

8.2.10. Scenic amenity overlay code

8.2.10.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code.

Editor's note: The provisions of the scenic amenity overlay are based on the Capricorn Coast Landscape Study, prepared by Chenoweth, April 2003 which identifies major landscape values within the overlay area. The Capricorn Coast Landscape Study, prepared by Chenoweth, April 2003 is available on Council's website.

8.2.10.2. Purpose

The purpose of the scenic amenity overlay code is to ensure that development contributes to the protection of the significant scenic landscape features identified within the overlay area.

8.2.10.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) development integrates all aspects of engineering, architecture, building, operational work and landscaping with the natural features and characteristics of the site, to minimise adverse effects on the environment and the landscape; and
- (2) areas identified as having landscape values are protected from development or the effects of development that may reduce those values in terms of:
 - (a) physical changes to the natural environment;
 - (b) damage or removal of vegetation; and
 - (c) prominence of development within its landscape setting and the extent of associated visual detracton.

8.2.10.4. Specific benchmarks for assessment

Table 8.2.10.4.1 — Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Scenic amenity management area A or B	
PO1 Development located within scenic amenity management area A or scenic amenity management area B minimises impacts on the visual amenity of the setting and:	AO1.1 If located in a residential category zone and the lot has an area equal to or greater than 1,500 square metres, site cover does not exceed thirty (30) per cent.

Performance outcomes	Acceptable outcomes
<p>(a) is not visually prominent against the natural skyline when viewed from a public coastal viewer place;</p> <p>(b) is not visually prominent against the surrounding vegetation or other natural landscape;</p> <p>(c) incorporates articulation in the design of buildings to create shadows and interest in roof forms and external walls;</p> <p>(d) incorporates vegetation to visually screen buildings, structures, earthworks and access routes;</p> <p>(e) does not result in:</p> <ul style="list-style-type: none"> (i) scarring by exposed earthwork; or (ii) canopy removal on hilltops, prominent headlands, ridges and hillslopes; or (iii) modification of the natural environment which dominates the landscape; and <p>(f) is finished with subdued and non-reflective colours; and</p> <p>(g) buildings include overhangs, articulated roof and building forms.</p> <p>Editor's note: Although dense vegetation for visual screening is required, this requirement is to be satisfied in conjunction with other Planning Scheme requirements such as bushfire hazard mitigation.</p> <p>Editor's note: Reference should be made to SC7.10 scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.</p>	<p>AO1.2 Buildings and structures have a height that does not exceed 8.5 metres above ground level.</p> <p>AO1.3 Roof lines are broken up and no single roof plane is longer than ten (10) metres.</p> <p>AO1.4 Any retaining walls having a height exceeding 1.5 metres are not visible when viewed from a location external to the site.</p> <p>AO1.5 Buildings do not include a wall in a single plane greater than ten (10) metres unless punctuated with:</p> <ul style="list-style-type: none"> (a) at least one window with a shading device; or (b) a recessed section of wall at least two (2) square meters in area; or (c) a balcony or deck; or (d) contrasting texture of cladding material. <p>AO1.6 External wall and roof finishes have the same tonal value as the surrounding vegetation and do not include:</p> <ul style="list-style-type: none"> (a) highly reflective surfaces; and (b) bright or high contrast colours including whites, yellows and reds. <p>AO1.7 Buildings and structures located on ridge tops and skylines are separated by dense vegetation at least twenty (20) metres wide and five (5) metres high.</p> <p>AO1.8 Fences, entry structures, retaining walls and elevated swimming pools visible from coastal viewer places are either:</p> <ul style="list-style-type: none"> (a) painted in muted colours to blend with the natural landscape; or (b) softened by vegetation so that straight lines and hard edges are not visible. <p>AO1.9 Damage or clearing of vegetation is limited to the building footprint area plus five (5) metres.</p>

Performance outcomes	Acceptable outcomes
Coastal scenic transport routes	
<p>PO2</p> <p>Development located adjacent to a coastal scenic transport route does not detract from the natural visual amenity and:</p> <ul style="list-style-type: none"> (a) is visually unobtrusive relative to its natural setting, urban setting, or non-urban setting; (b) maintains distant views along the transport route; and (c) retains and enhances existing vegetation to visually screen and soften built-form elements. <p>Editor's note: Reference should be made to SC7.10 scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.</p>	<p>AO2.1</p> <p>Where possible, driveway access to the development is taken from an alternative road to the scenic transport route to prevent removal of roadside vegetation.</p> <p>AO2.2</p> <p>Where access from an alternative road to the scenic transport route is not possible, there is only one (1) access point to the scenic highway.</p> <p>AO2.3</p> <p>Access points (including driveways) limit vegetation clearing to a maximum of four (4) metres wide for a driveway.</p> <p>AO2.4</p> <p>Where not located in an established urban category zone, new development includes a densely vegetated buffer area of vegetation along the full length of the common boundary with a coastal scenic transport route (excluding any access driveway) which:</p> <ul style="list-style-type: none"> (a) is no less than ten (10) metres deep; (b) contains dense vegetation; (c) retains any established native tree species having a height exceeding two (2) metres, or a trunk diameter of thirty (30) centimetres; and (d) where natural vegetation is sparse, additional planting is undertaken to form a screen as follows: <ul style="list-style-type: none"> (i) there is a minimum of two (2) rounded canopy trees for every five (5) linear metres or part thereof of the length of the road frontage property boundary; and (ii) there is a minimum of two (2) shrubs for every three (3) linear metres or part thereof of the length of the road frontage property boundary. <p>AO2.5</p> <p>Walls of buildings facing a coastal scenic transport route do not include a wall in a single plane greater than ten (10) metres unless punctuated with:</p> <ul style="list-style-type: none"> (a) at least one window with a shade hood; or (b) a recessed section of wall at least one square meter in area; or (c) a balcony or deck; or, (d) contrasting texture of cladding material.

Performance outcomes	Acceptable outcomes
	AO2.6 External wall finishes have the same tonal value as the surrounding vegetation and do not include bright, high contrast colours including whites, yellows, reds and blues.
Coastal green breaks	
PO3 Development for a material change of use, building work, or associated operational work does not adversely impinge on the integrity of identified 'green break' areas due to clearing of vegetation or due to the size, design, or siting of buildings, structures or associated work. Editor's note: Reference should be made to SC7.10 Scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.	AO3.1 Buildings or structures have a height that does not exceed 8.5 metres above ground level. AO3.2 Site cover does not exceed five-hundred (500) square metres. AO3.3 External wall and roof finishes have the same tonal value as the surrounding vegetation and do not include: (a) highly reflective surfaces; or (b) bright or high contrast colours. AO3.4 Access points (including driveways) limit vegetation clearing to a maximum of four (4) metres wide for a driveway. AO3.5 Damage or clearing of vegetation is limited to the building footprint area plus five (5) metres, and the access driveway.

Table 8.2.10.4.2 — Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Coastline foreshore	
PO4 Development located within a coastline foreshore area does not detract from the natural visual amenity and: (a) is visually unobtrusive relative to its natural setting, urban setting or non-urban setting; (b) maintains distant views along the foreshore; and (c) retains and enhances existing vegetation to visually screen and soften built-form elements. Editor's note: Reference should be made to SC7.10 Scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Coastal green breaks	
<p>PO5</p> <p>Development does not adversely impinge on the integrity of identified 'green break' areas which provide a green-belt of natural landscape defining and separating the limits of each of the coastal towns/localities.</p> <p>Editor's note: Reference should be made to SC7.10 Scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.</p>	No acceptable outcome is nominated.
Reconfiguring a lot	
<p>PO6</p> <p>Development involving reconfiguring a lot located within scenic amenity management area A, scenic amenity management area B, or a coastal green break minimises fragmentation of the identified scenic landscape area which may lead to vegetation removal.</p> <p>Editor's note: Reference should be made to SC7.10 Scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.</p>	<p>AO5.1</p> <p>Where in a residential category zone, reconfiguring does not result in a lot smaller than 1,500 square metres.</p> <p>AO5.2</p> <p>Where in any other zone, reconfiguring does not result in a lot having a size less than the greater of the following:</p> <ul style="list-style-type: none"> (a) the minimum lot size for the zone of the site (as specified in the reconfiguring a lot code); or (b) two (2) hectares in size.
<p>PO7</p> <p>Development for reconfiguration of a lot:</p> <ul style="list-style-type: none"> (a) is designed to respond to the natural contours of the landform and avoid imposing geometric solutions on undulating landscapes; (b) does not occur if lot sizes and lot design provides for the development of large continuous areas of urban development (resulting in a 'sea of roofs'); (c) maximises the retention of existing bands or patches of native trees; and (d) establishes new bands or patches of native trees and open space, or establishes large trees planted in road reserves. <p>Editor's note: Reference should be made to SC7.10 Scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.</p>	No acceptable solution is nominated