

8.2.9 Scenic Amenity Overlay Code

Table 8.2.9.1 - Scenic amenity overlay code

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)		
High landscape values area		
<p>PO1 Development within High Landscape Value Areas identified on the Scenic amenity overlay maps (OM-011):</p> <ul style="list-style-type: none"> (a) maintains and enhances the landscape character, scenic amenity and tourism values of the locality and the Western Downs region; (b) mitigates the scenic amenity impacts of <i>buildings</i> or <i>structures</i> visible at the skyline or positioned on a ridgeline when viewed from a highway, main road or Scenic Route; (c) is fully screened by an existing natural landform or native vegetation, or will be fully screened by native vegetation within 5 years of construction when viewed from a Scenic Route unless development supports tourism; (d) retains existing vegetation and incorporates landscaping to visually soften built form elements; (e) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character of the locality; and (f) minimises visual impacts on the High Landscape Values area in terms of: 	<p>AO1.1 <i>Buildings and structures</i> have a maximum <i>building height</i> of 8.5 metres and <i>two storeys</i> within High Landscape Value Areas identified on Scenic amenity overlay maps (OM-011).</p> <p>OR</p> <p>AO1.2 <i>Buildings and structures</i> are associated with <i>Rural activities</i>.</p> <p>AO1.3 <i>Buildings, structures</i> and operational works are located a minimum of 50 metres from ridges or peaks within High Landscape Value Areas identified on Scenic amenity overlay maps (OM-011).</p>	

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<p>i. the scale, height and setback of buildings;</p> <p>ii. the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; and</p> <p>iii. the scale, extent and visual prominence of <i>advertising devices</i>.</p> <p>Note- a landscape assessment must be undertaken in accordance with SC6.4 – Planning Scheme Policy 3 – Landscape Character Analysis in satisfaction of a Performance Outcome.</p>	<p>AO1.4 Where within High Landscape Value Areas identified on Scenic amenity overlay maps (OM-011) no vegetation clearing occurs:</p> <ul style="list-style-type: none"> (a) within 100 metres of ridgelines or peaks; (b) on land with a slope greater than 15 percent; (c) within 100 metres of waterways; (d) within 100 metres of wetlands; (e) unless where in accordance with Part 8.2 - Bushfire hazard overlay code. <p>Note – waterways and wetlands are identified on Wetlands overlay maps (OM-014) and Waterway corridors overlay maps (OM-013).</p>	
	<p>AO1.5 <i>Buildings</i> are screened by an existing natural landform or native vegetation from roads, where within High Landscape Value Areas identified on Scenic amenity overlay maps (OM-011).</p>	
	<p>AO1.6 <i>Advertising devices</i>:</p> <ul style="list-style-type: none"> (a) refer only to the name and contact details for the proprietor, the name of the business or premises, the nature of uses conducted on the premises and the hours of operation; (b) are for one or more of the following uses: <ul style="list-style-type: none"> (i) <i>Nature-based tourism</i>; (ii) <i>Rural activities</i>. (c) has a sign face area not exceeding 1.5m² per side (up to two sides); (d) has a maximum height of 2 metres; 	

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	(e) are not illuminated.	
Scenic routes		
<p>PO2 Development within a Scenic Route buffer identified on the Scenic amenity overlay maps (OM-011):</p> <ul style="list-style-type: none"> (a) retains visual access to waterway crossings; (b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements, whilst not impeding distant views or view corridors from the Scenic Route; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character; and (d) minimises visual impacts on the Scenic Route in terms of: <ul style="list-style-type: none"> (i) the scale, height and setback of buildings; (ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; and (i) the scale, extent and visual prominence of <i>advertising devices</i>. <p>Note- a landscape assessment must be undertaken in accordance with SC6.4 – Planning Scheme Policy 3 – Landscape Character Analysis in satisfaction of a Performance Outcome.</p>	<p>AO2.1 <i>Buildings and structures</i> have a maximum <i>building height</i> of 8.5 metres and two <i>storeys</i> within Scenic Route Buffer Areas identified on Scenic amenity overlay maps (OM-011).</p> <p>OR</p> <p>AO2.2 <i>Buildings and structures</i> are associated with <i>Rural activities</i>.</p> <p>AO2.3 <i>Buildings and structures</i> are setback a minimum of 100 metres from Scenic Routes and waterway crossings identified on the Scenic amenity overlay maps (OM-011), unless for the following land uses:</p> <ul style="list-style-type: none"> (a) <i>Food and drink outlet</i>; (b) <i>Winery</i>; (c) <i>Tourist attraction</i>; (d) <i>Nature-based tourism</i>; (e) <i>Short-term accommodation</i>. <p>AO2.4 No vegetation clearing is undertaken within 100 metres of a Scenic Route identified on the Scenic amenity overlay maps (OM-011).</p>	

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	<p>AO2.5 <i>Advertising devices:</i></p> <p>(a) refer only to the name and contact details for the proprietor, the name of the business or premises, the nature of uses conducted on the premises and the hours of operation;</p> <p>(b) are for one or more of the following uses:</p> <ul style="list-style-type: none"> (i) <i>Food and drink outlet;</i> (ii) <i>Winery;</i> (iii) <i>Tourist attraction;</i> (iv) <i>Nature-based tourism;</i> (v) <i>Rural activities;</i> (vi) <i>Short-term accommodation.</i> <p>(c) are setback 100 metres from waterway crossings;</p> <p>(d) has a sign face area not exceeding 1.5m² per side (up to two sides);</p> <p>(e) has a maximum height of 2 metres;</p> <p>(f) are not illuminated.</p>	
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)		
Urban gateways		
<p>PO3 Development within Urban Gateways reinforces the gateway function of these areas through:</p> <ul style="list-style-type: none"> (a) landscaping that enhances the entry to urban areas, including street tree planting; (b) low rise high quality built form; (c) open space buffers between the rad and new estates for <i>Industrial activities</i>, <i>Accommodation activities</i> and <i>Business activities</i> where for reconfiguring a lot; (d) retention of existing vegetation, including street trees; 	<p>AO3 No acceptable outcome.</p>	

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<p>(e) <i>advertising devices</i> that:</p> <ul style="list-style-type: none">(i) are consistent with a gateway image; and(ii) do not contribute to the proliferation of visual clutter. <p>Note- a landscape assessment must be undertaken in accordance with SC6.4 – Planning Scheme Policy 3 – Landscape Character Analysis in satisfaction of a Performance Outcome.</p>		