration

Please refer services co-ordination plans for proposed services realignments/ reconfigurations where survey information is available.

The S/W system has been reconfigured in the URBAN PLAZA to work to the existing S/W catchments as approved by the DNR/EPA and currently installed and operating. All road drainage is captured and channelled to the existing S/W network ensuring the beach is protected from road run-off.

Please refer lighting strategy that addresses:- the Night Markets power supply, new lighting fixtures and locations. The lighting spec covers safety, regulating and Architectural lighting.

The very important CCTV network is incorporated into the “smart” network.

Public Safety / DDA Compliance

Enhanced public safety has been one of the design drivers. CPTED principles have been observed throughout the process. Toilet blocks, lockers, bicycle racks etc have been positioned for enhanced casual surveillance and ease of Police surveillance. The CCTV network is integrated into the scheme.

A DDA compliance report has been prepared, summarising the design approach and compliance issues.

DDA review has been ongoing through the design process, by both the external consultant and GCCC’s own in-house DDA consultant.

Paradise Centre / Centro Site

The scheme as currently developed retains the existing road locations, with the promenade running in front of the Surfers Paradise SLSC. Due to the ongoing GCCC negotiations, land tenure issues and current economic situation, the final & ultimate design with the road relocated behind the SLSC cannot be realised at this point.
**Children's Playground**
The existing Children's Playground currently located West of the promenade between Laycock and Trickett is to be relocated into Eileen Peters Park. This is to occur in conjunction with the beachfront re alignment. Further opportunities to enhance the play equipment/facilities could be considered, budget permitting, at the time of relocation.

**Recycle**
Wherever possible existing materials are to be recycled. In many cases the materials or elements may not be directly re-used on the beachfront works, but will be recycled within the GCCC system. Low embodied energy materials, with long life cycle periods have been utilised such as concrete. By utilising higher quality more robust materials, life cycles are extended reducing the need for maintenance and replacement. Recycled materials are specified on the seating benches, sun loungers and bins.

**Commercial Activity**
The Beachfront Masterplan has been configured to allow a broad range of uses 24hours a day.
There are many opportunities that could be explored partnering with Private Enterprise to supply additional resort type amenities as commonly found around the world at many renowned beaches.
These could include beach umbrella/sunlounger rental, small food /drink concession stands (possibly operated by existing Surfers Paradise traders), mobile change rooms, etc. Services and direct beach access are in place for the night markets and other events, so some limited lively, high quality and appropriate commercial activity could add a new dimension to the Surfers Paradise beach visit experience, bringing it in line with its global competitors.

**Streetscape Elements - Refer Details:**

**Pavements**
The typical treatment consists of coloured in situ concrete with a stamped pattern and grit blasted finish. In some locations there are opportunities for a higher spec finish such as granite or unit paving – this is addressed within the details.

**Walls**
The walls are to be pre-cast units in natural concrete. This will ensure high quality finishes, ease of construction and a simple, low maintenance finish.

**Balustrades**
Balustrades and Railings are to be in polished stainless steel. A polished finish is specified for its greater ability to resist oxidation or “tea staining”. There are two balustrade details, one with an incorporated bench of polished pre-cast concrete. Where fall heights exceed 900mm a vertical stainless steel cable system is utilised.

**Stairs**
Access from the promenade to the beach is via either stairs, ramp or broad accessway. Stairs are generous in width and proportion appropriate to the setting. The design/profile complies with the BCA and DDA requirements. Stairs are concrete in construction, as are the wing walls that support the balustrades. Disabled access is provided by ramps graded at 1:21 technically negating the requirement for handrails and tactile. Handrails are provided for enhanced amenity.

**Bollards**
The shared pedestrian vehicle zone features pre-cast coloured concrete bollards as an aid in delineating the traffic movement. The bollards are removable. The bollards can also double as casual seating.

**Seating**
Insitu coloured concrete seat, with recycled timber battens in various configurations. Where the seats are orientated East a backrest is added.

**Sun Loungers**
A modular sunlounger design is proposed to be fabricated from pre-cast concrete units clad with recycled timber battens.

**Tree Grilles / Bubblers / Bins**
These are standard “off the shelf” items selected for their robust design qualities and sustainability.

**Sand Rinses**
The sand rinses are a composite element with coloured pre-cast concrete fin/blade sandwiched with stainless steel cheeks. The “A” line is identified on the side plates. This could have the key beachfront suburbs/ports noted: i.e. The Spit, Surfers Paradise, Burleigh Heads, Currumbin, Kirra, Snapper Rocks, Tweed. Sand rinses are provided at both Plaza and Beach level. Lighting is incorporated into the design.

**Bikeracks**
A polished stainless steel bikerack has been designed that relates to the overall design philosophy.

**Signage**
Feature signage is proposed at the Entry into the URBAN PLAZA. This will further reinforce the shared pedestrian / traffic zone design. The Entry Signage is incorporated into the upstand planter/seat walls. Orientation signage is also incorporated into upstand planters.
The individual Street end plazas are keyed to their E/W running street with Street name signage grit blasted into the Flanking beach facing wall sand on the horizontal pavements at the top of the beach access stairs / ramp and in the vicinity of the Art Element.
“Cavill Mall / Surfers Paradise” is also a strong feature pavement grit blast element that in conjunction with the retained “SURFERS PARADISE” sign, assist in developing a sense of PLACE and memorable tourist experience.

Carparking, street signage and other regulatory signage is per Department of Main Roads, BCA codes and GCCC Guidelines.

**Planting**
The Surfers Paradise Beachfront environment is particularly harsh for any plant material, both naturally and by virtue of its high usage.
The plant palette has been selected for its hardy, robust and environmentally appropriate nature. All dune system work is to be in accordance with GCCC Planning Scheme.
All existing vegetation has been reviewed, and assessed for its performance and suitability, with a view to retention, re-location, replacement or removal. Any re-locatable plant stock of value that is not retained is to be incorporated if possible and economically viable into other GCCC projects.
The planting palette incorporates predominantly native species, endemic where possible with some exotic species (as understorey only) in some locations. This is consistent with the aim of creating a world class urban beachfront experience.

Norfolk pines are traditionally identified as the coastal tree found in European settled Beachfront towns, particularly along the Eastern Seaboard. The existing Norfolk pines are proving hardy and have survived well in their current location. Where possible, existing Norfolk pines are retained. Additional Norfolk pines are added to create clumps of trees providing shade, within the Urban Plaza and to the Street End Plazas.

Pandanus Palms are utilised in groupings to provide lower level spreading canopies adding to shaded seating opportunities. The Pandanus palms are further utilised along the northern promenade stretch as a street tree.

In the northern park areas, clumps of existing mature Casuarina’s are retained and supplemented with additional coastal varieties such as Hibiscus tileaceus, Banksia and Cupaniopsis. Clumps of Pandanus are planted in the dune areas immediately adjacent to the oceanway creating shade pockets and framing viewlines to the beach and ocean beyond.

In the southern park areas a similar planting approach has been adopted. The dune plating and dune experience is reinforced with 4 Dune Decks projecting East. Five existing Casuarinas are retained and supplemented with additional coastal varieties such as Hibiscus tileaceus, Banksia and Cupaniopsis. Clumps of Pandanus are planted in the dune areas immediately adjacent to the oceanway creating shade pockets and framing viewlines to the beach and ocean beyond.

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Cupaniopsis are the selected street tree creating an alternative character to the Northern precinct.

Lighting

These design guidelines for the Surfers Paradise Foreshore are intended to provide the general requirements for the lighting systems to be implemented as part of the precinct upgrade.

The lighting is categorised into the following;

- Amenity Lighting
- Architectural Lighting
- Feature Lighting

The accompanying documents include a general arrangement lighting layout and preliminary luminaire selection to be used as the basis of final design phases.

Amenity Lighting

Amenity lighting comprises the base area lighting system which shall comply with the requirements of;

- AS1158 Part 1.1: Vehicular traffic (Category V) lighting – Performance and design requirements
- AS1158 Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements

The emphasis of the design is to ensure a relatively high level of illuminance to create sense of safety thereby encouraging a high level of use and activity at night.

The area light luminaires, both pedestrian and street lighting systems, shall be mounted on a common pole. The pole shall be nominally 12 meters in height and positioned approximately as shown on the drawings.

It is intended that the poles have a number of uses including;

- Area and pedestrian light standards
- Security camera mounting points
- Event banners
- Power source (infrastructure) for night market activity
- Housing for ELV supplies for light systems beyond the A line

Included in this document is a design developed drawing of the pole showing the requirement / layout of the different elements outlined above. All necessary conduiting between the poles to reticulate LV power, ELV power and security system shall be considered between the poles, the electrical distribution boards and all required lighting sub-circuits.

Included in the amenity lighting category are the ramps and stairs to the beach level. LED location lights are proposed for all the beach stairs and ramps with the general illuminance being emitted from the high level pedestrian lighting systems.

A system of separately controlled floodlights are mounted at high level on the poles to provide an overall wash of light to the beach. These will be utilised at the discretion of the GCCC officers.

Architectural Lighting

It is proposed that a number of beach structures are intended for the precinct. They include but are not limited to;

- Toilet Blocks
- Viewing Platforms
- Shelters
- Sand Rinses

Each of these structures shall be illuminated for both safety for use and to highlight the different elements at night.

The lighting layouts indicate the general lighting design approach for each form and it is required that these be used for the basis of a detailed / final design.

Feature Lighting

This aspect of the lighting design considers the technique of creating visual interest within an active urban cityscape.

The main focus in this category shall be the use of ELV LED systems. As indicated on the lighting layouts these will comprise linear strips recessed into the surface finishes, linear strips located in pre-formed recesses on the underside of seating modules and point source LED’s specifically located to highlight the stainless steel vertical supports along the beachfront handrails.

The luminaire selection for these systems shall be as per the attached schedules. High quality stainless steel and similar durable materials are the basis of the selections to ensure they withstand the environment into which they are to be installed.
The Study Area

LEGEND

1. CLIFFORD STREET
2. LAYCOCK STREET
3. TRICKETT STREET
4. HANLAN STREET
5. CAVILL AVENUE
6. ELKHORN AVENUE
7. VIEW AVENUE

Foreshore Masterplan Study Area

Surfers Paradise
The Study Area
LEGEND

OPPORTUNITIES TO MARKET

MARKET EXTENSION

Stall Positions: Night Markets

Surfers Paradise
Outdoor Dining / Seating Opportunities

**LEGEND**

- **4M CLEAR THOROUGHFARE**
- **OUTDOOR DINING TABLE & CHAIR LEASE OPPORTUNITIES**
- **PUBLIC TABLES / CHAIRS / BENCHES**
Zone Overview