

8.2.9 Scenic amenity overlay code

8.2.9.1 Application

This code applies to assessing material change of use or operational works development applications for development identified on the **Scenic amenity overlay maps (OM-011)** contained in Schedule 2 and identified as requiring assessment against the **Scenic amenity overlay code** by the tables of assessment in Part 5.

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

8.2.9.2 Purpose

- (1) The purpose of the scenic amenity overlay code is to ensure that development does not adversely affect scenic amenity and landscape values within the Western Downs region.
- (2) The purpose of the scenic amenity overlay code will be achieved through the following overall outcomes:
 - (a) development protects and enhances the significant landscape elements and features which contribute to the unique character and identity of the Western Downs region including:
 - (i) High Landscape Value Areas;
 - (ii) Scenic Routes; and
 - (iii) Urban Gateways.

8.2.9.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.9.1 - Scenic amenity overlay code

Performance outcomes	Acceptable outcomes
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> <ol 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 or 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; 	<p>AO1.1 <i>Buildings and structures</i> have a maximum <i>building height</i> of 8.5 metres and two <i>storeys</i> within High Landscape Value Areas identified on Scenic amenity overlay maps (OM-011). OR 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> <p>AO1.4 Where within High Landscape Value Areas identified on Scenic amenity overlay maps (OM-011) no vegetation clearing occurs:</p>

Performance outcomes	Acceptable outcomes
<p>(e) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character of the locality; and</p> <p>(f) minimises visual impacts on the High Landscape Values area in terms of:</p> <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>	<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; (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; 	<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>;

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (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>	<ul style="list-style-type: none"> (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> <p>AO2.5 <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>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>. (c) are setback 100 metres from waterway crossings; (d) has a sign face area not exceeding 1.5m² per side (up to two sides); (e) has a maximum height of 2 metres; (f) are not illuminated.
For 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 road 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; (e) <i>advertising devices</i> that: <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>	<p>AO3 No acceptable outcome.</p>