

Planning Scheme Policy 18 Scenic Amenity

1.1 Purpose of the Policy

The purpose of the policy is to outline the requirements of a Scenic Amenity Assessment Report that is to be undertaken for the assessment of scenic amenity values and the determination of the maximum amount of evident use that is allowed.

1.2 Information Requirements

The steps to be undertaken for assessing the scenic amenity values are as follows:

- (a) Determine the scenic amenity value of the site using *Figure 1 Scenic Amenity* in Schedule 7.
- (b) Determine the Scenic Preference value of the site using *Figure 2 Scenic Preference* in Schedule 7.
- (c) Using these two scores, the lowest acceptable scenic preference and the maximum extent of evident use can be determined using Table 1.

Table 1

1	2	3	4	5
Scenic Amenity	Scenic Preference	Estimated Community Tolerance	Lowest acceptable Scenic Preference	Maximum Evident Use
10	10	1	9	0%
	9	1	8	5%
	8	1	7	10%
9	10	1	9	0%
	9	1	8	5%
	8	1	7	10%
	7	1	6	15%
8	10	1	9	0%
	9	1	8	5%
	8	1	7	10%
	7	1	6	15%
	6	1	5	20%
7	9	2	7	10%
	8	2	6	15%
	7	2	5	20%
	6	2	4	30%
6	8	2	6	15%
	7	2	5	20%
	6	2	4	30%
	5	2	4	30%
5	7	2	5	20%
	6	2	4	30%
	5	2	4	30%

Explanation of Table 1

Column 1 – the scenic amenity rating as described on the Scenic Amenity Overlay Maps.

Column 2 – the scenic preference rating as per Schedule 7 - *Figure 2 Scenic Preference* Scenic preference is how much the community likes the appearance of the scenery.

Column 3 – identifies how much the community will tolerate a reduction of scenic preference.

Column 4 – gives the lowest acceptable scenic preference. This is the result of subtracting the community tolerance (column 3) from the mapped scenic preference (column 2).

Column 5 – identifies the maximum amount of use that may be evident for the scenic amenity and scenic preference classes.

- (d) Calculate the extent of evident use using the following:

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- (i) Take three photographs (with 50mm lens) of the proposed development site that are representative of the views that people will have of the new development from publicly accessible locations. Two photos should be taken from road frontages and one taken from another well-used viewpoint. (Photographs should contain approximately 25% sky).
 - (ii) Sketch the outline of the proposed development on each photograph. Take into account the screening effect of new trees and landscaping after five years.
 - (iii) For each photo, calculate the area of all existing and proposed visible development as a percentage of the total photo area excluding sky.
 - (iv) Calculate the average percentage of evident development for the site from the estimates for the three photos.

Then compare the average percent of evident use against the maximum evident use in column 5 of Table 1, above.

Historic Version
Caboolture ShirePlan