

## SC6.7 Planning scheme policy – Landscape values

### SC6.7.1 Purpose of the planning scheme policy

- (1) The purpose of this planning scheme is to provide guidance about satisfying assessment criteria in the planning scheme and identify information Council may require for development affected by the Landscape values overlay code or for impact assessable development.

### SC6.7.2 Information Council may request

#### SC6.7.2.1 General matters to be addressed

- (1) The planning scheme identifies areas of high and medium landscape value, scenic route buffer areas and/ or coastal landscape areas on the Landscape values overlay maps contained in Schedule 2.
- (2) Council may require either, or both, a visual impact assessment or site-specific investigation to demonstrate that proposed development meets the requirements and outcomes of the planning scheme.
- (3) Where necessary development applications are to be supplemented by additional information identifying relevant Landscape character types and landscape features which provide an important local context in defining those values that underlie the landscape values.
- (4) Visual impact assessments or site specific investigations will need to consider existing and valued landscape character features of the site and surrounds, and/ or combinations of attractive landscapes and scenic places, as well as important view corridors. Site specific identifications may be required to respond to landscape values identified, and may also confirm or amend the regional landscape character type evaluation.
- (5) Landscape character types are mapped on Regional landscape character types map contained within the Cairns Regional Council Scenic Amenity Study and are described within Table SC6.7.4.a.

**Table SC6.7.2.1.a – Landscape Character Types**

Character Type	Description
Forested mountains	Generally, the uplands of the mountain ranges which create the landscape 'frame' and viewshed edges, and form the scenic background to most views across the study area, and also from offshore. Forested hillslopes and headlands are also included in this character type.  Example: the Macalister Range along the Northern Beaches.
Grassy hillsides	Grazed, burnt or disturbed hillsides, with grassy slopes often with a backdrop of forested mountain ranges.
Lowlands	The coastal and river plains and valley floors which are not used for sugar cane *, including forested woodland areas, grazed grassland and crops.  *canefields are a separate character type.
Canefields	Generally flat areas used for sugar cane cultivation.

Character Type	Description
Coast	<p>The coastline is a mixture of mangrove inlets, rocky headlands and beaches, plus bays and inshore ocean.</p> <p>For the purposes of landscape character type mapping, forested headlands are included in forested mountains landscape character type. The area mapped as the coast landscape character type includes beaches, bays, mangroves and inshore ocean. Some of the beaches have an 'iconic' combination of white sand, fringing vegetation, and long views over the Coral Sea.</p>
Inland watercourses	The major rivers include the Barron, Russell and Mulgrave Rivers, plus the associated gorges and waterfalls and many tributary creeks that feed into these.
Urban	Urban areas include Cairns and its outer suburbs (including the Northern Beaches) and smaller towns.

**SC6.7.2.2 Specific matters to be addressed**

- (1) Council may request information to assess the extent to which development is likely to be consistent with the Landscape values of the Cairns Region.

The information detailed within Table SC6.7.5.a is to accompany development applications where required by the Landscape values overlay code or Council.

- (2) Landscape assessment requirements, the information required by Council to accompany development applications in areas triggered by the Landscape values overlay map, depends on the site and its specific landscape values. In some cases, preliminary assessment may indicate whether or not additional investigation and detailed submissions are required, at the discretion of Council.

**Table SC6.7.2.2.a – Landscape values overlay code**

Map category	Information required	Details
High landscape value areas (HLV areas)	Item 1: Context and setting	<p>Detail 1:</p> <ul style="list-style-type: none"> <li>(1) provide a setting map or plan showing the proposed development in relation to ridges, peaks, escarpments, skyline features and watercourses;</li> <li>(2) identify the view shed(s) of significant viewpoints (including but not necessarily limited to views from scenic routes and lookouts, towns and public places, , beaches, gateways and other sensitive receptors);</li> <li>(3) identify existing vegetation on site.</li> </ul>
	Item 2: Visibility – where can the development be seen from?	<p>Detail 2:</p> <ul style="list-style-type: none"> <li>(1) provide a plan or similar identifying the zone of visual influence, showing places where the development is likely to</li> </ul>



Map category	Information required	Details
		be visible from, at different viewing distances.
	Item 3: Appearance – what will the development look like when seen from scenic routes, lookouts, gateways and other public places?	Detail 3: (1) 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 4: Screening and other mitigation measures.	Detail 4: (1) details of proposed setbacks, screening, earthworks, built form, materials and colours; (2) identify vegetation to be retained and/ or removed;  (3) provide a landscape concept and intent plan (provided at a minimum scale 1:500, with contours, plant species, spacing and establishment) for screening vegetation and visual integration.
And where also <i>Forested mountains</i> (character type as identified on the Landscape values overlay maps contained in Schedule 2)	Item 5: Landscape character analysis – consistency or incongruity with existing character*.	Detail 5: (1) description of existing character of surrounding area; (2) provide an analysis of proposed built form scale and character (including earthworks and landscape) and their contrast or compatibility with existing scale, character and landscape.
Medium landscape values areas (MLV areas)	Item 1: Context and setting	Detail 1: (1) provide a setting map or plan showing the proposed development in relation to view corridors, scenic routes, gateways and other significant



Map category	Information required	Details
		viewpoints and sensitive receptors.
	Item 2: Visibility – where can the development be seen from?	Detail 2: (1) provide a plan or similar identifying the zone of visual influence, showing places the development is likely to be visible from, at different viewing distances.
	Item 3: Appearance – what will the development look like when seen from scenic routes, lookouts, gateways and other public places?	Detail 3: (1) provide photographs, photomontage(s) or similar visualisation of the proposed development from public viewing place(s), including sight line sections with views to background landscape features.
	Item 4: Screening and other mitigation measures.	Detail 4: (1) details of proposed setbacks, screening, earthworks, built form, materials and colours;  (2) identify vegetation to be retained and/or removed; (3) provide a landscape concept and intent plan (minimum scale 1:500, with contours, plant species, spacing and establishment) for screening vegetation and visual integration.
And where also <i>Canefields</i> (character type identified on the Landscape values overlay maps contained in Schedule 2)	Item 5: Landscape character analysis – consistency or incongruity with existing character.	Detail 5: (1) description of existing character of surrounding area, (2) provide an analysis of proposed built form scale and character (including earthworks and landscape) and their contrast or compatibility with existing scale, character and landscape.
Areas within 100m of lookouts;  Areas within 100m of gateways.	Item 1: Context and setting	Detail 1: (1) provide a setting map or plan showing the proposed development in relation to view corridors, scenic routes, gateways



Map category	Information required	Details
		and other significant viewpoints and sensitive receptors, (2) identify significant existing views.
	Item 4: Screening and other mitigation measures	Detail 4: (1) details of proposed setbacks, screening, earthworks, built form, materials and colours; (2) identify vegetation to be retained and/or removed; (3) provide a landscape concept and intent plan (minimum scale 1:500, with contours, plant species, spacing and establishment) for screening vegetation and visual integration.
	Item 5: Landscape character analysis	Detail 5: (1) description of existing character within the view corridor or surrounding the gateway; (2) provide an analysis of proposed built form, scale and character (including earthworks and landscaping) and their contrast or compatibility with existing scale and character.
	Item 6: View analysis	Detail 6: (1) sight lines and cross sections of proposed development and retained or landscaped vegetation, in relation to views to background or urban edge landscape features. Photomontages may be required to demonstrate or supplement.
	Item 7: Visual impact assessment	Details 7: (1) assessment of likely impacts on views, view corridors, visible features and landscape values, and/or sense of entry or edges.

Map category	Information required	Details
View corridors	Item 1: Context and setting	Detail 1: (1) provide a setting map or plan showing the proposed development in relation to lookouts, view corridors and sensitive receptors.
	Item 5: Landscape character analysis	Detail 5: (1) description of existing character within view corridor or surrounding the gateway; (2) provide an analysis of proposed built form scale and character (including earthworks and landscape) and their contrast or compatibility with existing scale and character.
	Item 6: View analysis	Detail 6: (1) sight lines sections to the proposed development from lookouts or important view corridors shown on map xx including views to background landscape features.
	Item 7: Visual impact assessment	Detail 7: (1) assessment of likely impacts on views, view corridors, visible features and landscape values, and/ or sense of entry or edges.
Areas within 100m either side of a scenic route	Item 1: Context and setting	Detail 1: (1) provide a setting map or plan on a contour base showing the proposed development in relation to the scenic route; (2) detail the extent to which the development intrudes on views towards High landscape value areas.
	Item 4: Screening and other mitigation measures (where preliminary assessment indicates that development may intrude on views)	Detail 4: (1) details of proposed setbacks, screening, earthworks, built form, materials and colours; (2) identify vegetation to be retained and/or removed; (3) provide a landscape concept and intent plan (minimum scale 1:500,



Map category	Information required	Details
		with contours, plant species, spacing and establishment) for screening vegetation or visual integration.
	Item 6: View analysis (where preliminary assessment indicates that development may intrude on views)	Detail 6: (1) sight line sections and view corridor diagrams showing the likely view intrusion (arcs and proportion of views affected).
	Item 7: Visual impact assessment	Detail 7: (1) assessment of likely impacts on views, view corridors, visible features and landscape values, and/or sense of entry or edges.
Coastal landscape areas	Item 1: Coastal context and setting	Detail 1: (1) district setting map or plan showing the proposed development in relation to the coastline and routes (vehicle and pedestrian) leading to the coast; as well as lookouts, view corridors, gateways, scenic routes and sensitive receptors; (2) identify existing vegetation on site.
	Item 5: Landscape character and coastal relationship analysis*- consistency or incongruity with existing character.	Detail 5: (1) provide a description of the existing character of the surrounding areas, (2) provide an analysis of proposed built form scale and character (including earthworks and landscape) and their contrast or compatibility with existing scale, character and landscape with emphasis on those elements or features which contribute or relate to the coastal environment and visual experience.

Map category	Information required	Details
And where also in a High or Medium landscape value areas	Item 6: View analysis	Detail 6: (1) sight lines and cross sections of proposed development and retained or landscaped vegetation, in relation to views to ocean, beach, islands, headlands and other coastline features.
Rural/non-urban landscape character types <sup>1</sup> : <ul style="list-style-type: none"> <li>• forested mountains;</li> <li>• grassy hillsides;</li> <li>• lowlands;</li> <li>• canefields;</li> <li>• coast;</li> <li>• inland water-courses.</li> </ul> For development exceeding 8.5 metres in height, or where associated with a rural activity exceeding 15 metres in height.	Item 1: Context and setting	Detail 1: (1) provide a setting map or plan showing the proposed development in relation to the Landscape character type(s)*.
	Item 2: Visibility – where can the development be seen from?	Detail 2: (1) provide a plan or similar identifying the zone of visual influence, showing places the development is likely to be visible from, at different viewing distances.
	Item 4: Screening and other mitigation measures	Detail 4: (1) details of proposed setbacks, screening, earthworks, built form, materials and colours; (2) identify vegetation to be retained and/or removed; (3) provide a landscape concept and intent plan (minimum scale 1:500, with contours, plant species, spacing and establishment) for screening vegetation or visual integration.
	Item 5: Landscape character analysis	Detail 5: (1) provide a description of the existing character of the surrounding area; (2) provide an analysis of proposed built form scale and character (including earthworks and landscape) and their contrast or compatibility with existing scale, character and landscape with emphasis on those elements or features which contribute or relate to the coastal

<sup>1</sup> Refer to related materials for descriptions of landscape character types in related material section.





Map category	Information required	Details
		environment and visual experience.

Note – more than one *map category* may apply to a development or site

**SC6.7.3 Guidance on meeting planning scheme outcomes**

**SC6.7.3.1 Related materials**

- (1) Other documents which provide guidance on meeting the purpose of the planning scheme outcomes, but are not subject to a development assessment processes under the planning scheme include:
  - (a) Cairns Regional Council Scenic Amenity Study 2012.