

3.13 Character Area 7.0: Albert Corridor

Albert Corridor is a major growth area for the city. Within the Albert Corridor, the Planning Scheme City Image Maps identify some important elements that contribute to the image of the City. These include the highway – identified as a major visual corridor, a timeless gateway at the Coomera River and large areas of major visually significant remnant vegetation under threat from development.

The Albert Corridor is subject to a Structure Plan in the new IPA Planning Scheme that identifies urban character and landscape character elements. The highway is currently the subject of two reports and strategies dealing with landscape character. These are the Pacific Motorway Strategy prepared by Rust PPK Pty Ltd in consultation with Department of Main Roads and the Gold Coast Service Roads Strategy prepared by Rust PPK and Gold Coast City Council.

Therefore this visual diary focuses on the generic elements that contribute to the overall landscape character of the Albert Corridor. The unique characteristic of individual areas need to be considered alongside these general guidelines.

Landscape Character Elements

- ▶ Rapidly expanding transitional residential clusters
- ▶ The inter-urban break area situated between the Pimpama River and Hotham Creek provides a permanent open space buffer area between the urban areas of the Gold Coast and Southern Brisbane Metropolitan area
- ▶ Rolling vegetated foothills of the hinterland slopes, and open flat and undulating rural farm lands and cane lands
- ▶ Waterways (some navigable) of the Albert, Pimpama, Coomera Rivers and Hotham, Saltwater and Coombabah Creeks and associated floodplains and riparian vegetation including mangroves in some areas
- ▶ Highway corridor. Visual perceptions and experiences gained by moving along this corridor can greatly influence peoples perception of the image of the City. This includes the impact of strip development along service roads and the visual impact of associated signage, residential development adjacent to the highway and associated acoustic barriers

Existing Views & Vistas

- ▶ Open and filtered views of rural land and remnant vegetation from the Pacific highway
- ▶ Views from Highway to bordering hinterland foothills
- ▶ Views to strip development along highway



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Valuable landscape character elements to promote and enhance



- ▶ Open and filtered views of rural land and remnant vegetation from the Pacific Highway
- ▶ Views from Highway to bordering hinterland foothills
- ▶ Open character of undeveloped floodplain areas
- ▶ Urban clusters incorporating distinctive town centres of varying sizes incorporating local character with modern urban character
- ▶ Industrial areas fronting major transport routes to present an attractive garden outlook using predominantly local native species
- ▶ Discrete urban residential communities, bordered by open space and buffer areas
- ▶ Preserve and enhance rural landscapes and associated vegetation between new urban settlements
- ▶ Retain ridgetops, crest and upper slopes of foothills in their natural state. Development in these areas is to promote the extensive use of local native species in any landscape works. Minimal use of cut and fill associated with development
- ▶ Reinforce riparian zones of waterways by increasing the width and rehabilitating with local native species