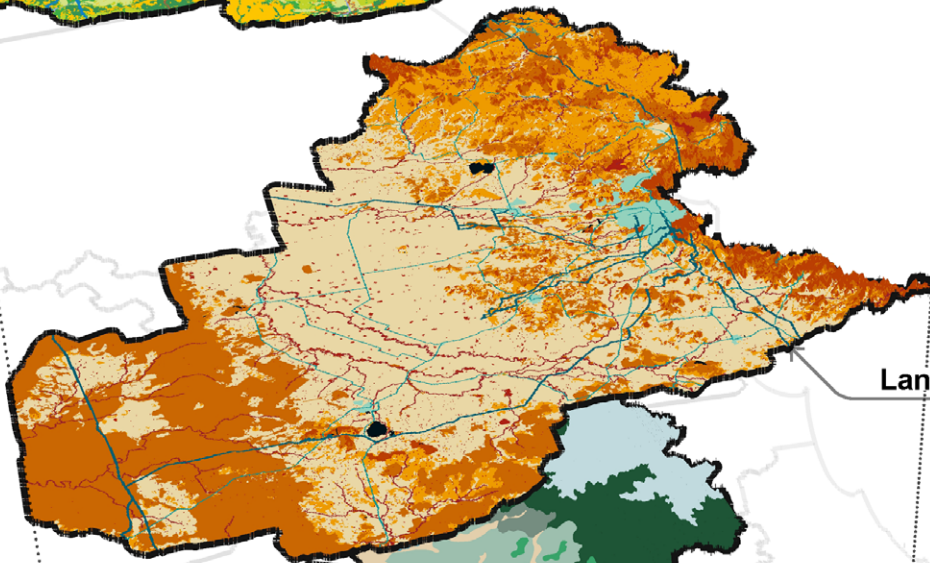
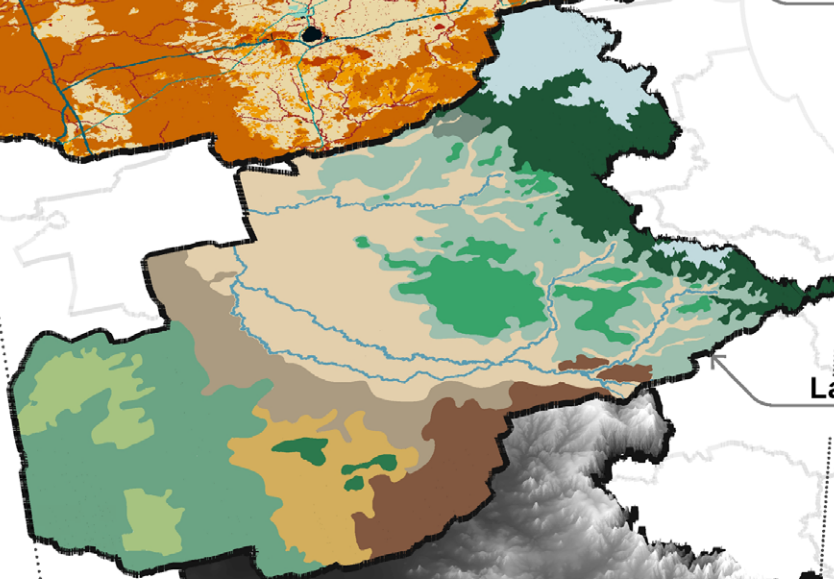


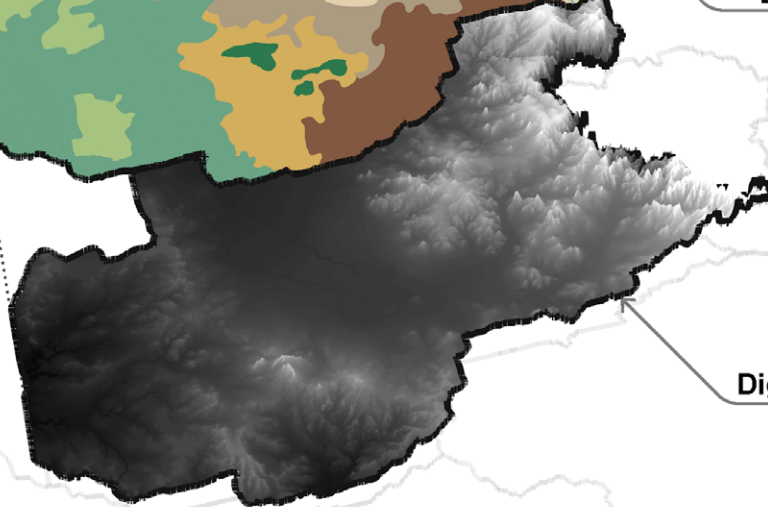
**Scenic Preference Map**



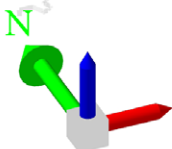
**Landscape Subtypes**



**Landscape Character  
Types (LCTs)**



**Digital Elevation Model  
(DEM)**



date: 23/06/2021

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tracevisual.com.au

Figure 55: Scenic preference mapping process

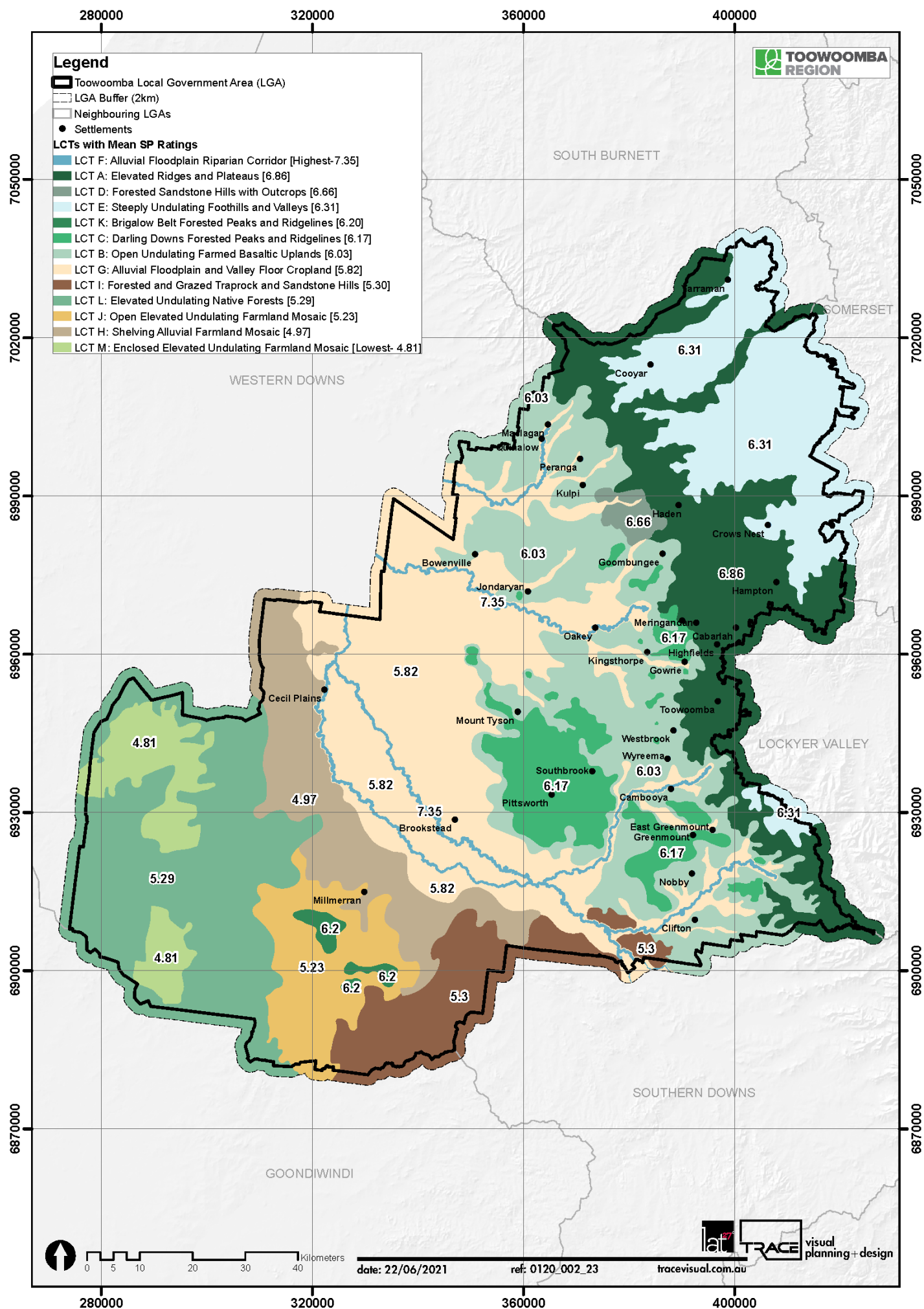


Figure 56: Landscape Character Types (LCTs) with mean scenic preference ratings



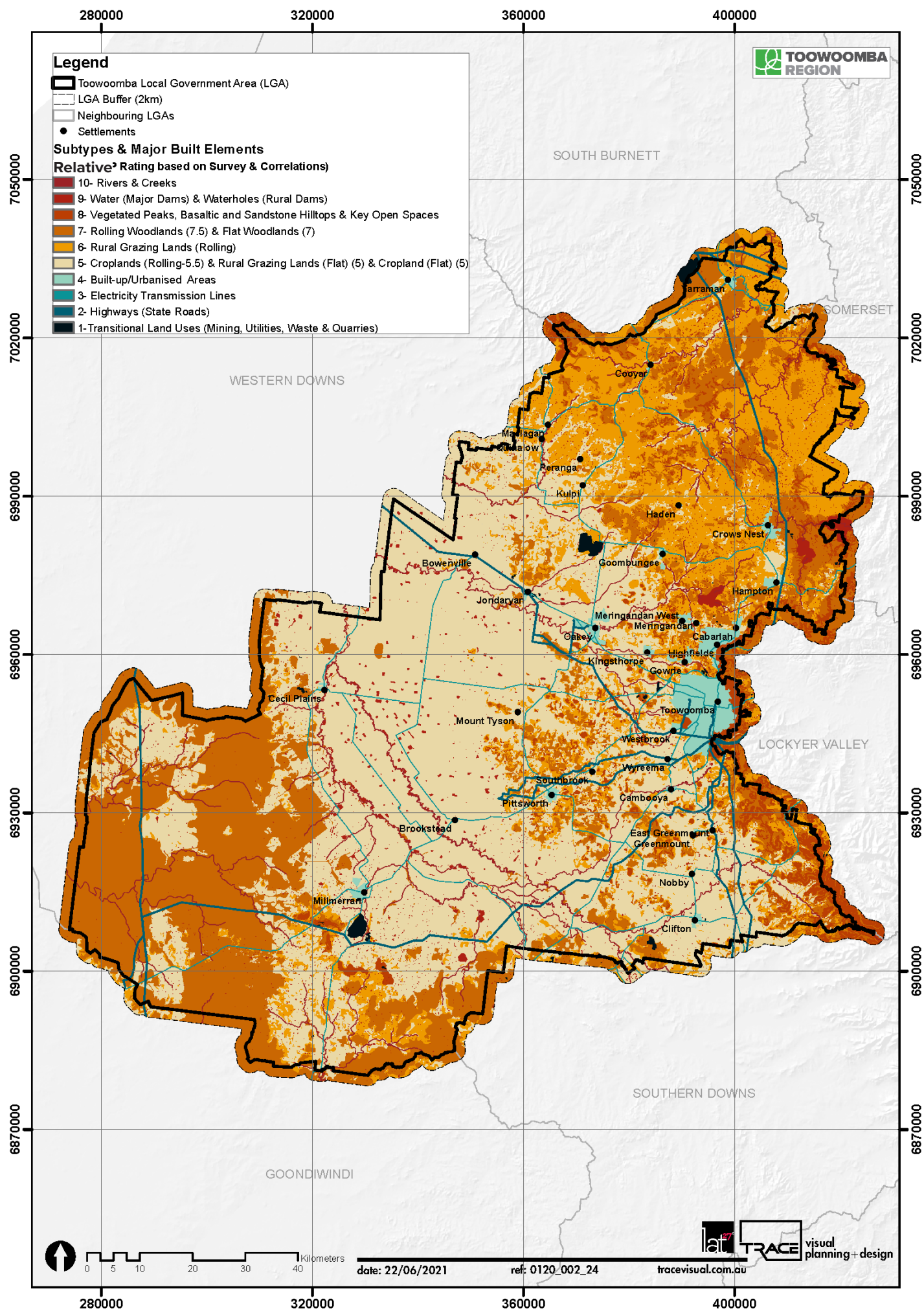


Figure 57: Landscape subtypes with relative scenic preference ratings

## Scenic preference mapping outcomes

The scenic preference map (Figure 58) indicates areas within the Toowoomba Region that are most preferred, as well as areas that are least preferred.

Areas that have been calculated as having **very high scenic preference (9-10)** within the Toowoomba Region include:

- **Rivers and creeks**, including the Condamine River, Hodgson Creek, Kings Creek, Oakey Creek, Myall Creek (associated with LCT F) and other waterways that occur throughout other LCTs.
- **Dams**, in particular large water supply dams such as Lake Cooby, Lake Perseverance and Lake Cressbrook\*.
- **Vegetated peaks, elevated ridges, plateaus and hills** within LCT A and the upper parts of LCT E, particularly those associated with the Great Dividing Range, the Cooyar Range, The Blackbutt Range and the Toowoomba Escarpment.

Areas that have been identified as having **high scenic preference (8-9)** within the Toowoomba Region include:

- **Forested peaks and ridgelines associated with basaltic hills and mesas** within LCT C and LCT K, particularly those in the vicinity of Jondaryan, Goombungee, Kingsthorpe, Gowrie, Meringandan, Meringandan West, Gowrie, Kingsthorpe, Oakey, Southbrook, Pittsworth, Mount Tyson, Greenmount, Nobby and those to the west of Toowoomba and to the south of Millmerran.
- **Vegetated areas of the steeply undulating foothills and valleys** of the Brisbane River and Lockyer Creek catchments to the east of the Great Dividing Range within LCT E.
- **Other dams and instances of water within the landscape**, such as rural farm dams and naturally occurring lagoons\*.

Areas that have been identified as having **moderately high scenic preference (7-8)** within the Toowoomba Region include:

- **Rolling rural grazing lands** to the east of the Great Dividing Range within the valleys of the Brisbane River and Lockyer Creek catchments to the east of the Great Dividing Range within LCT E.
- **Vegetated and elevated forested areas** associated with LCT I, particularly those in the vicinity of Kangaroo Mountain (514m AHD) and within the locality of Stonehenge.
- **Vegetated and elevated forested areas** associated with LCT L in the south-western part of the Region.

Areas that have been identified as having **moderate scenic preference (4-7)** within the Toowoomba Region include:

- **Rolling croplands** within the basaltic hills, associated with LCT B and in the vicinity of Millmerran (LCT J).
- **Flat croplands** within the floodplain, associated with LCT G.
- **Rolling rural grazing lands** to the west of the Great Dividing Range within the LCT B.
- **Flat and rolling woodlands**, particularly those associated with LCT L in the south-western part of the Region.
- **Urban areas** within LCT A, such as Toowoomba and Highfields\*\*

Areas that have been identified as having **moderately low scenic preference (3-4)** within the Toowoomba Region include:

- **Shelving and undulating farmland areas associated** with LCT H, LCT J and LCT M in the south west of the Region.
- **Urban areas** within other parts of the Region\*\*

Areas that have been identified as having **low scenic preference (2-3)** within the Toowoomba Region include:

- **Highways/State roads** that traverse the Region

Areas that have been identified as having **very low scenic preference (1-3)** within the Toowoomba Region include:

- **Electricity Transmission Lines** that traverse the Region
- **Transitional land uses (mining, utilities & waste, quarries)** that occur throughout the Toowoomba Region

*\*Whilst rural dams including ring tanks have been identified as having high scenic preference through GIS mapping - in reality views to many of these features are not possible and not all water bodies are considered to provide high levels of scenic amenity.*

*\*\*As noted above, urban areas were included in the landscape subtype mapping and ascribed a SPR of 4. This has resulted in the moderate to low resultant SP value for these areas - noting that at the local scale there are natural and open space elements within these towns (as described in Part B2) that contribute to their setting and amenity.*



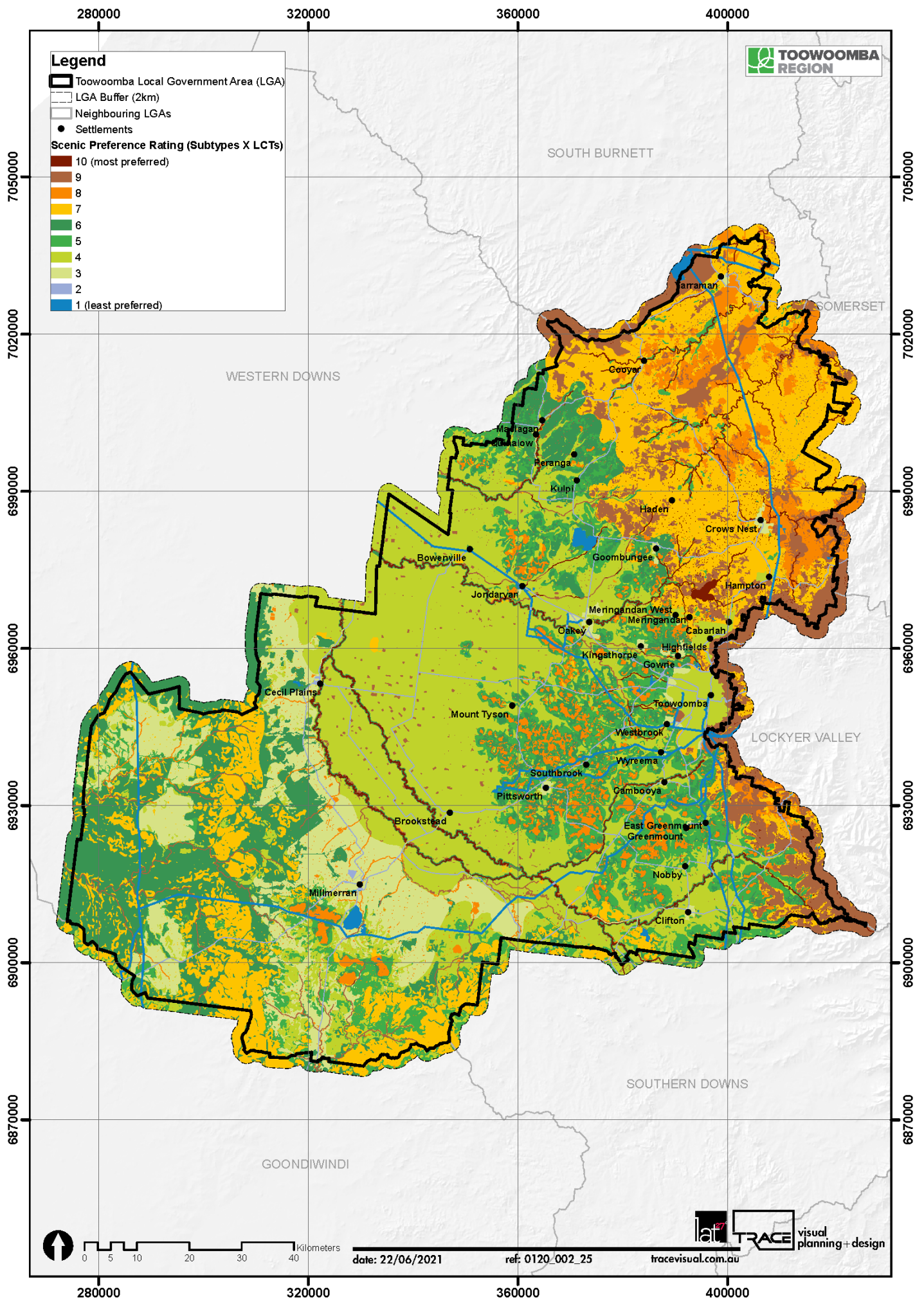


Figure 58: Scenic preference map

# Visual exposure mapping

## Determining visual exposure

**Visual exposure** expresses the visibility of elements within the landscape, and is defined as *"a measure of the extent to which a place in the landscape is seen from important public viewing locations (e.g. roads, recreation areas, schools, golf courses)"* (DNR, 2001).

Visual exposure maps are calculated using GIS to determine the relative visibility of the landscape from all identified possible public viewing locations, along all feasible view corridors. This includes identified scenic routes within the Region (as identified in Part A).

**Public viewing locations** are defined as *"publicly accessible outdoor locations such as roads, walkways, beaches, picnic areas, lookouts or viewing platforms. Significant and popular viewpoints are elevated public viewing locations where people can safely stop and rest to admire the view"* (DNR, 2001).

To inform visual exposure mapping, key roads (State-controlled and major routes), scenic lookouts, tourist drives and walking tracks within the Region were identified through desktop assessment and during field work surveys (refer Part A for details).

Approximately 12,600 viewpoint locations were then generated by providing points at 500m intervals along major roads and walking trails within the Toowoomba Region to represent viewing locations (refer Figure 59). This, along with scenic lookout locations, provides the viewing locations used to generate visual exposure mapping.

The popularity of public viewing locations is determined by considering the amount of time typically spent at a location, the number of viewers who typically visit the location and their general level of interest of appreciation of the view.

Preliminary visual exposure mapping was generated in accordance with *Implementation Guideline No. 8* based on traffic census data for the Queensland state declared road network for 2019 and the assumption of up to 500 visits to scenic lookouts per day. Following testing of various scenarios and visual exposure mapping outcomes, a simplified concept of visibility was adopted for this study to produce the visual exposure (VE).

In contrast to *Implementation Guideline No. 8* which considers the Average Annual Daily Traffic (AADT) data to estimate the viewing time and importance for each viewpoint from public locations, the current study only considered the visibility of public locations as the main parameter of the visual exposure rating.

Cumulative visibility analysis was conducted in GIS to model the viewshed from all public locations including roads, lookouts and walking trails. Viewpoints were located evenly with a 500m radius along roads to model the viewshed. Approximately 12,600 viewsheds were modelled based on a 25m cell size Digital Elevation Model (DEM) and combined to develop a VE map. The combined VE map was classified into 10 classes (1-10) In accordance with the regional SAM to reflect the relative visibility of landscape that can be seen from public locations (refer Figure 60). These classes are calculated by dividing the landscape in ten sections, where each section represents 10% of the total area, as per Table 3.

This deviation from the regional SAM was made to ensure that landscapes that may considered to be of high scenic value, but are less visually accessible, were not undervalued on account of their remoteness (which may in instances elevate public preferences and perceptions of value, particularly for tourism).

Table 8: Method used to determine visual exposure ratings

	Least visible								Most visible	
Visual exposure rating	1	2	3	4	5	6	7	8	9	10
% of total study area	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Cumulative %	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%



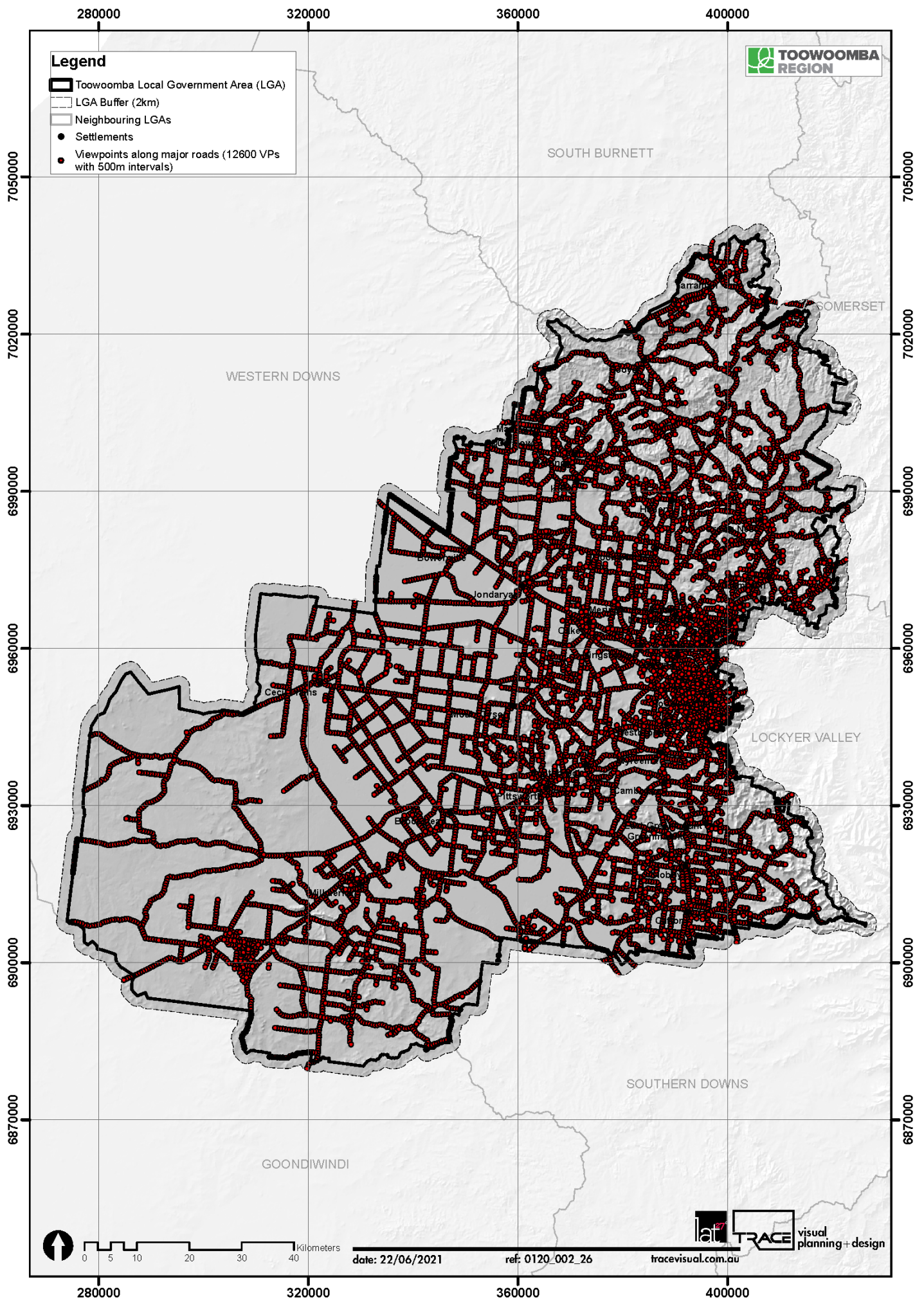


Figure 59: Viewpoints along major roads and walking trails within the Toowoomba Region



## Visual exposure mapping outcomes

The visual exposure map (Figure 60) indicates areas within the Toowoomba Region that are most visible, as well as areas that are least visible.

Areas that have the highest levels of visual exposure within the Toowoomba Region include:

- **Elevated ridges and plateaus** within LCT A, particularly those associated with the Toowoomba escarpments, Great Dividing Range near the Bunya Mountains, to the north of MacLagan, Peranga, Kulpi and in the vicinity of Haden and Crows Nest and parts of the range near Hampton, Cabarlah, Highfields, Toowoomba and Pilton.
- **Open, undulating farmed basaltic uplands** within LCT B, particularly associated with hills and elevated areas in the vicinity of Quinalow, Bowenville, Jondaryan, Oakey, Goombungee, Kingsthorpe, Gowrie, Mount Tyson, Nobby and Clifton.
- **Forested peaks and ridgelines associated with basaltic hills and mesas** within LCT C and LCT K, particularly those in the vicinity of Jondaryan, Goombungee, Kingsthorpe, Gowrie, Meringandan, Meringandan West, Southbrook, Pittsworth, Mount Tyson, Greenmount and those to the west of Toowoomba and to the south of Millmerran.
- **Forested sandstone hills** in the vicinity of Goombungee, particularly the southern part of LCT D.
- **Riparian corridors** associated with the major waterways in the Toowoomba Region that are within LCT F, particularly in the vicinity of Cecil Plains and Oakey.
- **Broad, open alluvial floodplain and valley floor landscapes** associated with LCT G, particularly in the vicinity of Oakey, Jondaryan, Bowenville, Brookstead and Cecil Plains.
- **More elevated parts of the shelving alluvial landscapes** associated with LCT H, particularly to the west of Cecil Plains and in the vicinity of Millmerran.
- **The northern and elevated parts of the forested and grazed sandstone and traprock hills** associated with LCT I, particularly those in the vicinity of Kangaroo Mountain (514m AHD) and within the locality of Stonehenge.
- **The north-eastern parts of the open elevated undulating farmland mosaic** associated with LCT J, particularly those in the vicinity of Millmerran and to the north of Mount Emlyn.

Areas that have the lowest levels of visual exposure within the Toowoomba Region include:

- **Steeply undulating foothills and valleys** of the Brisbane River and Lockyer Creek catchments to the east of the Great Dividing Range within LCT E.
- **Elevated undulating native forests** associated with LCT L in the south-western part of the Region.
- **Enclosed elevated undulating farmland mosaic** associated with LCT M in the south-western part of the Region.
- **The southern and low-lying parts of the forested and grazed sandstone and traprock hills** associated with LCT I.
- **The south-western parts of the open elevated undulating farmland mosaic** associated with LCT J.

In addition to the above, isolated areas throughout the Toowoomba Region also have low levels of visual exposure due to being surrounded by more elevated landscapes that screen these areas from view (creating a view 'shadow') e.g. valleys within LCT A and waterway channels.

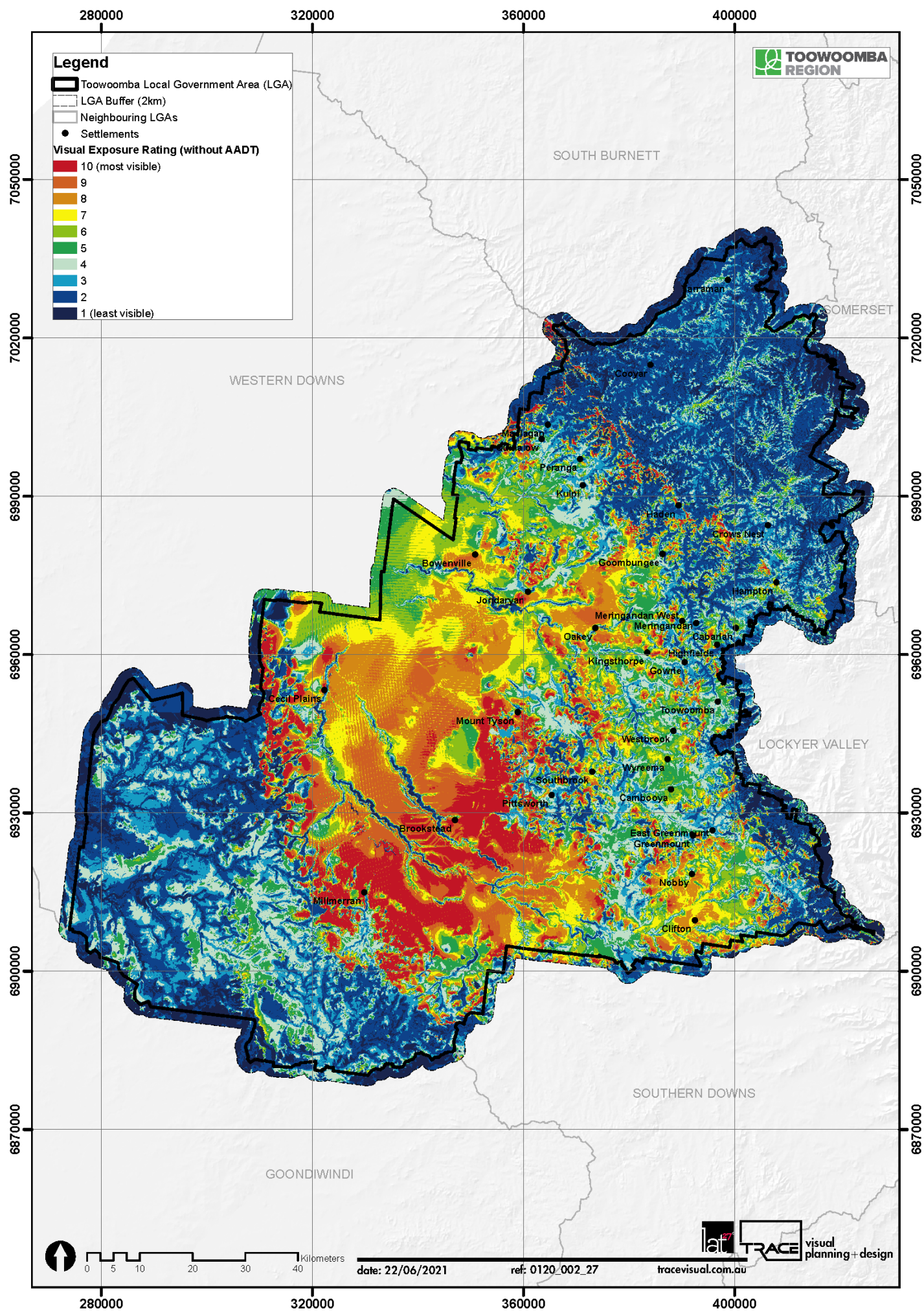


Figure 60: Visual exposure map

# Scenic amenity mapping

## Determining scenic amenity

Following the production of the SP and VE map as explained above, a scenic amenity (SA) map was produced to identify the scenic amenity value of landscapes across the Toowoomba Region. This was calculated using GIS analysis which combines visual exposure (least visible to most visible) and scenic preference (least preferred to most preferred) to give a value between 1 and 10. Table 2 indicates the relationship of these two factors.

As per Table 8, areas with a value of 10 or 9 are considered to have very high or high scenic amenity value and be of regional significance, while areas with a value of 8, 7 or 6 are considered to have high to moderate scenic amenity value and be of local significance.

Regionally significant and popular viewpoints need to have a scenic value of 9 to 10 in at least one direction with a visitation importance rating of 9 or 10, while locally significant and popular viewpoints need to have a scenic value of 6 to 8 in at least one direction with a visitation importance rating of 6 to 8.

Table 9: Scenic amenity look-up table

		Scenic amenity											
<Low Visual exposure High>	10	1	1	2	4	6	8	9	10	10	10	10	^ Very High to High Scenic Value (Regionally significant)
	9	1	2	3	4	6	7	8	9	10	10	9	
	8	1	2	3	4	6	7	8	9	10	10	8	
	7	1	2	3	4	6	7	8	9	9	10	7	High to Moderate Scenic Value (Locally significant)
	6	1	2	3	4	5	6	7	8	9	10	6	
	5	1	2	3	4	5	6	7	8	9	10	5	
	4	1	2	3	4	5	6	7	7	8	9	4	Low to Moderate Scenic Value
	3	1	2	3	4	5	5	6	7	8	9	3	
	2	1	2	3	4	5	5	6	7	8	9	2	
	1	2	3	3	4	5	5	5	6	7	8	1	v Very Low to Low Scenic Value
		1	2	3	4	5	6	7	8	9	10		
		<Low Scenic preference High>											

## Scenic amenity mapping outcomes

The SA map (Figure 61) indicates the areas of highest to lowest scenic amenity value within the Toowoomba Region.

As noted above, scenic preference is defined as “a rating of the community’s liking for **scenery of open space** compared to areas occupied by built structures, measured using images” (DNR, 2001).

On this basis, urban areas have typically resulted in a lower scenic amenity rating of 3 or 4. However, it is acknowledged that these urban areas do have unique urban and townscape character, and sometimes contain natural elements that locally elevate scenic amenity value (not mapped at this scale), as described in Part B2.

Areas that have been identified as having **very high scenic amenity value (9-10)** within the Toowoomba Region include:

- **Parts of rivers and creeks**, including the Condamine River, Hodgson Creek, Kings Creek, Oakey Creek, Myall Creek (associated with LCT F) and other waterways that occur throughout other LCTs.
- **Dams/reservoirs**, in particular large water supply dams such as Lake Cooby, Lake Perseverance and Lake Cressbrook\*.
- **Other dams and instances of water within the landscape**, such as rural farm dams and naturally occurring lagoons\*.
- **Parts of vegetated and elevated peaks, ridges, plateaus and hills** associated with LCT A, LCT C, LCT D, LCT K and LCT E and LCT L and LCT I, including, but not limited to the following key topographic features:
  - The Great Dividing Range
  - The Cooyar Range
  - The Blackbutt Range
  - The eastern escarpment
  - Mount Tabletop
  - Mount Peel
  - The Goombungee Hills
  - Mount Kingsthorpe
  - The Sugar Loaf
  - Mount Storey
  - Gowrie Mountain
  - Gowrie Hill
  - Captains Mountain
  - Commodore Peak (including West Ridge and South Ridge)
  - Mount Domville
  - Mount Emlyn
  - Mount Basalt
  - Pine Hill
  - Bloodwood Hill

It will be important for Council to consider the ongoing protection and management of scenic amenity values in these areas. This is considered further in Part D.

*\*Whilst rural dams including ring tanks have been identified as having high scenic preference through GIS mapping - in reality views to many of these features are not possible and not all water bodies are considered to provide high levels of scenic amenity.*



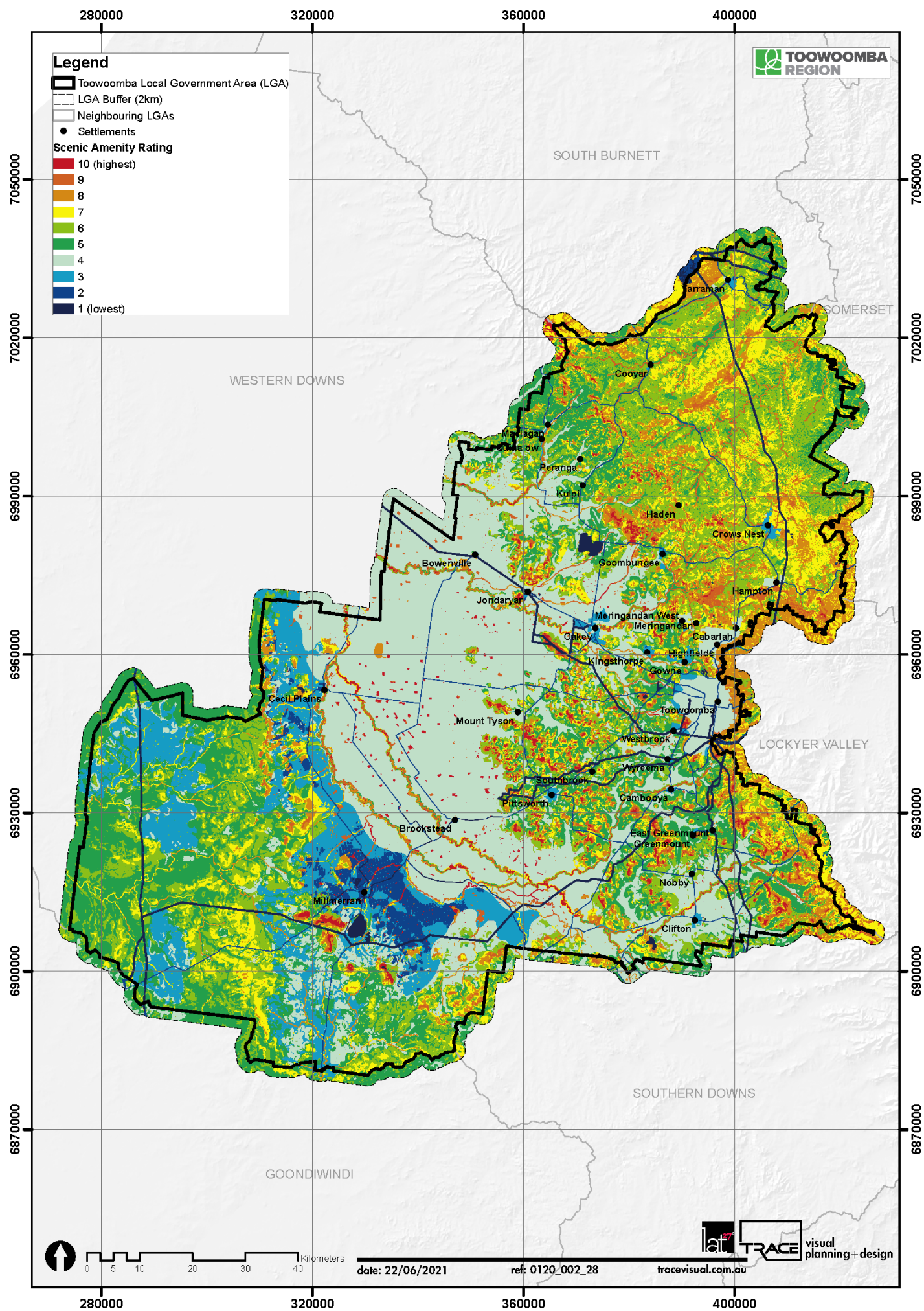


Figure 61: Scenic amenity map



# LANDSCAPES

OF THE **TOOWOOMBA REGION**



PART

**D**

TRLUCS & TRSAS  
**OUTCOMES**



# OUTCOMES

The following section contains recommendations and opportunities identified through the TRLUCS and TRSAS studies for the protection and management of landscape character, urban character and scenic amenity values across the Toowoomba Region. This section also contains a summary of the consultation outcomes relating to the findings of the TRLUCS and TRSAS studies, including a summary of the recommendations contained in this section.

These recommendations have been updated following the consultation to reflect feedback from the community and additional detailed consideration of issues, including emerging findings of other Toowoomba Futures studies - such as the Green Infrastructure Planning Scheme Integration Project (GRISPI).

Recommendations developed through the TRLUCS and TRSAS studies include both opportunities for the protection and management of landscape character, urban character and scenic amenity values across the Toowoomba Region through updates to the planning scheme. However, there are also many other opportunities identified for improving landscape & urban character and scenic amenity values outside of the planning scheme and regulatory context, such as strategies and programs by Council.

These recommendations will require further development, refinement and integration throughout the Toowoomba Futures Program and will be finalised in conjunction with other background studies.

# COMMUNITY PERSPECTIVES

## Phase three engagement summary

### Consultation Process

Consultation activities undertaken in Phase 1 and Phase 2 are described in Part C. The purpose of this third round of consultation was to report back to the Toowoomba Region community about the findings of the TRLUCS and TRSAS studies, including recommendations contained in Part D (this report).

The engagement undertaken was to 'close the loop' with participants who had contributed to earlier phases of the project, and to provide the community with another opportunity to provide input.

The study findings were published on the project's Your Say web page, including full downloadable copies of the reports (Part A to D).

The feedback mechanism used to gather additional feedback was a short and simple survey.

The opportunity to review the study findings and provide feedback was promoted via:

- Email to project stakeholder list
- Facebook post
- LinkedIn post.

### Survey responses

This targeted approach yielded continued engagement from a small group of informed and aware stakeholders within the Toowoomba Region community.

Whilst only 10 survey responses were received, it could be concluded that there are a number of stakeholders classified as 'observers'. This is evidenced by the 104 visits to the consultation page during the consultation period and by the fact that some parts of the study findings were downloaded 25 times.

Therefore, while some stakeholders were interested in the findings, they did not see fit to provide feedback.

### Survey findings

**All respondents thought it was important to protect and enhance special landscapes through planning policy, with 70% identifying that it is "very important"** (Refer Figure 62).

Nearly all respondents thought it was important to protect areas of high landscape value and to invest in Toowoomba's image as a 'garden city', and that these are the most preferred ways to manage the protection of landscape and scenic amenity values through the planning scheme (Refer Figure 63).

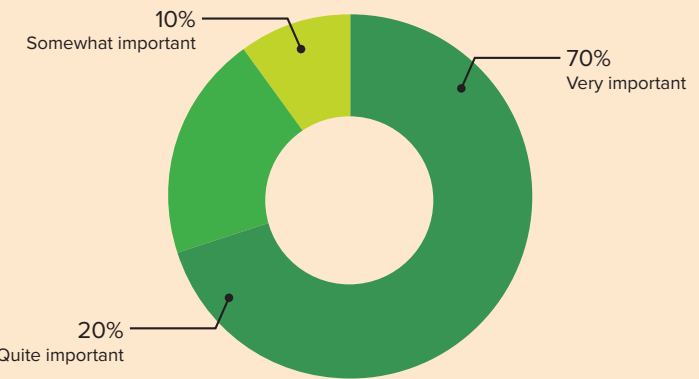


Figure 62: How important is it to you that our Region's special landscapes, including areas identified as having high scenic amenity, be protected and enhanced through planning and policy?

Respondents' views toward protecting and enhancing scenic views focused on:

- Protection of ridgelines and waterways through provision of buffers.
- Minimising the removal of trees, including consideration of relocation opportunities where removal is unavoidable.
- Provision of trees, particularly large trees, to enhance environments and developed areas.
- Need for scenic lookouts for enjoyment of natural and urban landscapes including old buildings.
- Consideration of the impact of litter on views from roadsides.
- Issues associated with urban sprawl and small lot development.
- Minimising the urban footprint and maximising nature reserves, including through provision of higher-density housing.
- Balancing housing needs with preservation of views and landscape values in acknowledgement of well-being and environmental benefits.
- Protection of wildlife, habitat areas and remaining remnant vegetation.
- Protection of viable agricultural land.
- Controlling invasive weeds to improve environmental values, particularly in bushland areas managed by Council.
- Regulation of the use of invasive species within private lots.

Participants also shared the following general observations about the studies:

- Desire for Council to explore with residents what they don't like, not just what they do like, in order to manage negative impacts on landscape and scenic value.
- Desire for community education linking scenic amenity to functioning ecosystems.
- Desire for Council to minimise removal of natural habitat and reduce the provision of concrete paths.
- Desire for more focus on protecting remnant native vegetation.
- Concern that Council/planning is car-centric.

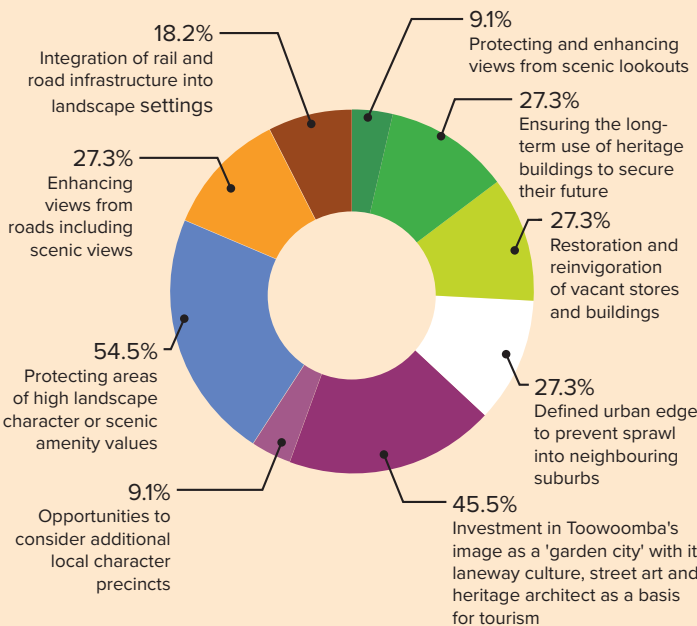


Figure 63: There are many complex settlement pattern considerations to ensure protection and enhancement of the landscape we love. Which of these local planning considerations are most important to you? (Tick up to three)

# PLANNING SCHEME RECOMMENDATIONS

## Summary of planning scheme recommendations

Recommendations for updates to the Planning Scheme to address issues identified within the *natural environment, including landscape character and scenic amenity* theme include:

- **Reviewing the provisions of the Planning Scheme, in particular the Strategic Framework** (in particular those currently contained within the Settlement Pattern and Natural Resources and Landscape themes and Strategic Framework Map 1 and Map 4) to identify and describe the strategic intent and map (where appropriate):
  - **Areas of high scenic amenity** by cross referencing the Scenic Amenity Overlay Code and associated mapping. This also requires updates to the Scenic Amenity Overlay Code and associated mapping to reflect the findings of the TRSAS and identify both regionally significant scenic amenity and locally significant scenic amenity areas.
  - **Landscape character types** by referencing the TRLUCS as a resource to assist in delivering locally responsive design outcomes.
  - **Key landscape features** including mountains, ridgelines, escarpments, waterways, special places etc. in recognition of their scenic and cultural significance\*.
  - **Scenic routes** and their settings, including both national and regional scenic routes and local scenic routes.
  - **Strategic viewing locations** by identifying regionally significant lookouts requiring provision of a strategic intent for the management of potential impacts from assessable development upon views from these locations.
  - **Regional gateways** such as the approach to and traverse of the Toowoomba Escarpment along the Warrego Highway and Toowoomba Connection Road.
  - **Inter-Urban Breaks** to provide natural and rural landscape areas that assist in ensuring that communities maintain their distinct form and individual character. This includes reviewing and mapping the extent of existing inter-urban breaks and identifying where new inter-urban breaks would be beneficial.
- **Developing concise character statements and strategic intents for towns** throughout the Region for inclusion within the Strategic Framework. This should cross reference the TRLUCS for further details and be informed by any relevant outcomes of the Toowoomba Region Urban Futures Framework (TRUFF) and Growth Management Plan (GMP).
- **Reviewing Zone Codes** to incorporate assessment benchmarks that protect visual amenity and landscape and urban character values, including through the provision of additional requirements for street tree planting and protection of existing rural residential areas. This may be provisioned through reference to the TRLUCS and/or Scenic Amenity Overlay mapping.
- **Reviewing Development Codes** such as the Telecommunication Facility Code and Extractive Industry Code, to incorporate assessment benchmarks that protect visual amenity and landscape features in addition to avoiding areas of high scenic amenity. This may be provisioned through reference to the TRLUCS and/or Scenic Amenity Overlay mapping.
- **Reviewing Planning Scheme Policies** to improve provisions and requirements for street tree planting.

Each of these recommendations is described in further detail below.

\* Refer to the *Indigenous Cultural Heritage Study* inputs when available for details.





The Goombungee Hills were identified as having regionally significant scenic amenity value in the TRSAS



# Detailed planning scheme recommendations

## Areas of high scenic amenity

**Aim:** To achieve an outcome that is relevant to both regional and local planning, it is proposed that both regionally and locally significant scenic amenity areas be identified within the Scenic Amenity Overlay Code and referred to within the Strategic Framework.

The Scenic Amenity Overlay Code should be updated to reflect the findings of the TRSAS and identify both regionally and locally significant areas of scenic amenity value.

The protection of areas of high scenic amenity value is acknowledged by current regional planning documents including *ShapingSEQ* and the current planning scheme. However, the provisions of Council's planning scheme need to be updated to reflect the findings of the TRSAS.

### Regionally significant scenic amenity value

Regionally significant scenic amenity areas comprise very attractive and distinctive landscapes that most contribute to the scenic amenity of the Toowoomba and wider South East Queensland region that should be managed and protected for their scenic amenity/ beauty and tourism value.

Regionally significant scenic amenity areas are defined as areas of "very high to high" (9-10) scenic amenity value as identified in the TRSAS study. This includes areas such as:

- **Parts of rivers and creeks**, including the Condamine River, Hodgson Creek, Kings Creek, Oakey Creek, Myall Creek and others.
- **Large water supply dams/reservoirs** such as Lake Cooby, Lake Perseverance and Lake Cressbrook.
- **Other instances of water within the landscape**, such as naturally occurring lagoons and rural farm dams.
- **Parts of vegetated and elevated peaks, ridges, plateaus and hills** including, but not limited to, landscapes associated with the Toowoomba Escarpment, Western Escarpment, Great Dividing Range, Cooyar Range, Blackbutt Range, mountains and mesas.

Development within areas identified as having regionally significant scenic amenity value (including construction of residential buildings) should either maintain or enhance current scenic amenity values and/or be accompanied by an impact assessment that addresses the potential impact of proposed actions on scenic amenity values.

### Locally significant scenic amenity value

Locally significant scenic amenity areas are attractive landscapes that contribute to the scenic amenity of the Toowoomba Region that should be managed and protected for their scenic amenity/beauty.

Locally significant scenic amenity areas are defined as areas of "moderate to high" (6-8) scenic amenity value as identified in the TRSAS study.

Any significant development (i.e. commercial or industrial structures) within areas identified as having locally significant scenic amenity value is to either maintain or enhance current scenic amenity values or be accompanied by an impact assessment that addresses the potential impact of proposed actions on scenic amenity values.

### Other areas of low to moderate scenic amenity value

Consideration of possible enhancement provisions for areas of low to moderate scenic amenity value (1-5) should be made to improve these areas. This could include, for example, opportunities to enhance landscape and visual amenity values in locations where identified scenic routes traverse these areas such as:

- Additional tree planting and landscaping to provide visual buffers to screen land uses that reduce the perception of scenic amenity value (e.g. industrial and extractive land uses).
- Considering opportunities to frame key views, in particular towards key landscape features and water within the landscape, by providing roadside planting to limit views to other, potentially less interesting parts of the road corridor journey.

Table 10: Potential regulatory matters, current planning scheme provisions and considerations

Potential regulatory matters	Current Planning Scheme provisions	Response Considerations
Define/ identify landscape and visual values	<p>Various strategic intent references in Planning Scheme, and Scenic Amenity Overlay in particular, have the purpose of identifying areas of high scenic amenity value.</p> <p>Landscape values specifically referenced only in the Rural Zone Code (not in strategic framework, local plans or other zone codes).</p>	<p>Landscape and visual values are not defined but specific outcomes expressed in, for example, the Scenic Amenity Overlay, Local Plans, or potentially Zone Codes would provide more rigour in assessment of development for landscape value outcomes.</p> <p>Potential for proposal and assessment guidance – for example, explore how the TRSAS and TRLUCS can be used as a basis for the identification, protection and enhancement of scenic amenity values, including through considerate of landscape character types and areas.</p>

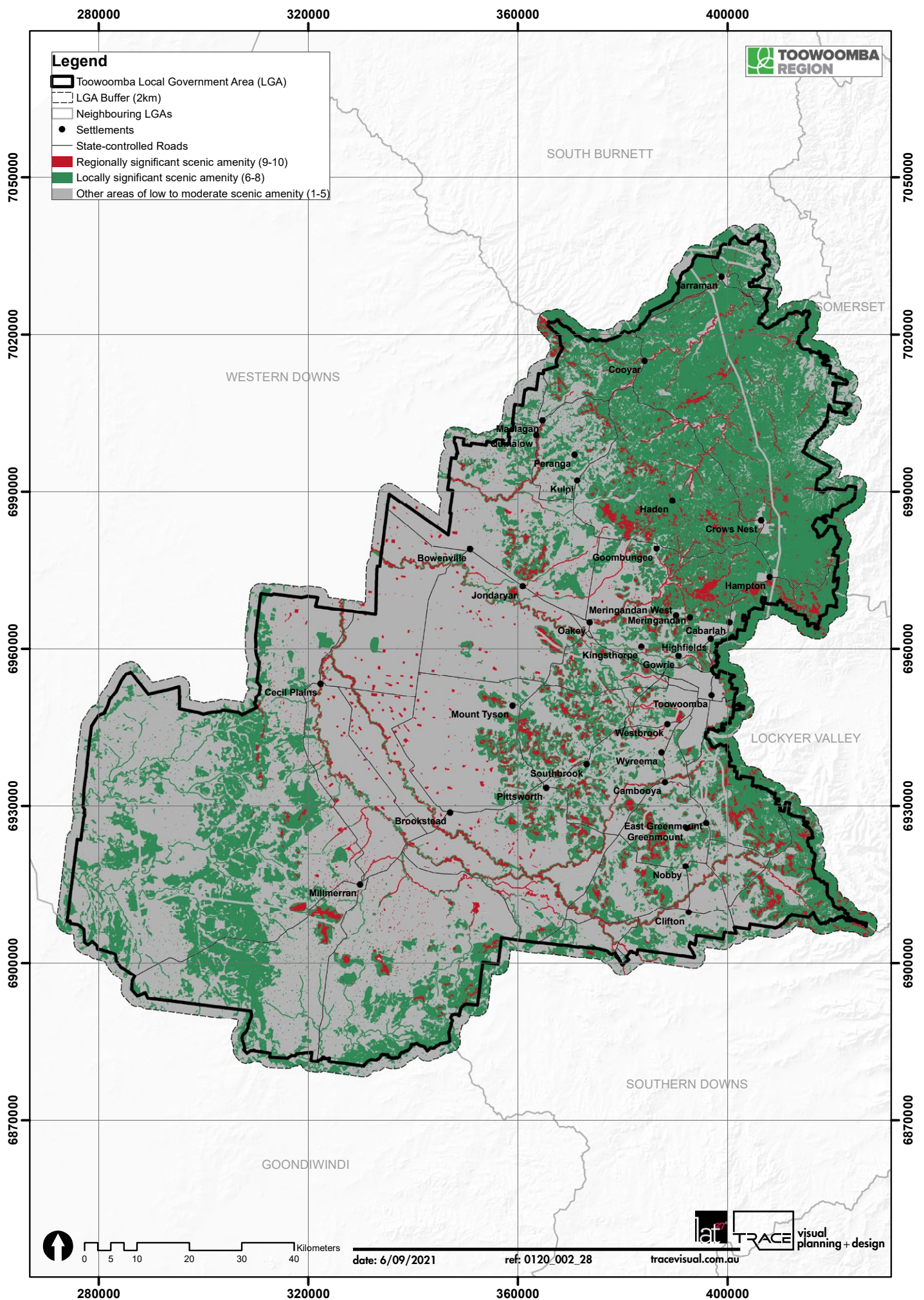


Figure 64: Identified scenic amenity values of the Toowoomba Region



## Landscape Character Types

**Aim: Development should respond to and, where possible, enhance local character values and the unique landscape character of the Toowoomba Region.**








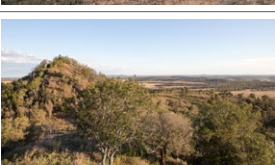

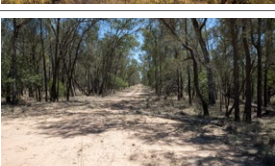

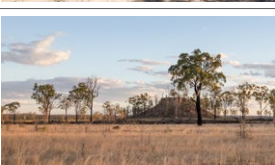

The TRLUCS has identified thirteen landscape character types (LCTs) across the Toowoomba Region, as shown Table 15 below. These should be introduced within the Strategic Framework and the TRLUCS referenced as a guide to inform development.

**A number of local governments already include provisions for the management of landscape character values, including Western Downs Regional Council and Somerset Regional Council. Refer to the relevant planning schemes for more information.**

**Table 11: Potential regulatory matters, current planning scheme provisions and considerations**

Potential regulatory matters	Current Planning Scheme provisions	Response Considerations
Identification of landscape character	Does not include one single definition.	<p>Landscape Character Areas and reference to the TRLUCS should be introduced in the Strategic Framework.</p> <p>Include summary character statements to guide development assessment decisions.</p>

**Table 12: Landscape Character Types summary table**

Code	Name	Typical Character Image	Code	Name	Typical Character Image
LCT A	Elevated Ridges and Plateaus		LCT H	Shelving Alluvial Farmland Mosaic	
LCT B	Open Undulating Farmed Basaltic Uplands		LCT I	Forested and Grazed Traprock and Sandstone Hills	
LCT C	Darling Downs Forested Peaks and Ridgelines		LCT J	Open Elevated Undulating Farmland Mosaic	
LCT D	Forested Sandstone Hills with Outcrops		LCT K	Brigalow Belt Forested Peaks and Ridgelines	
LCT E	Steeply Undulating Foothills and Valleys		LCT L	Elevated Undulating Native Forests	
LCT F	Alluvial Floodplain Riparian Corridor		LCT M	Enclosed Elevated Undulating Farmland Mosaic	
LCT G	Alluvial Floodplain and Valley Floor Cropland				



## Key landscape features

**Aim:** The prominent features that contribute to the distinctiveness, character and diversity of the Toowoomba Region's landscape, including creeks and rivers, mountains and mesas, ridgelines, foothills, escarpments and cultural landscapes remain intact and retain a high level of visual, scenic and cultural value.

These landscape features and important views towards these features are protected from intrusion by buildings and other aspects of urban development and views towards these features are celebrated in new developments.

A number of local governments already include provisions for the management of key landscape character features, including Sunshine Coast Regional Council, Western Downs Regional Council and Somerset Regional Council. Refer to the relevant planning schemes for more information.

Table 13: Potential regulatory matters, current planning scheme provisions and considerations

Potential regulatory matters	Current Planning Scheme provisions	Response Considerations
Protect viewsheds and views to key landscape features	<p><b>Zone and Overlay Codes</b> variously refer to views e.g.</p> <ul style="list-style-type: none"> <li>Development is cognisant of the local topography, allowing for views between the major ridges.</li> <li>Maintain or enhance significant views and vistas.</li> </ul>	<p>Not included in all zones (e.g. vistas only in Centre and Mixed Use Zones).</p> <p>Identify landscape features and consider writing a strategic intent for preservation of associated views and vistas within the Strategic Framework.</p>
"Celebrate" views to landscape features	<p><b>SF specific outcomes:</b></p> <p>The built form, native and planted vegetation, the setting, view corridors and key points of character and cultural difference that contribute to the uniqueness of individual communities and create their individual sense of place are retained and promoted.</p>	<p>Currently describes promotion of view corridors that differentiate character/ cultural uniqueness but does not relay to provisions of what constitutes promotion. Without clear, measurable outcome this remains subjective requirement.</p> <p>Therefore, retain at Strategic Framework level and focus provisions on identification and protection of views to landscape features identified on a map.</p>
Define landscape features	<p><b>CWEALP Local plan:</b></p> <p>Includes performance and acceptable outcomes to protect and enhance special features and views (special features such as important vegetation, landforms, waterways and views).</p> <p>Requires ROL to contribute to strong and positive identity by responding to site characteristics, setting, landmarks, places of cultural heritage significance, views, and by establishing clearly legible road hierarchy and streetscaping themes.</p>	<p>Consideration of what constitutes special landscape features could be adopted into other local plans but would not cover all localities.</p> <p>Consider similar outcomes in all urban zones, Emerging Communities Zones, and Rural Residential Zones.</p> <p>Use of concept plans as an application/ assessment mechanism (as recommended in CWEALP) could be considered to identify landscape features.</p> <p>CWEALP being revised through Industry Review project under the Toowoomba Futures Program.</p>
Define landscape features	<p><b>Highfields, Meringandan and Meringandan West Local Plan</b></p> <p>PO15 Patterns of lots, urban spaces, buildings and uses:</p> <p>...(d) maintain visual links to important views or key features of the Highfields town centre (indicated as placemaking features on Figure 2a – Highfields Town Centre Precinct - Key Features) – [no nominated acceptable outcome].</p>	<p>Placemaking features only identified on Highfields Town Centre Precinct mapping (not important views)</p> <p>In order to protect views to landscape features from development in all townships identify landscape features (local topography, allowing for views between the major ridges) on plan.</p> <p>Include general requirement for development to consider views to local landscape features.</p>



Key landscape features of the Toowoomba Region identified through desktop and fieldwork analysis as shown on Figure 66 and Figure 67 and include:

### **Escarpments**

- Toowoomba (eastern) Escarpment
- Toowoomba (western) Escarpment

The eastern and western escarpments are distinctive and highly visible landscape features that define the edge of the Toowoomba plateau and contribute to the visual setting of Toowoomba City and the surrounding towns.

The eastern escarpment is significant as it contributes to the landscape setting of key regional gateways when travelling along the Warrego Highway and Toowoomba Connection Road (refer Regional Gateways below).

The western escarpment visually contains urban development when approaching Toowoomba from the west and provides contributes to the arrival experience to Toowoomba City.

### **Mountain ranges and ridgelines**

Elevated and vegetated mountain ranges and ridgelines are important as they are often visible from a very far distance and provide a scenic backdrop to the Toowoomba Region. In some instances they also provide visual containment to rural valleys, contributing to the local rural character and maintaining visual separation between different parts of the Region and the distinct communities within it.

Prominent mountain ranges and ridgelines within the Toowoomba Region and a 2km buffer of the Toowoomba Region LGA as shown on Figure 66 and Figure 67 include elevated and vegetated areas associated with:

1. Balfour Range
2. Biarra Range
3. Blackbutt Range
4. Bunya Mountains
5. Cooyar-Yarraman Ridgeline (associated with the edge of the Yarraman Plateau that connects the Cooyar Range to Pidna State Forest)
6. Cooyar Range
7. Dunmore Ridgeline (associated with Dunmore State Forest)
8. Great Dividing Range
9. Herries Range
10. Main Paradise Range
11. Main Range
12. Rubieslaw Range
13. South Ridge
14. Stonehenge Ridgeline (west) (associated with Bringalily State Forest and private land)
15. Stonehenge Ridgeline (east) (associated with Bringalily State Forest and private land)
16. West Ridge
17. Wondul Ridgeline (associated with Wondul Range National Park and private land in the vicinity of Mount Trapyard).

### **Waterways**

Waterways and their riparian corridors are vital elements of the landscape have been assessed in the TRSAS as having a very high scenic amenity value whilst also supporting a range of other environmental and cultural values.

Key waterways within the region include the Condamine River, Hodgson Creek, Kings Creek, Oakey Creek and Myall Creek. These major waterways have many tributaries that are also important for their contribution to scenic amenity and landscape character values (refer Figure 66 and Figure 67).

## Mountains and hills

Mountains, hills and the highly distinctive mesas throughout the Toowoomba Region are key geographical landmarks that contribute to the character of the Region and provide high levels of visual amenity and interest. Key mountains and hills are shown on Figure 66 and Figure 67 and comprise:

1. Ascot Hills	35. Hirsts Hill	68. Mount Maria	102. Pilton Hills
2. Bald Hill (Hodgson Vale)	36. Kangaroo Mountain	69. Mount Mocatta	103. Pine Hill
3. Bald Hill (Mount Maria)	37. Katoomba Point	70. Mount Molar	104. Prosperity Point
4. Bald Hill No 1	38. Kelvinhaugh Hills	71. Mount Muniganeen	105. Queen Mab Mountain
5. Bald Hill No 2	39. Mount Kent	72. Mount Neale	106. Ringbarked Hill
6. Barnes Hill	40. Kingsthorpe, Gowrie and	73. Mount Peel	107. Rocky Point
7. Ben Lomond	Goombungee Hills	74. Mount Perkins	108. Round Mountain
8. Bloodwood Hill	41. Majuba Hill	75. Mount Perseverance	109. Scrubby Mountain
9. Bluff Mountain	42. Mount McGregor	76. Mount Prosper	110. Scrubby Mountain South
10. Boah Peak	43. Millers Mountain	77. Mount Rascal	111. Spring Gorge
11. Broxburn Sugarloaf	44. Mount Moor	78. Mount Ridgley	112. Mount Storey
12. Budgee Gap	45. Mount Allen	79. Mount Rolleston	113. Sugarloaf (Palmtree)
13. Bunkers Hill	46. Mount Basalt	80. Mount Rubieslaw	114. Sugarloaf (Pilton)
14. Captains Mountain	47. Mount Binga	81. Mount Russell	115. Sugarloaf (Westbrook)
15. Commodore Peak	48. Mount Boodgee	82. Mount Saddletop	116. The Big Hill
16. Cooby Mountain	49. Mount Calabash	83. Mount Sevastopol	117. The Nob
17. Cookes Hill	50. Mount Cross	84. Mount Shem	118. The Sugar Loaf
18. Cooyar Hill	51. Mount Davidson	85. Mount Shepperd	119. Topsy Point
19. Cooyar Mountain	52. Mount Domville	86. Mount Sibley	120. Townley Point
20. Darling Point	53. Mount Dongineeriaman	87. Mount Tabletop (Allora)	121. Turkey Hill
21. Dummies Mountain	54. Mount Edgecombe	88. Mount Tabletop (Rangeville)	122. Twin Hills
22. Elphinstone	55. Mount Emlyn	89. Mount Taylor	123. Two Tree Hill
23. Fair Hill	56. Mount Ham	90. Mount Trapyard	124. Upper Coalbank
24. Gentlemans Seat	57. Mount Haystack	91. Mount Tyson	125. Valley Of Diamonds
25. Glenvale Hill	58. Mount Irving	92. Mount Warren	126. Mount Wambaroora
26. Goombungee Hills	59. Mount Japheth	93. Mount Watson	127. Wellcamp Hills
27. Gowrie Junction Hill	60. Mount Jockey	94. Mount Wyangapinni	128. Westbrook Hill
28. Gowrie Mountain	61. Mount Kent	95. Muntapa Tunnel Hills	129. Western Twin
29. Greenmount Hill	62. Mount Kingsthorpe	96. Nevilton Hill	130. White Mountain
30. Greenmount Hills (north)	63. Mount Kynoch	97. Paddy Point	131. Woolly Butt
31. Greenmount Hills (south)	64. Mount Lawson	98. Parkers Hill	132. Woolshed Mountain
32. Gunters Hill	65. Mount Little	99. Parkers Hill	
33. Hay Peak	66. Mount Lofty	100. Pechey Knob	
34. High Camp	67. Mount Mallard	101. Perkins Knob	

Note: The above listed identifies mountains and hills within the Toowoomba Region as well as within a 2km buffer of the Toowoomba Region LGA boundary, in acknowledgement of the contribution these mountains and hills within adjacent LGAs have to the character and visual amenity of the Region.

## Unique features and special places

A number of other unique landscape features have been identified throughout the Toowoomba Region as shown on Figure 66 and Figure 67, including:

1. Sandstone outcrops associated with the Goombungee Hills.
2. Granite features within Millmerran State Forest.
3. Rhyolite feature near High Camp (visible from the New England Highway (A3)).
4. Yallamundi Lagoon.
5. The Gummingurru stone arrangement.

Other landscape elements that should be considered at the local scale with regards to how they contribute to local character and scenic amenity value include:

- Iconic tree species such as Bunya Pines (*Araucaria bidwillii*), Hoop Pine (*Araucaria cunninghamii*), Bottle Trees (*Brachychiton rupestris*) Grass Trees (*Xanthorrea* spp.) and Weeping Bottlebrush (*Callistemon viminalis*).
- 'Jump-ups' and rocky ridgelines occurring within southwestern parts of the Region.
- Large sandstone and granite boulders that occur throughout the region, particular to the east of the Great Dividing Range.





Mountains and mesas contribute to the character and scenic amenity of the Toowoomba Region



Scenic Routes

**Aim: Scenic routes and their landscape settings are protected and enhanced as transport routes providing a high level of scenic and visual amenity to travellers within the Toowoomba Region.**

Scenic routes include advertised national, regional and local scenic drives. These routes are important for consideration as they offer opportunities for visitors and locals alike to experience the Toowoomba Region and its variety of scenic landscapes.

The important role scenic routes play in contributing to the appreciation of scenic amenity, landscape values and the reinforcement of community identity is acknowledged by a number of local governments that already regulate scenic routes, including Sunshine Coast Council, Western Downs Regional Council and Somerset Regional Council. Refer to the relevant planning schemes for more information.

National and regional scenic routes

National and regional scenic routes are important as they provide opportunity for large numbers of visitors to the Toowoomba Region to experience the landscape. These national and regional scenic routes often traverse areas of lower scenic amenity value and consideration of how to improve the driver experience should be made. Where present, existing areas of high scenic amenity value along these routes should be protected and enhanced. National and regional scenic routes within the Toowoomba Region identified through desktop research and fieldwork undertaken as part of the TRLUCS and TRSAS are identified in Part B and in Table 14 below.

Local scenic routes

Local scenic routes are important as they provide unique and boutique experiences for locals and visitors alike to explore lesser known parts of the Region. These local routes often provide opportunities to discover parts of the region that have high scenic amenity value and visual interest on account of their natural or rural values. Existing areas of high scenic amenity value along these routes should be protected and enhanced. Local scenic routes within the Toowoomba Region identified through desktop research and fieldwork undertaken as part of the TRLUCS and TRSAS are identified in Part B and in Table 14 and Figure 66 and Figure 67 below.

The erosion of, or poor current levels of scenic amenity value associated with landscapes visible from some sections of existing major roads, is of particular concern along scenic routes. This can be managed through the development of a scenic route overlay with specific and measurable benchmarks to manage development along these routes, with the goal of maintaining existing areas of high scenic amenity value or, where applicable, improving the scenic amenity of the roadside environment. Provisions for development adjacent to identified scenic routes may include recommendations on building/ structural height limits, materials, etc.

Enhancement provisions to improve areas where identified scenic routes traverse landscapes with identified low or moderate scenic amenity values (1-5) should also be considered and could include measures such as:

- Collaborating with TMR and private land owners to consider opportunities within the road corridor and adjacent private land to enhance visual amenity, such as planting to screen elements and adjacent development that detract from the experience.
- Improving the quality of roadside facilities and amenities for travellers.
- Reviewing the location of roadside elements such as billboards and large advertising signage that may detract from scenic value.

In addition, as scenic routes are linear by nature, they have considerable potential to complement the provision of green infrastructure through protecting and connecting landscapes of both environmental and scenic value. This should be explored further through the GRISPI study.

Table 14: National, regional and local scenic routes

National scenic routes	Regional scenic routes	Local scenic routes	
<ul style="list-style-type: none"><li>• Australia's Country Way</li><li>• Warrego Way</li><li>• Adventure Way</li></ul>	<ul style="list-style-type: none"><li>• Cobb &amp; Co Tourist Drive</li><li>• National Parks and Local Artisans</li><li>• Gourmet Country and Outback Stories</li><li>• Adventure Way Discovery</li><li>• Cross Country Way</li><li>• Rural Getaway</li></ul>	<ul style="list-style-type: none"><li>• Dams Tour Tourist Drive</li><li>• Farmers Country Drive</li><li>• High Country Drive</li><li>• Great Bunya Country Drive</li><li>• Open Plains Country Drive</li><li>• Spring Bluff Tourist Drive</li><li>• Steele Rudd Country Drive</li><li>• Brigalow Belt Power Station Drive</li></ul>	<ul style="list-style-type: none"><li>• Condamine River Flats Drive</li><li>• Historic Owen's Scrub Drive</li><li>• Rolling Hills and Scenic Lookouts Drive</li><li>• Tourist Route No. 3*</li><li>• Tourist Route No. 4*</li><li>• Tourist Route No. 41*</li></ul>

\*Some tourist drives within the region identified during field work surveys have not been mapped due to the limited availability of publicly available data of these routes.

**Table 15: Potential regulatory matters, current planning scheme provisions and considerations**

Potential regulatory matters	Current Planning Scheme provisions	Response Considerations
Define Scenic routes	Not currently defined in Planning Scheme.	<p>Define requirements on the development of land adjacent to identified scenic routes.</p> <p>Consider potential for scenic routes to be defined in new Scenic Amenity Overlay.</p> <p>It is noted that excessive identification should be avoided and should not trigger development application on its own.</p>
Define/ identify landscape and visual values	<p>Various strategic intent references in Planning Scheme, and Scenic Amenity Overlay in particular have the purpose of identifying areas of high scenic amenity value.</p> <p>Landscape values are specifically referenced only in the Rural Zone Code (not in strategic framework, local plans or other zone codes).</p>	<p>Landscape and visual values are not defined but specific outcomes expressed in, for example, the Scenic Amenity Overlay, Local Plans, or potentially Zone Codes would provide more rigour in assessment of development for landscape value outcomes.</p> <p>Potential for proposal and assessment guidance – for example, refer to TRLUCS and TRSAS as a basis for LGA-wide identification, protection and enhancement based on current landscape character values.</p>
Define potential impacts	N/A	Understanding what constitutes “impact on landscape and visual values” to guide proposals and assessment of development.

## Strategic viewing locations

**Aim:** Important views and vistas that contribute to the identity and attractiveness of the Toowoomba Region as a destination to visit and a place to live are recognised and respected.

The important role strategic viewing locations play in contributing to the appreciation of scenic amenity, landscape values and the reinforcement of community identity is acknowledged by a number of local governments that already including provisions for the management of views from scenic lookouts, including Sunshine Coast Council. Refer to the planning scheme for more information.

Strategic viewing locations have been defined based upon the determination of regionally significant and locally significant lookouts (refer Figure 66 and Figure 67).

Regionally significant viewpoints are popular viewpoints with very high numbers of residents and visitors that provide views of landscapes with a scenic value of 9 to 10 in at least one direction. Other lookouts with lower visitation numbers have also been included where they offer a unique experience, or views from these locations are highly valued for their visual amenity e.g. views from accessible mountain peaks and national parks.

Locally significant viewpoints include all other scenic lookouts within the Toowoomba Region identified by the TRSAS, some of which may still provide views across landscapes of high scenic amenity value but are not considered to currently be or have the potential to support very high numbers of visitors e.g. they are located within residential areas. Additionally, some of these locations provide filtered views, due to the presence of existing vegetation which would be inappropriate to clear. This is particularly important along the Eastern Escarpment and with consideration to views towards the escarpment from the Lockyer Valley.

Table 16: Regionally and locally significant lookouts and map references

Typology	Regionally significant	Locally significant
<b>Eastern Escarpment lookouts</b>	<ul style="list-style-type: none"> <li>Picnic Point Lookout (#12)</li> <li>Katoomba Point Lookout (#5)</li> <li>Prince Henry Drive Lookout (#13)</li> <li>Redwood Park Lookout (#14)</li> <li>Tobruk Drive Lookout (#17)</li> <li>Lions Scenic View Rest Area (#8)</li> </ul>	<ul style="list-style-type: none"> <li>Mount Kynoch Lookout (#10)</li> <li>Mount Lofty Lookout (#11)</li> <li>Coventry Court Lookout (#4)</li> <li>Jubilee Lookout (#8)</li> <li>Webb Park Lookout (#14)</li> <li>Bill Goulds Lookout (#2)</li> <li>Lockyer Lookout (#9)</li> <li>Flagstone Creek Lookout (#7)</li> </ul>
<b>Western Escarpment lookouts</b>	<ul style="list-style-type: none"> <li>South Summit Lookout (#16)</li> <li>North Summit Lookout (#11)</li> </ul>	<ul style="list-style-type: none"> <li>Westbrook Lookout</li> <li>Stephen's Lookout (#13)</li> <li>Drayton Lookout (#6)</li> <li>Atherton Memorial Park Lookout (#1)</li> </ul>
<b>Mountain peak lookouts</b>	<ul style="list-style-type: none"> <li>Mount Kingsthorpe Summit (#10)</li> <li>Mount Basalt Summit (#9)</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Dam lookouts</b>	<ul style="list-style-type: none"> <li>Cooby Dam Lookout (#1)</li> <li>Lake Perseverance Lookout (#7)</li> </ul>	<ul style="list-style-type: none"> <li>Dams Lookout (#5)</li> </ul>
<b>National Park lookouts</b>	<ul style="list-style-type: none"> <li>Koonin Lookout (#6)</li> <li>Crows Nest Falls Lookout (#2)</li> <li>Gus Beutel Lookout (#3)</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Accessible roadside lookouts not included within other typologies</b>	<ul style="list-style-type: none"> <li>Haden Lookout (#4)</li> <li>Scenic Lookout (New England Highway) (#15)*</li> </ul>	<ul style="list-style-type: none"> <li>Panoramic Drive Lookout (#12)</li> <li>Commodore Peak Lookout (#3)</li> </ul>

\*A number of identified regionally significant viewpoints would benefit from enhancements and upgrades of existing visitor facilities, in particular the scenic lookout located on the New England Highway which is located on several national, regional and local scenic routes, but currently has very limited facilities.





Looking towards Mount Tabletop from Tobruk Drive Lookout