

## 8.2.12 Scenic amenity overlay code<sup>45 46</sup>

### 8.2.12.1 Application

- (1) This code applies to assessable development:-
  - (a) subject to the scenic amenity overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Scenic amenity overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

### 8.2.12.2 Purpose and overall outcomes

- (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 Sunshine Coast.
- (2) The purpose of the Scenic amenity overlay code will be achieved through the following overall outcomes:-
  - (a) development protects the significant landscape elements and features which contribute to the unique character and identity of the Sunshine Coast, including:-
    - (i) the scenic amenity values visible from scenic routes;
    - (ii) the regional inter-urban break which provides continuity of separation between the Sunshine Coast and the Brisbane to Caboolture metropolitan area and defines the Sunshine Coast as a separate place in the South East Queensland Region;
    - (iii) the sub-regional inter-urban breaks which provide continuity of separation between urban communities within the Sunshine Coast and define individual communities as separate places within the sub-region; and
    - (iv) significant views and vistas<sup>47</sup>.

### 8.2.12.3 Performance outcomes and acceptable outcomes

**Table 8.2.12.3.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Scenic Routes</b>			
<b>PO1</b>	Development does not detract from the visual amenity of a scenic route and:- <ol style="list-style-type: none"> <li>(a) is visually unobtrusive, relative to its urban or non-urban setting and surroundings, when viewed from the scenic route;</li> <li>(b) maintains or enhances important view corridors or distance views from the scenic route to significant landscape features; and</li> <li>(c) is low key, both visually and in scale, so as not to detract</li> </ol>	<b>AO1</b>	Development on land adjoining a scenic route, as identified on a Scenic Amenity Overlay Map:- <ol style="list-style-type: none"> <li>(a) retains existing <i>vegetation</i> and incorporates landscape treatments to visually screen and soften built form elements, whilst not impeding distance views or view corridors from the scenic route;</li> <li>(b) incorporates building materials and external finishes that are compatible with the visual character and the landscape or townscape setting of the scenic route; and</li> <li>(c) minimises visual impacts on the scenic</li> </ol>

<sup>45</sup> Editor's note—the following elements referred to in this code are identified on the Scenic Amenity Overlay Maps in **Schedule 2 (Mapping)**:-

(a) scenic routes; and  
 (b) the regional inter-urban break.

Sub-regional inter-urban breaks are identified on **Strategic Framework Map SFM6 (Community identity, character and social inclusion elements)**.

<sup>46</sup> Editor's note—the **Planning scheme policy for the scenic amenity overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a visual impact assessment report.

<sup>47</sup> Editor's note—a local plan code may also contain requirements with respect to local view corridors and view lines.

Performance Outcomes		Acceptable Outcomes	
	from the scenic amenity offered from the scenic route.		route in terms of:- (i) the scale, <i>building height</i> and <i>setback</i> of buildings; (ii) the location and configuration of access roads and driveways; and (iii) the scale, extent and visual prominence of signage.
<b>Regional Inter-urban Break</b>			
<b>PO2</b>	Urban and rural residential development does not occur within the regional inter-urban break.	<b>AO2</b>	No acceptable outcome provided.
<b>PO3</b>	Development protects and enhances the landscape values of the regional inter-urban break as a non-urban land area, free of urban elements and <i>infrastructure</i> , that maintains the continuity of separation between the Sunshine Coast and the Brisbane to Caboolture metropolitan area.	<b>AO3</b>	No acceptable outcome provided.
<b>Sub-regional Inter-urban Breaks</b>			
<b>PO4</b>	Urban and rural residential development does not occur within a sub-regional inter-urban break.	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	Development protects the function of a sub-regional inter-urban break in providing physical and visual separation between urban areas, individual places and communities within the Sunshine Coast.	<b>AO5</b>	No acceptable outcome provided.
<b>Significant Views and Vistas</b>			
<b>PO6</b>	Assessable development requiring impact assessment, or other development that exceeds the maximum height specified on a Height of Buildings and Structures Overlay Map, does not adversely impact upon significant views.  Note—the Height of buildings and structures overlay code provides that certain types of development may exceed the height limits specified for a <i>site</i> on the applicable Height of Buildings and Structures Overlay Map.	<b>AO6</b>	Development maintains or enhances the significant views identified in <b>Table 8.2.12.3.2 (Significant views)</b> .

**Table 8.2.12.3.2 Significant views**

Column 1 Significant views	Column 2 Location
Views of the Glass House Mountains from Bulcock Beach, Wickham Point and the higher parts of Regent and Queen Streets (near Maltman Street)	Caloundra local plan area
View of Pumicestone Passage and Bribie Island from Bulcock Beach and within the Caloundra Town Centre	Caloundra local plan area
Views of Moffat Beach and Tooway Lake and the northern beaches from Moffat Head	Caloundra local plan area
Views to Moffat Head from Dicky Beach and Shelly Beach	Caloundra local plan area
Views to Shelly Beach and George Watson Park from Caloundra Head and Moffat Head	Caloundra local plan area
Views to Kings Beach, Bribie Island and Caloundra Bar from Caloundra Head and Esplanade	Caloundra local plan area
Views to Point Cartwright from Moffat Head and Dicky Beach	Caloundra local plan area
Views from Caloundra Road and Little Mountain to Pumicestone Passage, Moreton Bay and Islands	Caloundra West local plan area
Views of the Glass House Mountains from Pumicestone Passage	Caloundra local plan area, Golden Beach/Pelican Waters local plan area, Rural area

<b>Column 1 Significant views</b>	<b>Column 2 Location</b>
Views of the Glass House Mountains across Pumicestone Passage from Caloundra lighthouse	Caloundra local plan area
Views of the Glass House Mountains across Pumicestone Passage from Kings Beach and Bulcock Beach	Caloundra local plan area
Views of the Glass House Mountains across Pumicestone Passage from Caloundra Headland (Centaur Memorial)	Caloundra local plan area
Views north to Noosa from Moffat Head	Caloundra local plan area
Views from Mary Cairncross Scenic Reserve to the Glass House Mountains and over the coastal plain	Rural area
Views eastwards and southwards from Blackall Range escarpment, including views from McCarthy's Lookout, Howard Reserve Lookout, Balmoral Lookout and Gerrarts Lookout	Blackall Range local plan area, Rural area
Views from Maleny-Montville Road, Main Street, Flaxton Drive (Maleny-Mapleton)	Blackall Range local plan area, Rural local plan area
Views from George Carpenter Place (Montville)	Blackall Range local plan area
Views from Howell's Knob Lookout	Rural area
Views towards Lake Baroon Pocket Dam	Blackall Range local plan area, Maleny local plan area, Rural area
Views from the Obi Lookout	Rural area
Views to the Glass House Mountains across the escarpment and Mary Cairncross Scenic Reserve from Mary Cairncross Drive	Rural area
Views from Kayan's Park Lookout (Dulong)	Rural area
Views from Point Glorious Lookout	Rural area
Views from Mt Ninderry	Rural area
Views from Peregrine Lookout (Mapleton State Forest)	Rural area
Views from William Parsons Park	Nambour local plan area
Views from Kenilworth Forest Drive Lookout (Kenilworth)	Rural area
Views from Mt Alan Fire Tower (Kenilworth)	Rural area
Views from Boolumba View (Kenilworth)	Rural area
Views from Ball Lookout (Doonan)	Rural area
Views from Pt Cartwright	Coolum local plan area
Views from Mt Coolum	Coolum local plan area
Views from Pt Perry (Coolum)	Coolum local plan area
Views from Pt Arkwright	Coolum local plan area
Views of Mt Coolum from David Low Way and Sunshine Motorway	Coolum local plan area, Maroochy North Shore local plan area, Rural area
Views of coastline from David Low Way between Yaroomba and Coolum	Coolum local plan area