

## 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 SC6.8 Scenic landscape assessment as supporting an outcome of the code.

### SC6.8.2 Relationship to the planning scheme

1. This planning scheme policy is to be read in conjunction with the assessment benchmarks specified in the planning scheme and applies when development is proposed in an 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 purpose and performance outcomes of the code.

### 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. provide supporting information about achieving outcomes of the Scenic landscape overlay code;
  - c. 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 of 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 studies are 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. State of Queensland, the Department of State Development, Infrastructure, Local Government and Planning, (2023) *ShapingSEQ: South East Queensland Regional Plan 2023*, p.132, Map 17 Regional landscape values, Regionally significant scenic amenity.

#### SC6.8.5.2 Guidelines

1. The following guidelines are relevant when preparing a Scenic landscape assessment:
  - a. Australian Institute of Landscape Architects (2018) *Guidance Note for Landscape and Visual Assessment*.
  - b. Sullivan, R. and Meyer, M. (2014) *Guide to Evaluating Visual Impact Assessments for Renewable Energy Projects: Natural Resource Report NPS/ARD/NRR—2014/836*, National Park Service, Fort Collins, Colorado.

### SC6.8.6 Consultation

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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 map and workable 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. Map 4 of the Study categorises the view networks. View networks with a rating of 9 and 10 have been merged to identify the extent of viewing corridors.
4. Map 8 of the Study categorises the scenic amenity of the landscape. Categories 9 and 10 have been merged to define areas of the region identified in the overlay as Scenic landscape areas.

### SC6.8.8 Addressing assessment benchmarks

1. 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 assessment prepared by a suitably qualified person as indicated in section SC6.8.4.
2. A Scenic landscape assessment needs to consider existing landscape features of the site and surrounds, and/or combinations of attractive landscapes.
3. Scenic landscape assessments may vary depending on the specific values of the Scenic landscape area.

### SC6.8.9 Guidance for the preparation of a Scenic landscape assessment

1. Scenic landscape 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 Scenic landscape area;
  - 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;
  - d. the visual impact of the development 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.

#### SC6.8.9.1 Information to be included in Scenic landscape assessments

1. The following information must be included in a Scenic landscape assessment:
  - a. **Context and setting:**
    - i. Provide a plan showing the proposed development in relation to ridges, peaks, escarpments, skyline features and watercourses;
    - ii. Identify the view shed/s of significant viewpoints (including but not necessarily limited to views from viewing corridors and lookouts, towns and public places, and sensitive land uses);
    - iii. Identify existing vegetation on site.
  - b. **Development visibility:**
    - i. Provide a plan or similar identifying the zone of visual influence, showing places where the development is likely to be visible from, at different viewing distances.
  - c. **Development appearance:**
    - i. 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.
  - d. **Development screening and other mitigation measures:**
    - i. Provide details of proposed setbacks, screening, earthworks, built form, materials and colours;
    - ii. Identify vegetation to be retained and/or removed;
    - iii. Provide a landscape concept plan for screening vegetation and visual integration (SC6.1 Biodiversity provides information on restoration buffers and SC6.7 Landscaping provides information on screen landscaping).
  - e. **Landscape character analysis:**
    - i. Provide a description of existing character of the surrounding area and comment on whether the development is consistent or incongruous with the existing character of the locality.
  - f. **View analysis:**

- i. Provide sight lines and cross sections of the proposed development with the retained or proposed landscaped vegetation.
- g. **Visual impact assessment:**
  - i. Provide an assessment of negative effects on views, visible features and scenic landscape values.

### 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 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;
- h. avoiding the use of building styles 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;
- l. locating buildings and other structures to keep significant views and not obscure or interrupt the views from lookouts, viewing corridors and other public spaces.