

SC6.8 Scenic landscape assessment

SC6.8.1 Application

1. This planning scheme policy applies to development where an applicable code identifies Planning Scheme Policy 8 Scenic landscape assessment as supporting an outcome of that Scenic landscape overlay code.

SC6.8.2 Relationship to the Planning Scheme

1. This planning scheme policy is to be read in conjunction with the assessment provisions specified in the Planning Scheme and applies when development is proposed in a mapped area identified on OM10 Scenic landscape overlay.
2. This Policy specifically relates to the assessment of Section 8.10 Scenic landscape overlay code and ensuring development is consistent with the code and Strategic Framework.

SC6.8.3 Purpose

1. The purpose of this planning scheme policy is to:
 - a. ensure scenic landscape values are considered and proposed development is designed to protect landscape features.
 - b. determining whether the outcomes of the Scenic landscape overlay code are met.
 - c. provide supporting information about achieving outcomes of the Scenic landscape overlay code;
 - d. provide guidance about information that may be required to support a development application where affecting scenic landscapes.
2. An information request will be requested where the information required by this policy is not supplied when a development application is made.

SC6.8.4 Qualifications

1. A scenic landscape and visual assessment for the development should be conducted by an Architect, Landscape architect, or Urban designer with five years proven technical experience in scenic landscape and visual assessments.
2. The qualifications, experience and licences' of the person undertaking the scenic landscape and visual assessment must be stated within the assessment report.
3. Where proposing to engage a suitably qualified person with qualifications other than those listed, prior approval by Council is required.

SC6.8.5 Technical standards

1. The following studies and guidelines are relevant when preparing a scenic landscape and visual assessment.
2. A reference in the policy to a specific guideline, or document means the latest version of the guideline or document.

SC6.8.5.1 Study

1. The following study is relevant when preparing a Scenic landscape assessment:
 - a. Gatton Shire Council, Laidley Shire Council, Esk Shire Council, the Environmental Protection Agency, Powerlink Queensland (2002) *Scenic Amenity of the Lockyer: A community resource for the enjoyment of current and future generations*, Forest Images, Brisbane
 - b. Map5c Sustain — Regional Landscape Values from the ShapingSEQ August 2017

SC6.8.5.2 Guidelines

1. The following guidelines are relevant when preparing a Scenic landscape assessment:
 - a. Australian Institute of Landscape Architects, Guidance Note for Landscape and Visual Assessment.
 - b. Guide To Evaluating Visual Impact Assessments for Renewable Energy Projects
 - c. U.S.A. Department of the Interior (2014) *Guide To Evaluating Visual Impact Assessments for Renewable Energy Projects*, Fort Collins, Colorado

SC6.8.6 Consultation

1. Council may seek third party advice or comment about an application where:
 - a. development may conflict with a code; or
 - b. technical advice is required to assess the development.
2. Where technical advice is outsourced to an independent consultant an additional fee will apply.

SC6.8.7 Scenic landscape overlay map methodology

1. The Scenic landscape overlay uses the outcomes of the *Scenic Amenity of the Lockyer: A community resource for the enjoyment of current and future generations* ('the Study'). The outcome of the Study has been simplified to create a useable overlay and workable code. For development assessment, the recommended triggers outline in Table 21 of the Study have not been used as these would create an onerous level of assessment. For example Table 21 recommend that development within 400m of viewing locations on Study Map 4 in categories 8 to 10 be triggered for development. The Study outcome have been simplified to reduce complexity and provide fit for purpose overlay and code.
2. The Study divides the map features into categories numbered 1 to 10. Where 1 has the lowest value and 10 the highest.
3. The Study data for Map 4, categorises the view networks. View networks with a rating of 8 to 10 have been merged to identify the extent of the existing road network suitable for viewing the landscape. The road extents have been buffered by 25m and identified as scenic routes on the overlay.
4. Where point based viewing locations rated of 8 to 10 were identified these were further investigated to determine if the inclusion of the lookouts was suitable. Where point based lookouts were reconfirmed these were buffered by 50m and identified as scenic lookouts s on the overlay.
5. The Study data for Map 8, categorises the scenic amenity of the landscape. Categories 8 to 10 have been merged. The merged data creates a series of cohesive regions in the overlay and identified Scenic landscape value.

SC6.8.8 Addressing assessment benchmarks

1. To achieve the outcomes in the Scenic landscape overlay code Compliance with Performance Outcomes PO1 to PO8 of Table 8.10-1 of the Scenic landscape overlay code may be demonstrated in part or aided by the submission of a scenic landscape and visual assessment report prepared by a suitably qualified person as indicated in Section SC6.7.4.
2. Scenic landscape and visual assessments will need to consider existing landscape features of the site and surrounds, and/or combinations of attractive landscapes as well as important view corridors.
3. Scenic landscape and visual assessments may vary dependant on the overlay features and its specific values. Table SC6.7-1 Information for Scenic landscape and visual assessments outlines the information to be provided for each landscape feature.

Table SC6.7-1: Information for Scenic landscape and visual assessments

INFORMATION TO BE INCLUDED IN SCENIC LANDSCAPE AND VISUAL ASSESSMENTS	OVERLAY FEATURES		
	SCENIC LANDSCAPE VALUE	SCENIC LOOKOUT	SCENIC ROUTE
Context and Setting:			
a. provide a colour plan showing the proposed development in relation to ridges, peaks, escarpments, skyline features and watercourses. b. provide a colour plan showing the proposed development in relation to view corridors, scenic routes, gateways, lookouts, other significant viewpoints and sensitive land uses. c. identify the view shed/s of significant viewpoints (including but not necessarily limited to views from scenic routes and lookouts, towns and public places, and sensitive land uses). d. identify existing vegetation on site. e. describe the extent to which the development intrudes on views towards or with Scenic landscape values.	Items a, c & d	Items b & c	Items b & e
Development visibility: (i.e. where can the development be seen from?)			
a. provide a colour plan or similar identifying the zone of visual influence, showing places where the development is likely to be visible from, at different viewing distances.	Item a		

Development appearance: (i.e. what will the development look like when seen from scenic routes, lookouts, gateways and other public places?)			
a. provide photographs, photomontage/s or similar visualisation of the proposed development from public viewing place/s, including sight line sections, views to background landscape features, and details of height of existing screening vegetation.	Item a		
Development screening and other mitigation measures:			
a. provide details of proposed setbacks, screening, earthworks, built form, materials and colours. b. identify vegetation to be retained and/ or removed. c. provide a landscape concept plan for screening vegetation and visual integration (refer to SC6.1 Biodiversity for restoration buffers or SC6.7 Landscaping for screen landscaping).	Items a, b & c	Items a, b & c	Items a, b & c
Landscape character analysis: (i.e. Is the development consistent or incongruity with existing character of the locality?).			
a. provide a description of the existing character of the surrounding area. b. describe the existing character within the view corridor, lookout or gateway. c. provide an analysis of proposed built form, scale and character (including earthworks and landscaping) and whether it is compatible or conflicting with existing scale and character or the location and zone.	Item a	Item b & c	
View analysis:			
a. provide colour diagrams of sight lines and cross sections of the proposed development with the retained or proposed landscaped vegetation. b. provide colour photomontages to demonstrate or supplement.	Item a	Items a & b	Item a
Visual impact assessment:			
a. provide an assessment of negative effects on views, view corridors, visible features and landscape values, and/or sense of entry or edges.		Item a	Item a

SC6.8.9 Guidance for the preparation of a visual impact assessment

1. Scenic landscape and visual assessments are to describe, through detailed analysis and assessment, the following as relevant:
 - a. the effect of development on visual qualities and characteristics of the landscape;
 - b. the impact of the development on the views of the waterways, wetlands and rural uplands;
 - c. how the design of development minimises its impact on surrounding views by siting, stepping, chamfering or breaking up the visible mass of the building form or roofline, or by other design responses; and
 - d. the visual impact of the proposal when seen from roads and other public spaces and how the design of the development seeks to minimise the visual impacts by providing appropriate design responses and landscaping.

SC6.8.10 Mitigation methods

1. Adverse effects of development on features of scenic value may be mitigated by incorporating the following design responses:
 - a. retaining and/or restoring vegetation on ridgelines and prominent slopes;
 - b. retaining and/or restoring wetlands, waterways and overland flow paths;
 - c. locating buildings below the canopy height of surrounding trees or ridgelines;
 - d. retaining established mature trees and groves of established vegetation;
 - e. using materials and finishes that have a matte or non-reflective appearance to the exterior of the buildings or structures;
 - f. using materials and finishes that have muted colours to the exterior of the buildings or structures;

Note—Muted colours are colours with low saturation or chroma. Muted colours are created by adding black, white, or complimentary colours to a base colour, therefore, greying, dulling, or desaturating it.

- g. using materials in their natural state or rural in character;
- h. avoiding imported building types and themes that are incompatible with the natural or rural landscape;
- i. avoiding extended straight lengths of new road or driveways in areas of hilly topography that are seen from other public places or a road pattern that is inconsistent with the established streetscape character of adjacent areas;
- j. avoiding the use of fencing, landscaping and lighting treatments that are 'urban' in character and providing features that have a 'rural' character;
- k. providing building setbacks from lot boundaries and spaces between buildings that are proportionate to the lot area and consistent with the setbacks of other buildings in adjacent area; and
- l. locating buildings and other structures to keep significant views and not obscure or interrupt the views from lookouts in the Scenic landscape overlay code.