

NEIGHBOURHOOD FRAMEWORK

**Broadbeach
to Burleigh Heads
Corridor**

AUGUST 2021



CITY OF
GOLDCOAST™





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Planning for the future of Broadbeach to Burleigh Heads

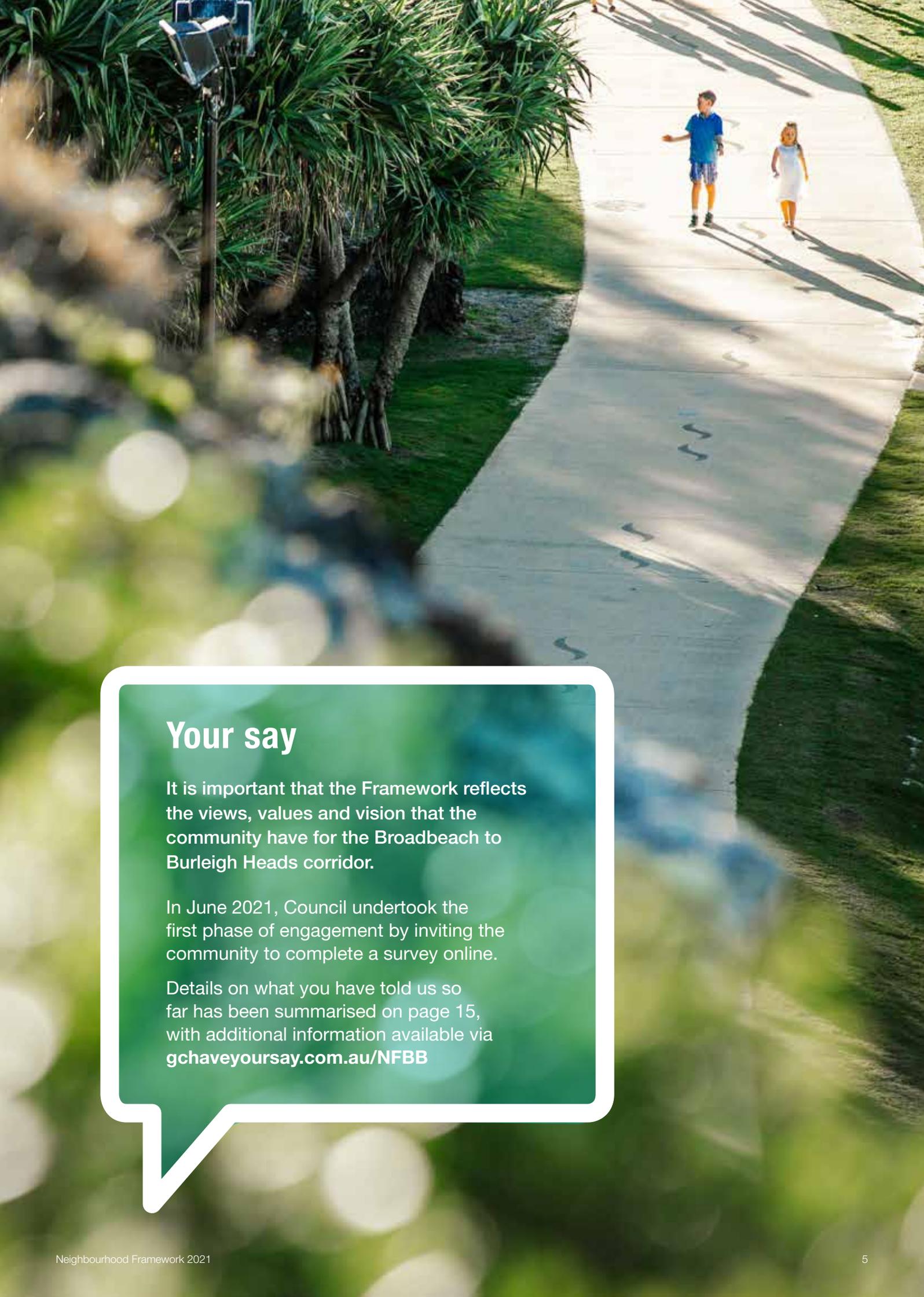
The Council of the City of Gold Coast is committed to planning for our ever-growing communities, while maintaining the unique character of the suburbs we love.

The Gold Coast Light Rail Stage 3 (GCLR3) from Broadbeach to Burleigh Heads has the potential to offer significant neighbourhood renewal benefits whilst improving access for the community and visitors.

To ensure these benefits are realised, the City has prepared a Neighbourhood Framework (Framework), informed by community feedback. The Framework will guide planning for the Broadbeach to Burleigh Heads corridor.

Citywide survey feedback has been incorporated into the Framework. In addition, the survey results will help inform Station Neighbourhood concept plans to reflect broader community views.





Your say

It is important that the Framework reflects the views, values and vision that the community have for the Broadbeach to Burleigh Heads corridor.

In June 2021, Council undertook the first phase of engagement by inviting the community to complete a survey online.

Details on what you have told us so far has been summarised on page 15, with additional information available via gchaveyoursay.com.au/NFBB



To ensure the surrounding Station Neighbourhoods continue to thrive into the future, a guiding framework is required.

The Light Rail context

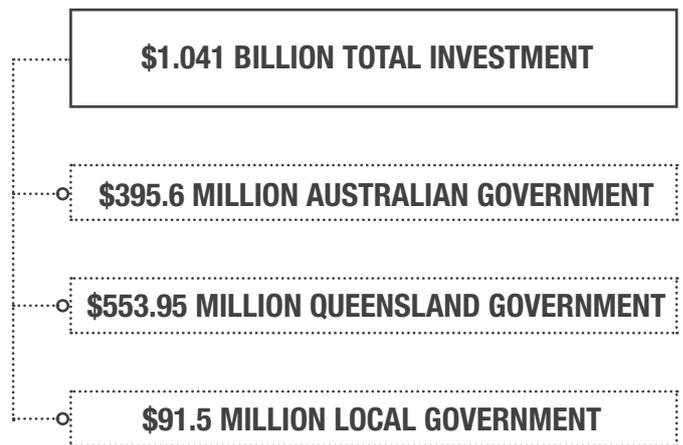
Light Rail has transformed public transport and how people move across the Gold Coast. This investment has helped create an integrated multi-modal network that better connects communities with business and jobs, hospitals and medical facilities, education, shopping, dining, entertainment and sporting centres.

Over 50 million trips have been made since Stage 1 opened. The Light Rail has been a great success and public transport patronage has continued to grow since its introduction in July 2014.

Stage 3 of the Light Rail will deliver a 6.7km extension south of the existing light rail network at Broadbeach South to Burleigh Heads, providing eight additional stations.

The Light Rail represents a substantial investment, that comes with a variety of benefits to the local community and the wider city. The Australian Government, Queensland Government and City of Gold Coast (City) have jointly funded the project.

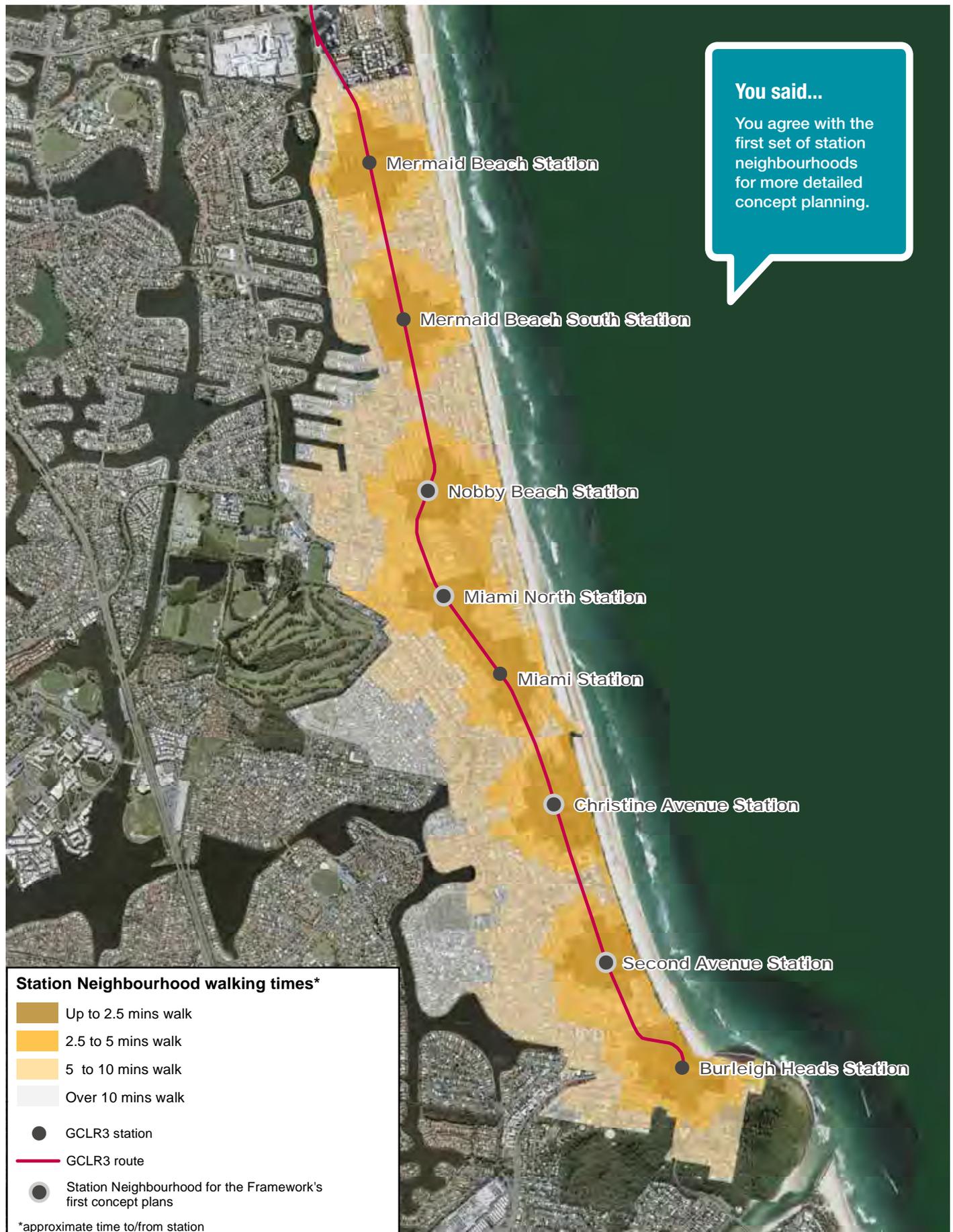
Stage 3



*Costs are as at April 2021 and subject to the finalisation of contract negotiations

Broadbeach to Burleigh Heads Station Neighbourhoods

The walking times represent the surrounding Station Neighbourhoods for each GCLR3 station.



You said...
 You agree with the first set of station neighbourhoods for more detailed concept planning.



You said...

Growth should be concentrated in already established urban areas to protect the City's valued environmentally significant areas and that development should be responsive to neighbourhood character, location and climate.

Growing with our city

We are a growing city and can responsibly accommodate growth, while preserving the valued lifestyle, amenity, heritage and landscape character found in our local neighbourhoods, alongside protecting our natural areas.

In the State Government's Regional Plan for South East Queensland (ShapingSEQ), the Gold Coast's population has a growth benchmark of around 15,000 additional people per year until 2041.

The Gold Coast can no longer manage its growth by expanding its urban footprint. ShapingSEQ requires 80 per cent of new growth to take place within existing built areas, with a focus on sustainability, urban renewal, economic development and access to services and facilities. By putting our growth in these areas, we as a city can protect our valuable environmental areas.

Keeping our city great

The goal for future planning is to simultaneously accommodate a larger population while building upon four characteristics that make the Gold Coast the great place it is. This includes:



1. Environment: ensure we protect our exceptional natural environment of beaches, waterways and green space, and encourage high-quality built environment outcomes.



2. Liveability: ensure we create places that are liveable and cherished by people right throughout the Gold Coast.



3. Diverse identity: ensure we enhance the identity of our unique neighbourhoods.



4. Economic opportunity: ensure we grow the economy to provide employment and social uplift.



You said...
You love the corridor's parks, recreational areas and natural landscape features.



Valued neighbourhood character

There is no place in the world like the Gold Coast.

Bordering our golden coastline is a lively collection of neighbourhoods, each with their own coastal character and heritage; from the vibrancy of our entertainment precincts to the laid-back coastal lifestyle of our southern beaches.

Each of our southern neighbourhoods are proudly defined by a distinct set of values including their beautiful beaches, natural headlands, iconic surf breaks, cafes, restaurants and local heritage.

Since the 1800s, these neighbourhoods and their unique characters have continued to evolve, influencing our lifestyle, the way we live, work, explore and connect.

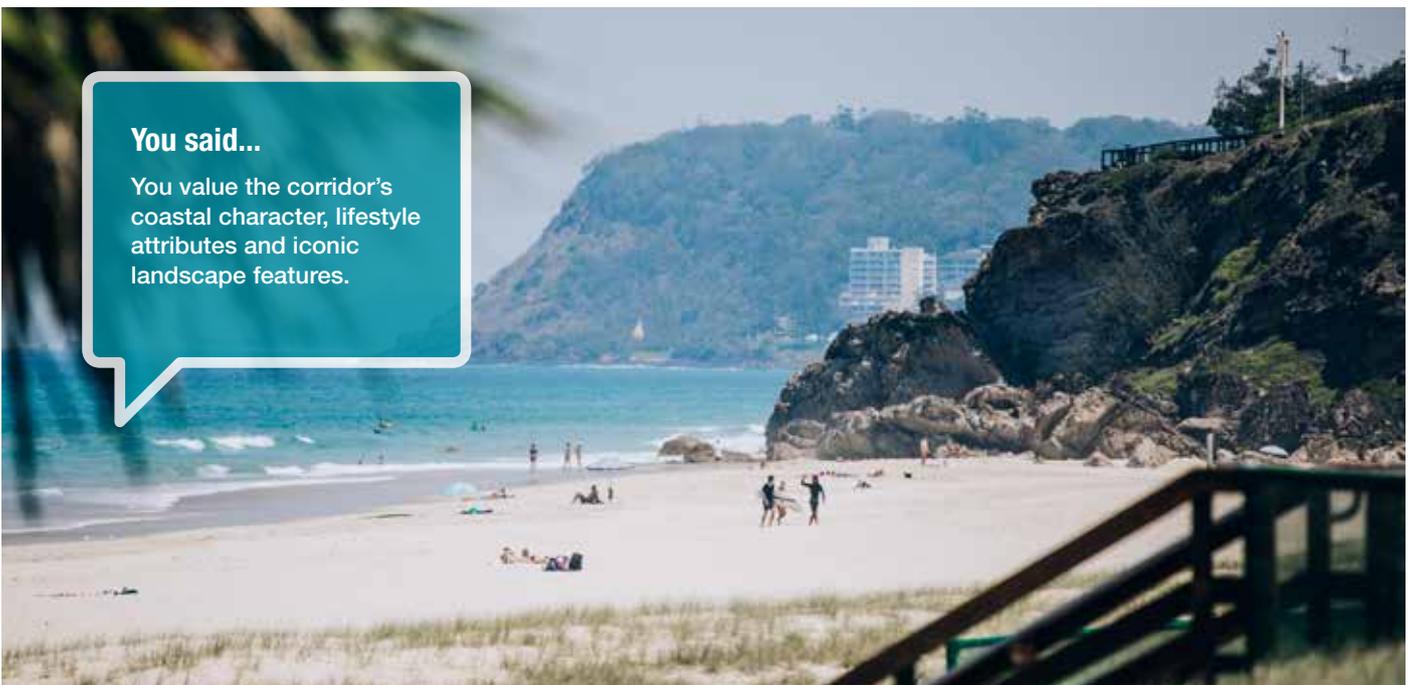
As we look ahead, we have an opportunity to plan for future generations, creating places to grow for new businesses and jobs close to home, while increasing local amenities and services that enhance our lifestyle.

The Framework is our opportunity to shape growth with an overarching vision for the Broadbeach to Burleigh Heads corridor, while maintaining the lifestyle, amenity, heritage and landscape character valued in our local neighbourhoods.



You said...

You value the corridor's coastal character, lifestyle attributes and iconic landscape features.





You said...

You would like to see improvements made to parks and recreational areas, as well as better pedestrian and cycle connections through these neighbourhoods.

Light Rail benefits

The extension of the light rail from Broadbeach to Burleigh Heads continues the city building and region-shaping public transport transforming the Gold Coast. There will be distinct shift from the iconic skyline of Southport, Surfers Paradise and Broadbeach by delivering a future growth response which limits opportunities for new high rise building areas. The proposed response will also be tailored to the character of the southern Gold Coast, delivering future growth through a variety of housing forms.

Benefits include:

- A multi-modal public transport network that connects people with new jobs and businesses - driving economic growth and opportunity.
- Sustainable development outcomes formed around light rail stations and activity centres will occur, whilst respecting the prominent natural features within the corridor.
- A diverse mix of housing styles will drive improved housing choice and diversity for the community.

- A network of greenspaces that is connected to the beach and prioritises pedestrian and cycling movement will enhance the community's well-being.
- Improved access to essential community services and facilities.

This sustainable growth is intended to respond to historic patterns of development and encourage high quality urban design outcomes. This will support and enhance the relaxed lifestyle that is highly valued and enjoyed by the coastal communities of Mermaid Beach, Mermaid Waters, Nobby Beach, Miami, Burleigh Waters and Burleigh Heads.

The Gold Coast Light Rail Stage 3 provides a significant opportunity to accommodate the next generation of growth, which will be tailored to Station Neighbourhoods and supported by infrastructure needed to reinforce and enhance the unique values of the corridor.

1950s



Miami, 1958. Photographer: Laurie Holmes



Miami / North Burleigh, 1956. Source: State of Queensland

1980s



Miami, 1982. Image courtesy of Gold Coast Libraries Local Studies Collection



Burleigh Heads, 1982. Image courtesy of Gold Coast Libraries Local Studies Collection



Burleigh Heads, 1910. Image courtesy of Gold Coast Libraries Local Studies Collection



Burleigh Heads, 1915. Image courtesy of Gold Coast Libraries Local Studies Collection

1900-10s
Development of early hotels, flats and holiday homes; coastal villages and townships start to emerge

1903
Opening of the railway line to West Burleigh

1917
Burleigh Heads State School (formerly Burleigh School) officially opened (moved to current site in 1935)

1950s
Rapid growth of holiday homes and tourist accommodation

1970-80s
Walk-up residential units and multi-storey developments emerged

1900

1871
Town reserve of Burleigh Heads declared

Prior to European settlement the land, rivers, the sea, the flora and fauna all formed the home of the Yugambah people. They lived as family clans generally in the river valleys and estuaries of the region.



Goodwin Terrace, Burleigh Heads, 1930. Image courtesy of Gold Coast Libraries Local Studies Collection



Miami / Burleigh Heads 1930. Source: Commonwealth Government

1920

1920s
First estates of Mermaid Beach, Nobby Beach and Miami surveyed

1920-40s
Large hotels and resorts constructed

1925
South Coast Road completed

1934
Norfolk Pines planted at Burleigh Heads

1940

1960s
Highway commercial and tourism strip formed

1963
Miami State High School officially opened

1965
First mid-rise units constructed along Goodwin Terrace, Burleigh Heads (Hillhaven)

1970s
Development of canal estates commenced

1976
Magic Mountain theme park opened (later Magic Mountain Adventure Park)

1960

A continually evolving corridor

The Broadbeach to Burleigh Heads corridor has been evolving since settlement in the late 1800s. Growth is not new. Residents, homes and jobs have continued to fill and join the corridor over the decades.



Burleigh Heads, 1978. Image courtesy of Gold Coast Libraries Local Studies Collection



Miami, 1970. Image courtesy of Gold Coast Libraries Local Studies Collection



Miami, 1970. Image courtesy of Gold Coast Libraries Local Studies Collection



Mermaid Beach, 1999. Photographer: Graham Weeks



Burleigh Heads, 2005. Photographer: Graham Weeks



Nobby Beach, 2005. Photographer: Graham Weeks

1980

2000



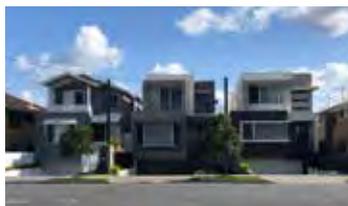
Burleigh Heads / Miami, 2011. Photographer: Daryl Jones



The Esplanade, Miami, 2019.



Montana Road, Mermaid Beach, 2019.



Seashell Avenue, Mermaid Beach, 2021. Photographer: Troy Kahler

2000s

1990-2000s

Development of high rise residential; re-development of original tourist attractions, beach shacks and holiday accommodations

2000-2020s

Lot amalgamation and redevelopment into multi-storey apartment buildings, focused east side of Gold Coast Highway

2014

Gold Coast Light Rail Stage 1 (Gold Coast University Hospital to Broadbeach) starts operating

2017

Gold Coast Light Rail Stage 2 (Helensvale to Gold Coast University Hospital, connecting Brisbane to Broadbeach) starts operating

2021



7000 EXISTING JOBS



9400 EXISTING DWELLINGS



19,400 EXISTING POPULATION

*figures based on GCLR3 detailed business case numbers.

- Evolving social, dining and lifestyle precincts
- Enhanced quality and mix of dwellings
- Gold Coast Light Rail Stage 3 (construction to begin 2021)

TODAY

TOWARD 2041



UNLOCKING JOBS

More jobs, with greater access between customers and businesses. Local services for the community and a strong tourism, entertainment, dining and trade offering.



RESPONDING TO DWELLING DEMAND

A greater mix of dwellings in the corridor and increased supply, offering opportunities to different types of families and individuals at different stages of life.



A PLACE FOR PEOPLE

More people visiting and living in the area, with opportunities for all people, supporting a quality way of life for those who live, work and play here.

Delivering Our Growth Over time

To ensure that the growth in the corridor is managed appropriately, the Station Neighbourhoods will be carefully sequenced for change. The Station Neighbourhoods will be prioritised based on their suitability, infrastructure, capacity, accessibility and market factors. Current investigations, in conjunction with survey results, have identified Nobby Beach / Miami North and Christine Avenue / Second Avenue for the first group of station neighbourhoods for concept planning.

The Broadbeach to Burleigh Heads Corridor: A unique and valued part of our city

The Broadbeach to Burleigh Heads corridor is a cherished and unique part of the Gold Coast. The lifestyle, natural features, local entertainment, and employment opportunities, amongst many other defining characteristics, make this area widely appealing.

Living in the corridor – A connected, high amenity place to live

The natural setting of this part of the city creates a relaxed, coastal lifestyle with distinctive features that continue to attract people to the area. The landscape features, amenity, accessibility and liveability create neighbourhoods that are highly valued by the local and wider community. Because people love this part of our city, they continue to want to move to and live here.

Working in the corridor – A unique offering

The corridor has great locational benefits including the beach, weather, lifestyle and established infrastructure. There is strong business demand in this area and as the corridor grows, businesses will (in the short to medium term) have opportunities to service the growing local community and visitors.

This part of the city is also home to many start up and creative businesses not ordinarily found in an area of this size. Mermaid Beach, Miami and Burleigh Heads are host to specialised food and beverage operations and creative businesses like dance, fashion, design, co-working spaces, entertainment and music.

The brand and reputation of the area are central to economic and employment growth. The future employment and economic footprint and personality of the corridor will be primarily shaped by:

- The lifestyle and liveability of the area that underpins resident demand, tourist demand and the business location investment decisions made by numerous small and micro businesses.
- The level of investment that has already occurred in the area. This includes businesses that serve local residents, regional residents, tourists and other businesses, and an extensive array of community services and facilities.

The future economic focus for each precinct and centre in the corridor will build upon these strengths.

Visiting the corridor – A destination for locals and tourists alike

The coastal neighbourhoods between Broadbeach and Burleigh Heads have established themselves as a popular tourism destination. The natural setting, complemented by a diverse entertainment, dining and retail mix, make it an appealing location for those visiting from within and outside the city.

Localised accommodation options, as well as activities that cater to all age groups, further emphasise this appeal. Visitor expenditure contributes towards the success of many of the businesses in this area, particularly in the more popular neighbourhoods such as Mermaid Beach, Nobby Beach and Burleigh Heads.



Neighbourhood Framework engagement summary

Outcomes

6056

PAGE VISITS



3219

INFORMED PARTICIPANTS



1829

ENGAGED PARTICIPANTS



1826

SURVEY RESPONSES

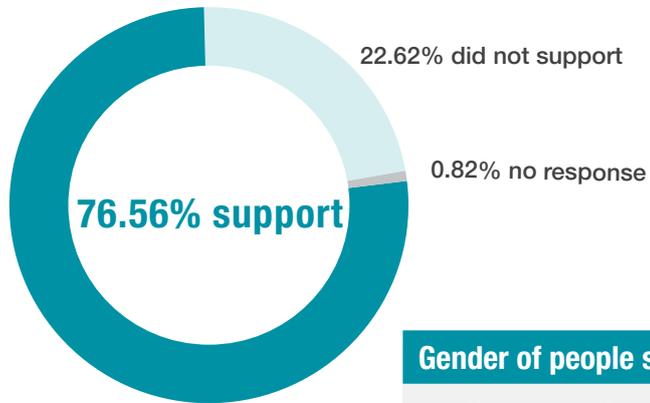


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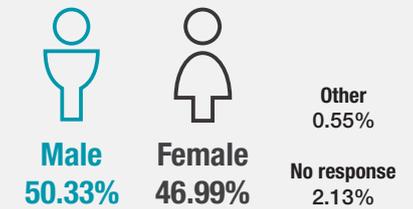
PINS ON A MAP



Support for the first set of station neighbourhoods for more detailed concept planning



Gender of people surveyed



Planning for the future of the corridor

Opportunities essential in planning for growth

53.94% Support

Development is responsive to neighbourhood character and is designed to respond to location and climate

56.02% Support

Protection of the City's valued natural and environmentally significant areas by concentrating growth in already established urban areas

Elements to be prioritised in future development

47.86% Support

DEVELOPMENT THAT COMPLEMENTS LOCAL CHARACTER ELEMENTS

39.92% Support

INNOVATIVE CAR PARKING SOLUTIONS

Locations with the best opportunity to support future growth

43.04%

ALONG HIGH FREQUENCY PUBLIC TRANSPORT ROUTES

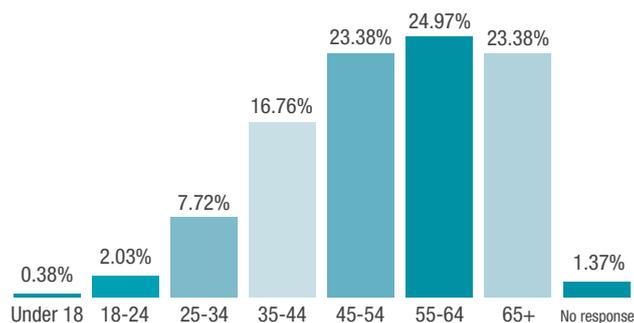
41.73%

CLOSE TO SHOPS AND SERVICES IN NEIGHBOURHOOD CENTRES

35.37%

IN LOWER DENSITY AREAS READY FOR RENEWAL

Age of respondents



Respondent interest in the area



58% LIVE IN THE AREA



33% VISIT THE AREA



30% OWN A PROPERTY IN THE AREA

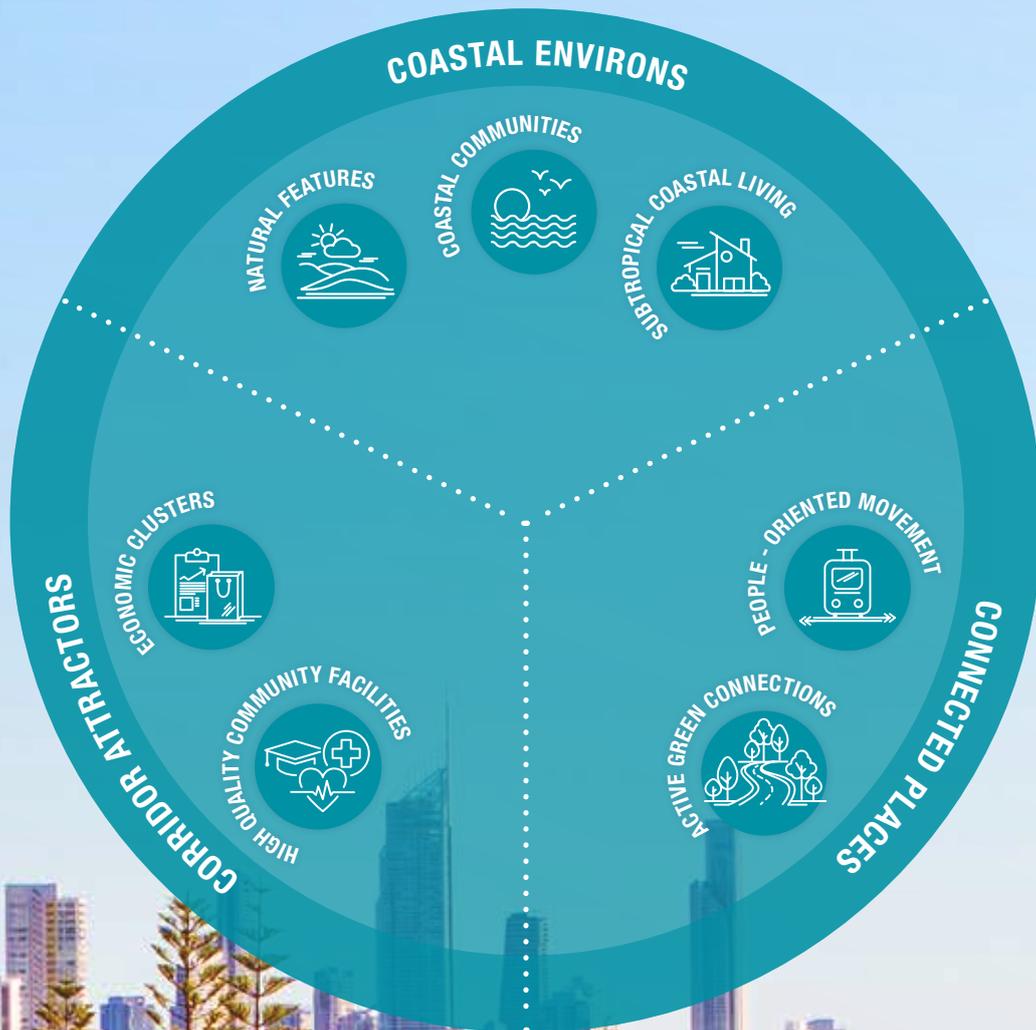
VISION

The Broadbeach to Burleigh Heads corridor is a well-connected, prosperous, mixed use, high amenity urban and natural environment with a balanced approach to growth.



Neighbourhood Framework principles

The Framework vision can only be achieved through strong principles that guide outcomes. The principles guiding the future of the corridor are;





Natural features Coastal communities



Promoting the right type of growth while respecting and celebrating the coastal corridor's distinctive character and appeal – protecting the natural setting such as headlands, waterways, beaches, visual breaks and cultural heritage.



Subtropical coastal living

Fostering an urban design outcome that delivers a high quality built form and public realm, and supports diverse communities, with safe and cohesive sub-tropical living that is supported by essential services.



People - oriented movement

Unlocking urban renewal potential and encouraging people-oriented movement with east-west links connecting to the corridor are reinforced by concentrated renewal and growth.



Active green connections

Creating a network of active green connections, active transport infrastructure and improved pedestrian experiences – select improvement to parks and open spaces, and increased pedestrian and cycle connections to the recreation areas.



Economic clusters

Supporting key employment precincts that will grow the economy and deliver higher value jobs. By identifying and facilitating business through specialised action, and harnessing the value of the lifestyle through attraction.



High quality community facilities

Planning for community needs in recreation, supporting facilities and education – considering the services required by the local population.

Delivering on the Framework

Community Reference Groups

The City will be working collaboratively with Community Reference Groups towards the delivery of new planning policy for the Station Neighbourhoods. These groups will be made up of people who will represent various lived experiences, backgrounds, and perspectives and have a direct interest in these Station Neighbourhoods. They will work together with the project team to help the City understand the community's needs and aspirations for these areas.

Results from the city-wide survey will be used to guide the outcomes of Community Reference Group discussions and the output of Station Neighbourhood concept plans.

You said...

You want to see more specific detail about the future of these areas, including car parking options, future heights, future land uses changes and more. The concept planning stage will deliver this next level of detail.



What will the concept plans include?

The concept plans will include the next level of detail needed to understand the Station Neighbourhoods' future shape. They will include details about the type of uses, building form, heights, supporting infrastructure and more. These concept plans will be visual and easy to understand by the community.

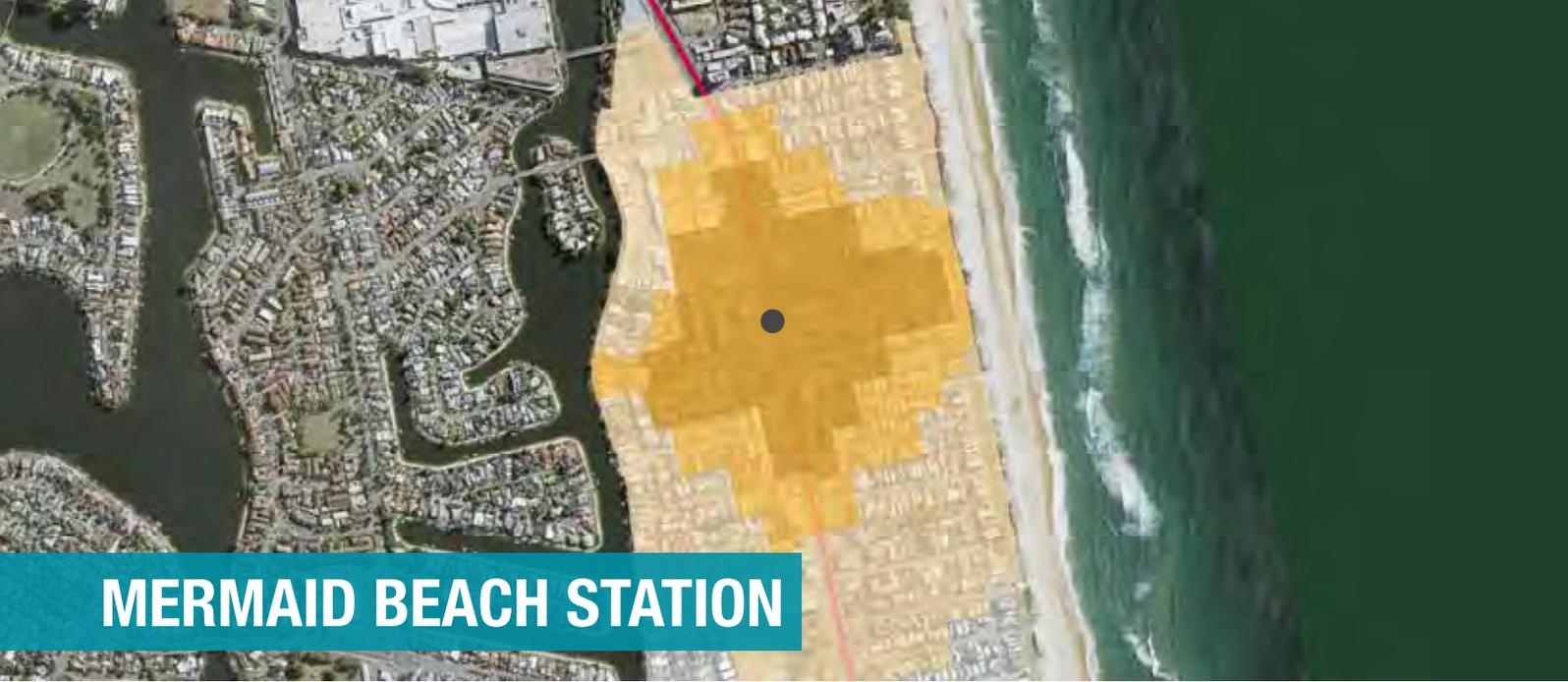


What happens after the concept plans are finished?

Once the concept plans are finalised and endorsed by Council, the results will be scheduled for a City Plan update. The outcomes of the concept plans will be implemented through a formal City Plan amendment package that will follow the required statutory process. The statutory process will include an additional opportunity to comment through the community consultation on the draft amendments to City Plan.



STATION NEIGHBOURHOODS



MERMAID BEACH STATION

Defining the Mermaid Beach Station Neighbourhood is its distinct shift in scale and activity from that of Broadbeach expressed through its lower scale built form and setting that acts as a 'gateway' to the southern part of the city. The Station Neighbourhood works to establish the more laid back coastal village feel and lifestyle which extends throughout the southern Gold Coast neighbourhoods.

EXISTING ROLE AND FUNCTION

Highway commercial corridor

- Commercial, office, mixed-use and specialist retail
- Some short-term motel accommodation
- New and established mixed-use development

Industrial area

- Traditional industrial uses such as automotive and manufacturing
- Other uses including fitness, recreation and retail
- Small emerging creative industries precinct

Residential

- Higher density development bordering Broadbeach
- Majority lower density housing forms (east and west) – dwelling houses, duplexes, triplexes and low-rise apartment blocks
- Medium density mixed-use development along Gold Coast Highway

Moving forward – Future planning for the Mermaid Beach Station Neighbourhood aligns with the following guiding principles:



COASTAL ENVIRONS

- Coastal lifestyle elements are recognised and celebrated through future development and key renewal projects.
- Promote housing choice by encouraging variation in housing types and promote quality design driven by lifestyle and climate.



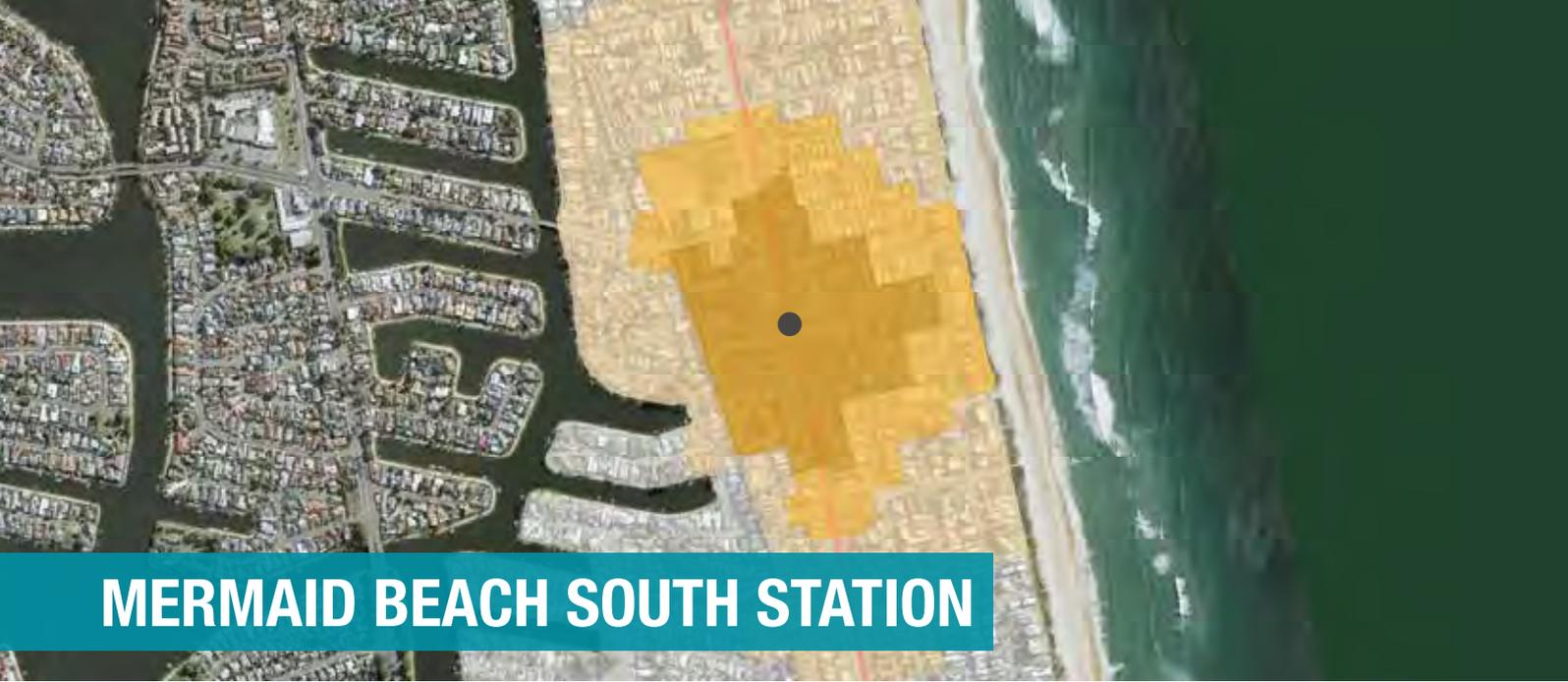
CONNECTED PLACES

- Improve active connections throughout the Station Neighbourhood, focusing on enhancing the pedestrian and cycling experience along the Gold Coast Highway commercial strip and key local streets that link people to services, activities and the beach.



CORRIDOR ATTRACTORS

- Support key employment areas in Mermaid Beach (industrial and mixed-use areas) as they mature and evolve to ensure they continue to meet the needs of the coastal neighbourhoods.



MERMAID BEACH SOUTH STATION

With a strong emphasis on local identity and its role in serving the connected visitor economy, the Mermaid Beach South Station Neighbourhood has established itself as a desirable lifestyle location.

EXISTING ROLE AND FUNCTION

Neighbourhood centre

- Retail and dining within the eastern and western extent
- Office and commercial within the western extent
- Displays characteristics of traditional low-scale highway commercial format

Residential

- Majority lower density housing forms (east and west) – dwelling houses, duplexes, triplexes and low-rise apartment blocks
- Emerging higher density forms of housing (mid-rise apartments on Markeri Street)

Visitor economy

- Assortment of holiday resort and motel accommodation along the Gold Coast Highway

Moving forward – Future planning for the Mermaid Beach South Station Neighbourhood aligns with the following guiding principles:



COASTAL ENVIRONS

- Promoting the function and character of Mermaid Beach South as a residential neighbourhood and tourist resort destination, ensuring important lifestyle elements are reflected in future development and public realm improvements.



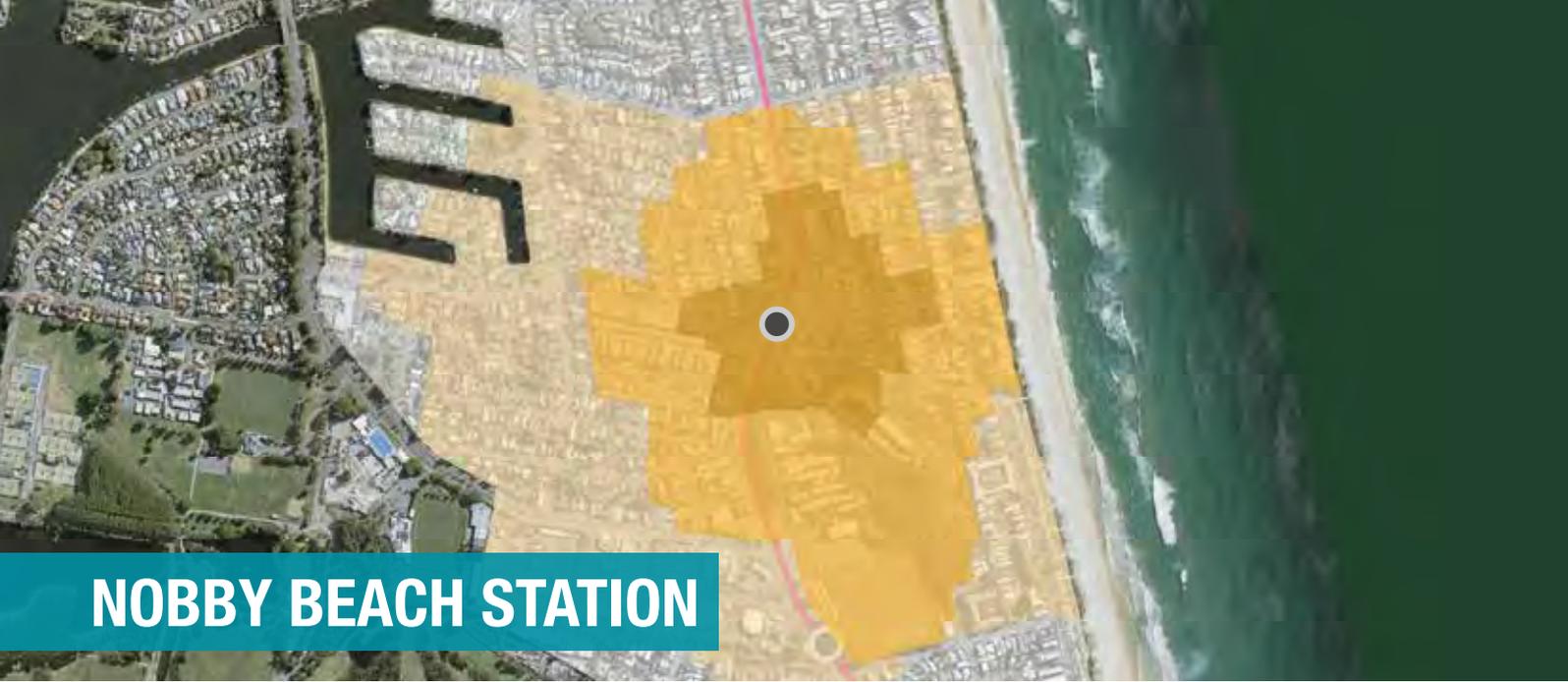
CONNECTED PLACES

- Better connections to unlock renewal potential by improving local east-west people-orientated movements and encouraging greater accessibility.
- Improve the relationship of the neighbourhood centre through active connections across the Gold Coast Highway and expanding the positive pedestrian and cycling experience to surrounding areas.



CORRIDOR ATTRACTORS

- Support the Mermaid Beach South Neighbourhood centre as the local convenience, dining and services hub.



NOBBY BEACH STATION

The coastal village setting and landscape features such as the North Nobby landmark define the Nobby Beach Station Neighbourhood. Central to the area is the neighbourhood centre, which houses a vibrant retail, dining and service destination known for its bustling yet relaxed vibe. Overall, the area’s strength lies in the casual and authentic urban beach lifestyle that it offers.

EXISTING ROLE AND FUNCTION

Neighbourhood centre

- Located on eastern side of the Gold Coast Highway
- Activated and vibrant mix of retail, service and commercial businesses

Lifestyle node

- Day and night-time economy, established dining precinct
- Strong connection to the beach and Nobby Beach Surf Life Saving Club
- Oceanway

Residential

- Majority lower density housing forms (east and west) – dwelling houses, duplexes and low-rise apartment blocks

Moving forward – Future concept planning for the Nobby Beach Station Neighbourhood will be a part of the first sequence and align with the following guiding principles:



COASTAL ENVIRONS

- Acknowledging North Nobby as a character landmark of the Station Neighbourhood, and its role in supporting the arrival experience and sense of place for Nobby Beach.
- Promoting the function and local coastal context of the neighbourhood centre and reflecting this in streetscape improvements, while also celebrating the important qualities of the surrounding residential neighbourhood.



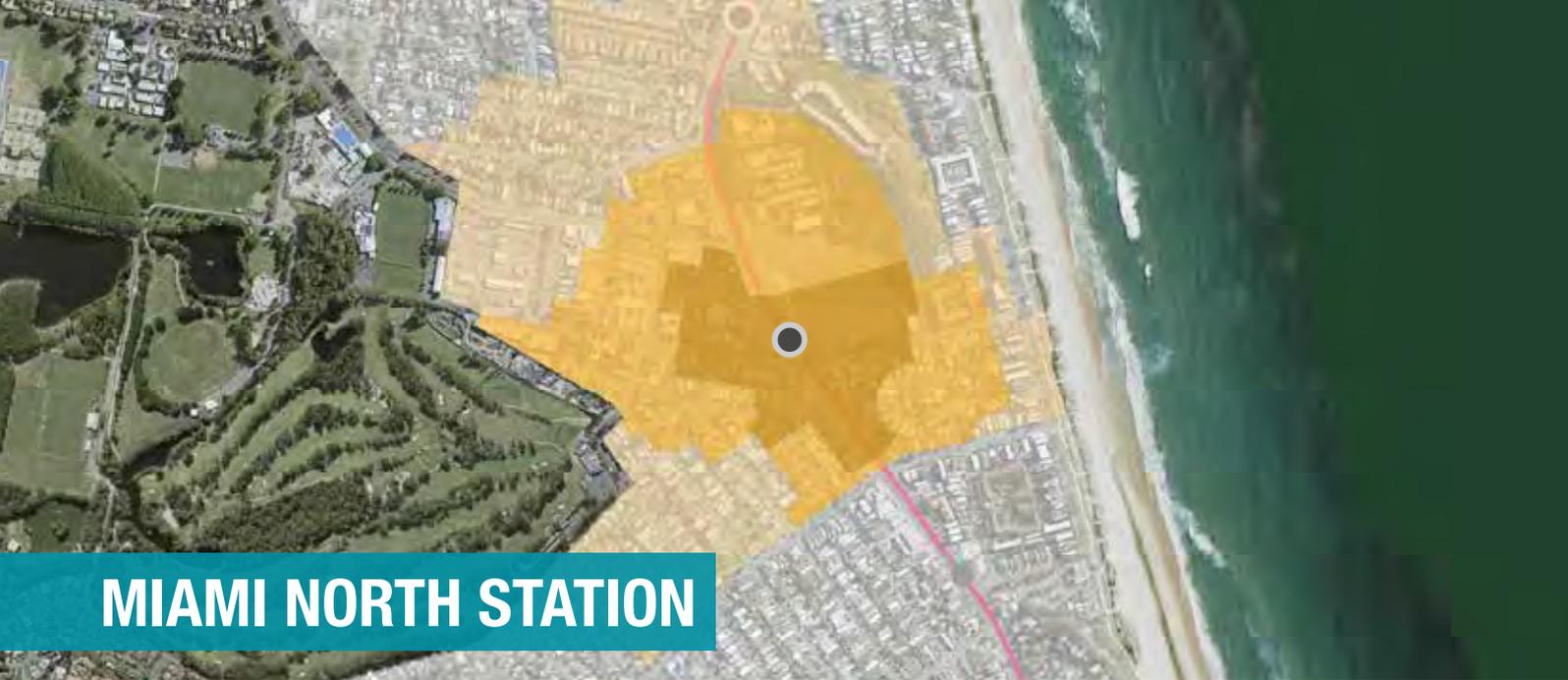
CONNECTED PLACES

- Better connectivity through Nobby Beach by focusing on improving movement along key east-west routes, with the aim of improving the link between the neighbourhood’s residential areas and providing greater accessibility from the west.
- Create a better pedestrian and cycling experience by encouraging quality connections, including green links from the west towards the neighbourhood centre and the beach.



CORRIDOR ATTRACTORS

- Support the Nobby Beach neighbourhood centre as the area’s retail and dining precinct and vibrant day and night economy that integrates well with the nearby residential areas.



MIAMI NORTH STATION

Miami North is unique in that it offers both a beachside lifestyle and local employment opportunities through a distinct scale and mix of residential, commercial and light industry. Miami also offers considerable open space to cater to recreation and leisure activities from the tree lined open space along the beachfront to Pizzey Park just to the west, while also providing the local community with education facilities.

EXISTING ROLE AND FUNCTION

Community focus

- Secondary education facilities (Miami State High School)
- Pizzey Park for sport and recreation

Mixed-use and industrial area

- Traditional low impact industrial uses such as automotive, manufacturing and warehouse
- Commercial, service and health uses in the mixed-use zone
- New uses emerging within the industrial area – creative industries (Miami Marketta)

Residential

- Majority lower density housing forms – dwelling houses and duplexes, with low-rise apartments along and on the western side of the Gold Coast Highway

Moving forward – Future concept planning for the Miami North Station Neighbourhood will be a part of the first sequence and align with the following guiding principles:



COASTAL ENVIRONS

- Acknowledging the physical influence of North Nobby landmark on the character and setting of the neighbourhood and its role in promoting the place experience of Miami North's residential areas.



CONNECTED PLACES

- Better connecting the City to the coastal neighbourhoods by focusing on improving Miami North's key east-west routes.
- Implementing quality green connections through the employment area and improving links between Pizzey Park, Miami State High School and beachfront open space.



CORRIDOR ATTRACTORS

- Support key employment areas in Miami (industrial and mixed-use areas) as they mature and evolve to ensure they continue to meet the needs of the coastal neighbourhoods and the City.
- Planning considers the strong community function of the neighbourhood as an education and recreation node. As the area continues to evolve, additional community and cultural facilities can be delivered.



MIAMI STATION

Characterised by prominent natural features such as the nearby headland, the Miami Station Neighbourhood boasts various coastal lifestyle attributes through its connection to the beach, open space, residential setting and local serving businesses, which together support its identity as a coastal neighbourhood.

EXISTING ROLE AND FUNCTION

Residential

- Majority lower density housing forms – dwelling houses and duplexes to the west, with low-rise apartments along and on the eastern side of the Gold Coast Highway

Visitor economy

- Ocean Beach Tourist Park
- Assortment of holiday resort and motel accommodation

Lifestyle node

- Connections to the beach and the Miami Beach Surf Life Saving Club
- Foreshore and headland parks
- Oceanway
- Walking distance to Nobby Beach, Miami State High School and North Burleigh

Moving forward – Future planning for the Miami Station Neighbourhood aligns with the following guiding principles:



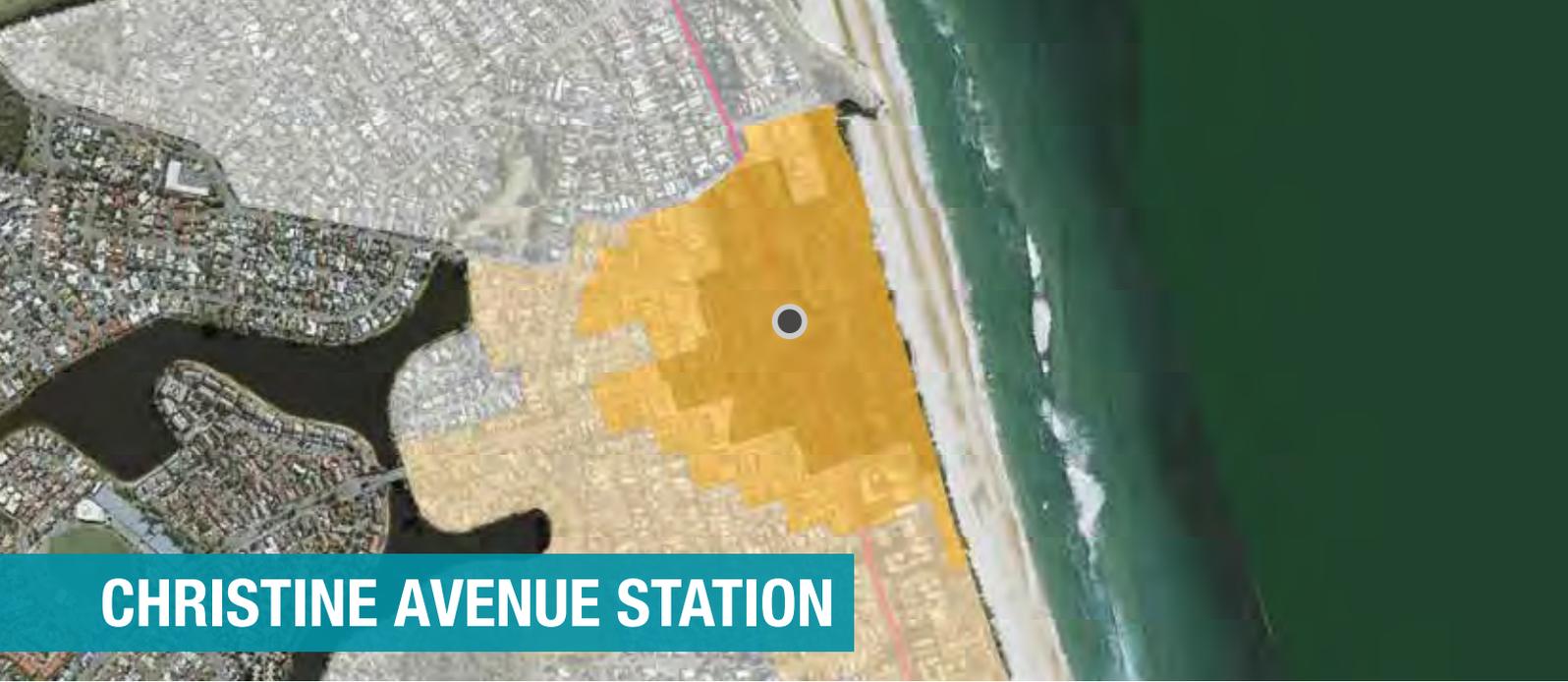
COASTAL ENVIRONS

- Acknowledging the physical influence of the nearby headland on the character and setting of the neighbourhood and its role in promoting the place experience of Miami’s residential areas.
- Promote housing choice across the residential areas of Miami by encouraging new housing forms centred on quality urban design and lifestyle needs.



CONNECTED PLACES

- Improving the pedestrian and cycling experience by encouraging green links that connect the residential areas in the west to the beachside amenities and open space found on the eastern beachfront esplanade.



CHRISTINE AVENUE STATION

The Christine Avenue Station Neighbourhood is a key employment precinct defined by its assorted blend of retail, commercial and industrial businesses. Its diverse residential and visitor accommodation mix, as well as connections to the beach and open space, help build its appeal as a coastal lifestyle node.

EXISTING ROLE AND FUNCTION

Neighbourhood centre and mixed-use area

- Mixed-use development (Miami One)
- Low-scale 'traditional highway commercial' between Toombul Avenue and Mountain View Avenue
- Mixed-use on eastern side of Gold Coast Highway, adjacent to Neighbourhood centre

Lifestyle node

- Day-time economy, with emerging social precinct in the industrial area
- Strong connection to the beach via Sixth Avenue
- Connections to the beach and the North Burleigh Surf Life Saving Club
- Heritage listed places

Industrial area

- Traditional industrial uses such as automotive and manufacturing
- Emerging uses in the industrial area – creative industries, microbreweries

Moving forward – Future concept planning for the Christine Avenue Station Neighbourhood will be a part of the first sequence and align with the following guiding principles:



COASTAL ENVIRONS

- Acknowledging the physical influence of nearby headland across the coastal neighbourhood and its relationship to important views and landscape features west of the corridor.
- Promoting the different functions of the area while improving the appeal of the neighbourhood centre, mixed-use and industrial areas.



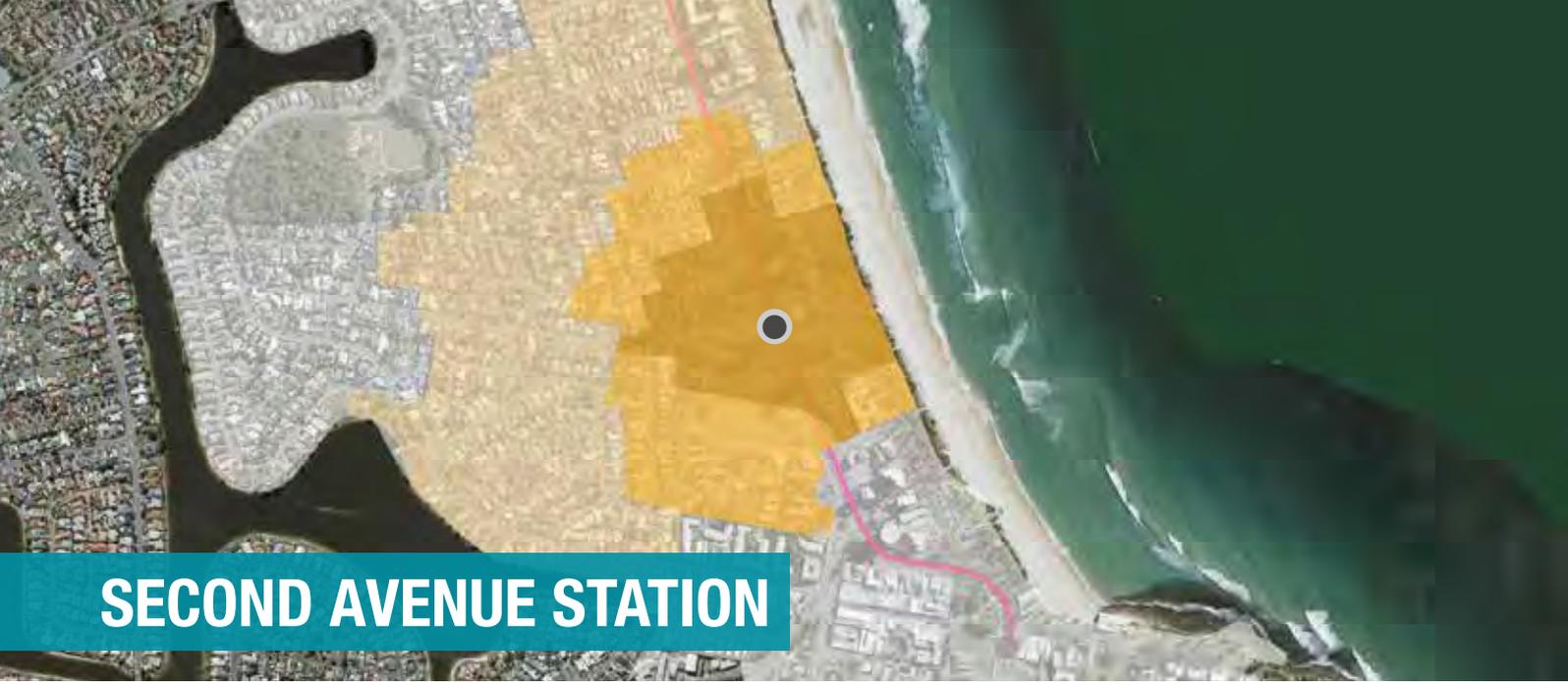
CONNECTED PLACES

- Better connections to unlock urban renewal potential, by reinforcing local east-west people-orientated movements.
- Improving the pedestrian and cycling experience by encouraging green links that connect the residential areas in the west to the beachside amenities and open space found on the east beachfront esplanade.



CORRIDOR ATTRACTORS

- Support the Christine Avenue industrial area as a key employment precinct with an eclectic mix of traditional and emerging business types recognising its role as a developing social hub for the coastal neighbourhoods.



SECOND AVENUE STATION

The Second Avenue Station Neighbourhood is defined by its diverse residential offering with high rise, medium rise and low-rise dwellings across the area. The neighbourhood also accommodates a local dining and lifestyle precinct on the Lower Gold Coast Highway, and hosts Burleigh Heads State School to the south.

EXISTING ROLE AND FUNCTION

Residential

- High rise development along the beachfront and the eastern side of the Gold Coast Highway
- Majority lower density housing forms in the west, made up of dwelling houses, duplexes, and townhouses

Community focus

- Primary education facilities (Burleigh Heads State School)

Visitor economy

- Assortment of holiday resort accommodation on the eastern side of the Gold Coast Highway
- Markets showcasing local producers, artisans and independent creative businesses

Moving forward – Future concept planning for the Second Avenue Station Neighbourhood will be a part of the first sequence and align with the following guiding principles:



COASTAL ENVIRONS

- Fostering growth through increased housing choice transitioning west across residential areas in the Second Avenue Neighbourhood by promoting quality urban design driven by lifestyle and climate.



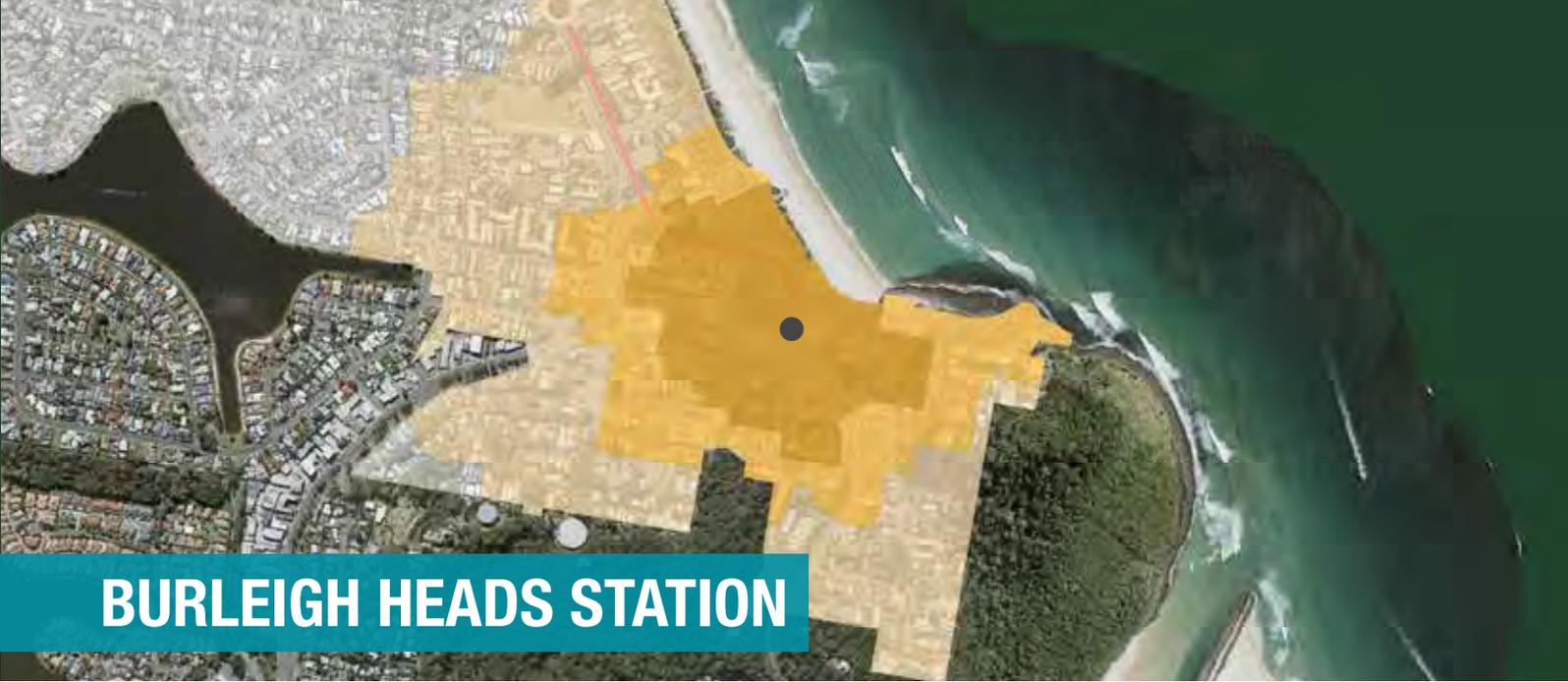
CONNECTED PLACES

- Better connections to unlock urban renewal potential by reinforcing local east-west people-orientated movements.
- Protecting pedestrian and cycling access across the Gold Coast Highway to better connect the residential areas in the west to the Oceanway, esplanade open space and the beach.



CORRIDOR ATTRACTORS

- Planning considers the role of the neighbourhood in providing education facilities to the coastal neighbourhoods and supporting its use as a multipurpose space for other community events, such as Burleigh Farmers Markets and The Village Markets.



BURLEIGH HEADS STATION

Burleigh Heads is a popular lifestyle destination, loved by locals and visitors alike. The Norfolk Island Pine Trees lining the beach, the vibrant retail and dining precinct, significant heritage elements, and the famous Burleigh Headland and national park are some of the most notable features of the area.

EXISTING ROLE AND FUNCTION

District centre

- Well defined retail, service and commercial mix
- Low scale character with limited residential

Lifestyle node

- Focus on the beach, surrounding open space and natural features such as Burleigh Headland
- Community focus with clubs, places of worship and library all complementing the centre function
- De Luxe Theatre and other heritage listed places

Visitor economy

- Day and night-time economy, established dining and lifestyle retail precinct
- Holiday apartments and tourist park
- Beach-side dining and parks areas
- Burleigh Hill and northern City views
- World renowned surf break

Moving forward – Future concept planning for the Burleigh Heads Station Neighbourhood aligns with the following guiding principles:



COASTAL ENVIRONS

- Acknowledging the physical influence and dominance of Burleigh Headland and Burleigh Ridge on the place experience of the neighbourhood and its role in supporting character and environmental values through recreation and conservation activities.
- Promoting the function and local context of the district centre and reflecting this in streetscape improvements and urban renewal projects, while also incorporating important character features in redevelopment.



CONNECTED PLACES

- Improving the pedestrian and cycling experience by encouraging green connections through the centre and across the Gold Coast Highway towards the popular open space esplanade and the beach.



CORRIDOR ATTRACTORS

- Support the Burleigh Heads District centre as the area's employment hub, dining and lifestyle precinct, and vibrant day and night economy.
- Planning considers the strong community function of the neighbourhood as a community and recreation node as the area continues to evolve.

CORRIDOR PLANNING STEPS

- 1.  **Complete the community survey to obtain feedback on the Draft Neighbourhood Framework.**
- 2. Consider and incorporate feedback, to update the Neighbourhood Framework.
- 3. A first sequence of Station Neighbourhoods will be selected for more detailed planning, based on community feedback outcomes and further research.
- 4.  **Community Reference Groups (CRGs) will be established to help guide more detailed concept planning for the areas selected for the first planning exercise to accommodate growth.**
- 5. The CRGs will work collaboratively to produce more detailed concept plans consistent with the Neighbourhood Framework and survey feedback. Planning will look to achieve the vision of the Station Neighbourhoods and help deliver on established community and stakeholder priorities.
- 6. Further planning investigations will continue to guide final outcomes to be included in the City Plan.
- 7.  **Once the Concept Plans and recommended draft City Plan changes have been considered by Council for endorsement, proposed changes to City Plan will be publicly notified and formal submissions will be invited on changes.**
- 8. Project delivery will begin to take place.

Community engagement touchpoints



EARLY BACKGROUND WORK

Complete



INITIAL COMMUNITY ENGAGEMENT

Complete



UPDATE NEIGHBOURHOOD FRAMEWORK



STATION NEIGHBOURHOOD CONCEPT PLANNING, WITH CRGS



DRAFT CITY PLAN SUBMISSIONS ON CHANGES



If you are interested in staying up-to-date on the project or viewing the completed community engagement report, visit: gchaveyoursay.com.au/NFBB

FOR MORE INFORMATION

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