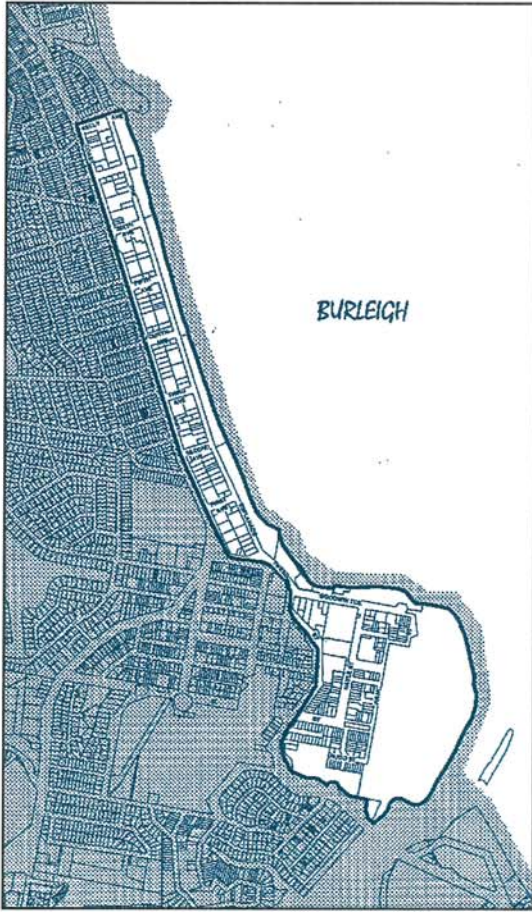


3.7.2 Character Area 1.2: Burleigh Heads



Note: Burleigh Heads is a local character area within the Beach Strip Character Area. The Burleigh Heads visual diary identifies particular landscape character elements that contribute to the overall character elements of Burleigh Heads. Burleigh Village and the associated hills and ridgelines are a visual node and a timeless gateway within the city as identified in the Planning Scheme.



Burleigh Heads

Stretching from South Nobby to Burleigh Heads, this area comprises two distinct sub areas. The northern most portion consists of a strip from Brakes Crescent to the Gold Coast Highway and the second, in the town of Burleigh Heads itself, is clustered around the headland of that name and is adjacent to the national park.

The northern section appears to have been subdivided by the mid 1950s but was the site of extensive sand mining in the following decades. The broad beachfront park is a legacy of that activity.

Burleigh township was the site of early development, including hotels and guest houses to support the increasing interest in surf bathing that took place around the 1900s.

The beachfront at Burleigh Heads has a sense of centre or focus, with its mature stand of Norfolk Island Pines: reputedly some of the earliest planted at the coast.

The area is visually dominated by the Burleigh Headland and development in this part tends to sit within the steep escarpments of that landform. Roads within the area become elevated in a manner most uncharacteristic of the coast as a whole.

The town has a commercial centre located off the main highway, which was developed after the initial subdivision and assignment of land use in the area.

The turn in the highway at Burleigh Heads to skirt the headland and cross Tallebudgera Creek is unique. It passes an early water hole that is now and has been for some years the bowling club, and is an important landmark or icon for the area.

In the northern section of Burleigh, a series of medium rise residential towers face the esplanade and the reserve. Dating from the 1970s, they sit amongst earlier housing and unit development of a lower scale. The hotel and the steep rise to the small residential community at the northern headland helps in establishing the character of this area.



Extract from the *Gold Coast Urban Heritage & Character Study*, Gold Coast City Council 1997.

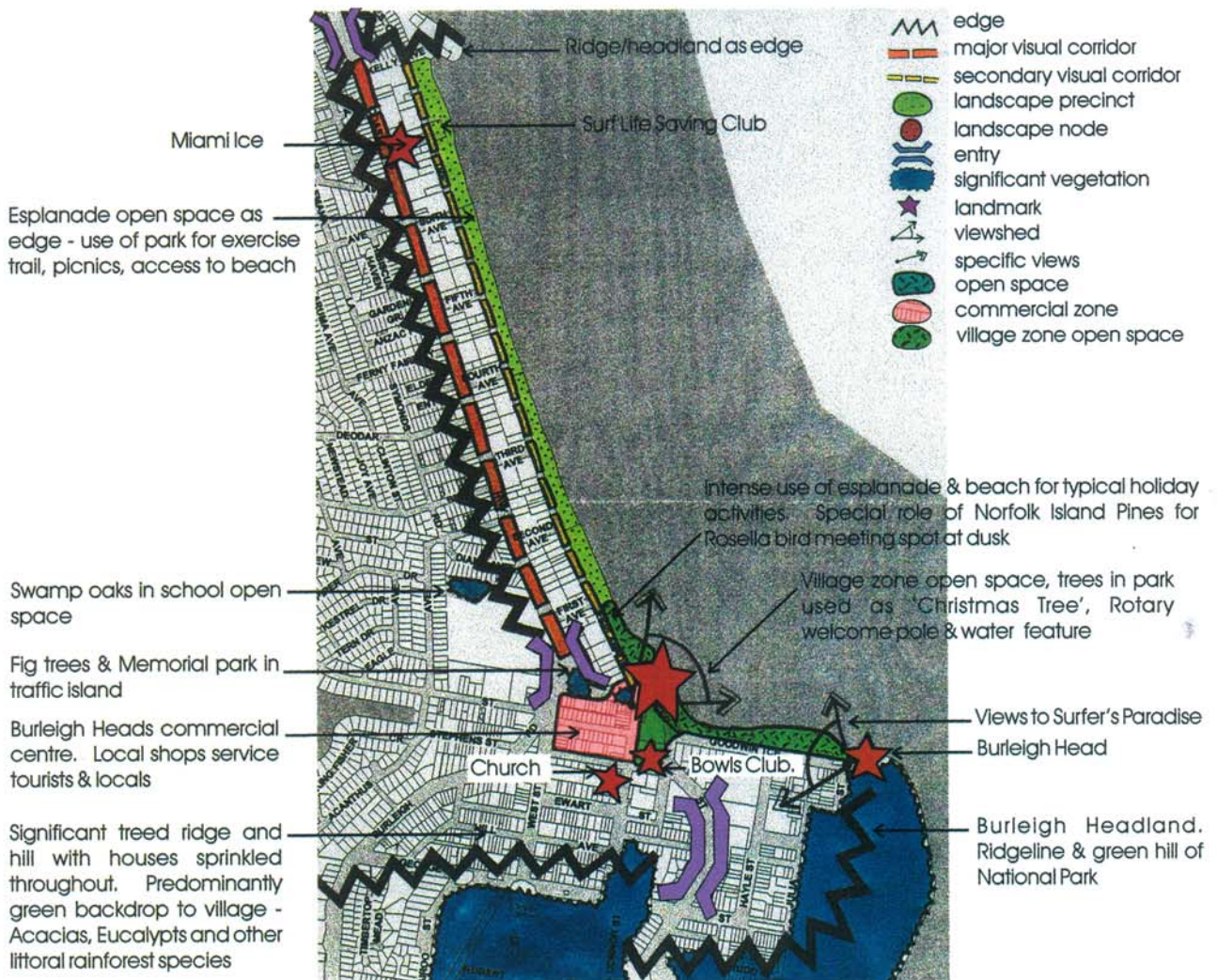
A Vision for the Future of Burleigh Heads

The visual connections of this area to the beach are retained through appropriate use of open space areas. The pedestrian friendliness of the area is increased by consolidation of these links. The commercial centre will flourish as an urbanised village supported by community services such as libraries and sporting facilities.

Norfolk Island Pines, in conjunction with informal open space, remains the predominant landscape element. The integrity of the headland and the ridge is preserved as a green backdrop and corridor within the city. The parkland increases its value as a tourist destination and a major gathering space for the city.



Character Map



Existing Landscape Description

The Burleigh Heads area is dominated by a major headland and ridgeline along the coastal strip that divides Gold Coast north from south. The area has two distinct character zones, a long, flat area with strong cultural links and associated avenue and park plantings of Norfolk Island Pines, and the hill/ ridge area, with mainly endemic planting as the major landscape pattern. The urban form of Burleigh commercial centre is more intense than the urban form in surrounding areas.

Important Landscape Elements

- Formalised avenues of Norfolk Pines to the Esplanade
- "Naturalness" of Burleigh Hill and ridgeline
- Burleigh Hill National Park
- Foreshore / Esplanade parkland with framework of Norfolk Pines complemented by beach plantings of *Banksia sp.*, *Casuarina sp.* and *Cupaniopsis sp.*
- Remnant littoral rainforest areas

Social & Recreational Issues

- Open space useable by all Gold Coast residents
- Open space and adjacent beach as major tourist attraction for the coast
- Active town centre within close proximity to beach

Important Views & Vistas

- Long views to high-rise at Surfers Paradise
- Views to Burleigh Headland
- Vistas over housing to the background hills



Commercial Areas

- ▶ Awning cover with appropriate scale & form of signage
- ▶ Wide pedestrian footpaths complemented by seating and shade planting
- ▶ Land uses complement activity on the street
- ▶ Little awning or shade cover
- ▶ Minimal enclosure of street by planting
- ▶ Land use does not encourage activity on street
- ▶ Poor use of streetscape elements
- ▶ Building design creates a visual barrier to street



Gold Coast Highway

- ▶ Vegetation provides scale and definition to road/highway through appropriate planting
- ▶ Unified edge to road
- ▶ Inviting pedestrian environment
- ▶ Highway makes positive contribution to suburb character
- ▶ Scale of built form defined by signage / billboards and buildings
- ▶ No unifying element along highway e.g. planting
- ▶ Signage and built form is complicated and cluttered
- ▶ Uninviting pedestrian environment
- ▶ Highway contributes negatively to suburbs character



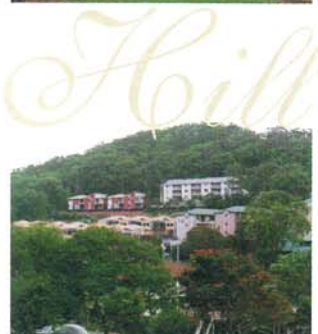
Burleigh Hill Open Space

- ▶ Vegetation provides distinctive character
- ▶ Informal plantings comprised of shade trees and grass
- ▶ Clear pedestrian pathways are a major feature
- ▶ Vegetation, not structures, provides primary shade
- ▶ Shade structures utilised instead of shade trees
- ▶ Structure design makes minimal contribution to the local character of the beach
- ▶ Carparking visually prominent
- ▶ Minimal mature vegetation



Burleigh Hill/Ridge

- ▶ Development complements topography through appropriate siting
- ▶ Minimum use of cut and fill
- ▶ Maximum retention of remnant vegetation - less visual impact
- ▶ Development forms not intrusive - colours, materials and siting have low visual impact
- ▶ Areas for building platforms require large areas of cut and fill
- ▶ Development does not complement existing landform
- ▶ Design of buildings, in combination with colours, materials and siting detracts from naturalness of ridgeline



Car Parking

- ▶ Vegetation integrates carparking areas into village streetscape
- ▶ Smaller pockets of carparking
- ▶ Vegetation appropriate for shade and function
- ▶ Visual impact of parking softened by screening vegetation
- ▶ Parking areas are not shaded
- ▶ Carparking sited next to beach edge
- ▶ Large, extensive and open areas of pavement
- ▶ Public open space used for carparking, detracts from open space adjacent to beach



Character desired

Character not desired



Residential Streetscape

- ▶ Residential streetscape value complements overall greenness of Burleigh Hill
- ▶ Private landscaping & gardens contribute to the residential streetscape
- ▶ Wide turfed medians
- ▶ Minimal planting in private landscape areas reduces the greenness of Burleigh Hill
- ▶ Solid, bland fences create a barrier to street



Esplanade Streetscape

- ▶ Vegetation complements that in the park areas adjacent e.g. vertical planting of Norfolk Is. Pines
- ▶ Form of vegetation complements built form
- ▶ Vegetation distinctive to Burleigh character
- ▶ Fence/boundary open to street
- ▶ Hard, solid boundary fences
- ▶ Vegetation does not complement the character of adjacent open space
- ▶ Vegetation does not enhance the character distinctive to Burleigh



Esplanade

Park Areas

- ▶ Parks have simple semi formal design elements
- ▶ Appropriate quantity and type of public infrastructure
- ▶ Visual and physical access to the water
- ▶ Predominate use of Norfolk Island Pines as dominant framework planting supported by informal plantings of Banksia sp. and other native coastal species
- ▶ Park structures are distinctive in their form and materials
- ▶ No framework planting of signature vegetation in park
- ▶ Perception of significant dunal edge not present
- ▶ Vegetation and park furniture do not contribute positively to the open space/park area distinctive to Burleigh

