

### 3.12 Character Area 6.0: River Valleys



**T**his visual diary focuses on the generic elements that contribute to the overall landscape character of the River Valleys character areas. Visual Diaries 6.1 & 6.2 identify in more detail landscape character elements for Currumbin Valley and Mudgeeraba. The unique characteristics of other individual areas needs to be considered along side these general guidelines.

#### General Character

The River Valleys character area is the ‘green’ behind the ‘gold’ - the hinterland of the Gold Coast. It is comprised of two distinct land use types - rural land and the protected natural areas. These areas are generally accessed by one main road that winds up through farmlands and the natural hillsides of several valleys. The undulating topography of the Valleys is preserved by large farm holdings and rural residential areas.

#### Existing Landscape Character Elements

- ▶ Low density and scale of development
- ▶ Vegetated escarpments
- ▶ Undulating and hilly topography
- ▶ Cultural planting e.g. Jacarandas, Poincianas and figs associated with rural land holdings
- ▶ Extensive Eucalypt, riverine and rainforest planting
- ▶ Scenic drives and experiences
- ▶ Denuded foothill areas with residential development

#### Existing Views & Vistas

- ▶ Glimpses to creeks and rivers
- ▶ Views across valleys to escarpments
- ▶ Rural vistas

#### Social and Recreational Issues

- ▶ Large allotments and hobby farms
- ▶ Recreational opportunities - large open space parks and access to conservation areas such as National Parks
- ▶ Increasing development and subdivision - potential loss of character
- ▶ Increasing development on ridgelines and in places of high visual quality





## Valuable landscape character elements to promote and enhance

- ▶ Glimpses to creeks and riverine vegetation
- ▶ Varying road experiences of openness to rural areas, filtered views and enclosure
- ▶ Natural, undeveloped ridgelines
- ▶ Larger lot development in preference to smaller lot housing estates
- ▶ Transparent fencing, built form should avoid the use of bulk massing in building design and materials
- ▶ Open rural character with associated cultural planting
- ▶ Minimum clearing and cut and fill works
- ▶ New planting associated with development should utilise local native species as the primary framework planting. Where appropriate, retention of significant cultural vegetation associated with rural landholdings is encouraged

