

SC6.12 Planning scheme policy for the scenic amenity overlay code

SC6.12.1 Purpose

The purpose of this planning scheme policy is to:-

- (a) provide advice about achieving outcomes in the **Scenic amenity overlay code**; and
- (b) identify and provide guidance about information that may be required to support a development application where affecting identified scenic amenity values.

Note—nothing in this planning scheme policy limits Council’s discretion to request other relevant information under the Development Assessment Rules made under section 68(1) of the Act.

SC6.12.2 Application

This planning scheme policy applies to assessable development which requires assessment against the **Scenic amenity overlay code**.

SC6.12.3 Advice for scenic routes, inter-urban breaks and significant views and vistas outcomes

The following is advice for achieving outcomes in the **Scenic amenity overlay code** relating to scenic routes, inter-urban breaks and significant views and vistas:-

- (a) compliance with Performance Outcomes PO1 to PO6 of **Table 8.2.12.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Scenic amenity overlay code** may be demonstrated in part or aided by the submission of a visual impact assessment report prepared by a competent person in accordance with **Section SC6.12.4 (Guidance for the preparation of a visual impact assessment report)**; and

Note—for the purposes of this planning scheme policy, a competent person is an appropriately qualified and experienced consultant (i.e. architect, landscape architect, urban designer) with appropriate and proven technical expertise in landscape and visual assessment.

- (b) the impacts of development on an element of scenic amenity value may be mitigated by incorporating such design responses as:-
 - (i) retention and/or rehabilitation of vegetation on ridgelines and prominent slopes;
 - (ii) retention and/or rehabilitation of waterways and drainage paths;
 - (iii) locating buildings below the canopy height of surrounding trees or ridgelines;
 - (iv) retaining established mature trees and stands of established vegetation;
 - (v) using non-reflective roofing materials and colours;
 - (vi) using building materials and colours that are drawn from or complement the natural or rural landscape of the locality;
 - (vii) avoiding the use of imported building types and themes that are incompatible with the natural or rural landscape of the locality;
 - (viii) avoiding extended straight lengths of new road or driveway in areas of hilly topography or where inconsistent with the established road pattern of the locality;
 - (ix) avoiding the use of fencing, landscaping and lighting treatments that are ‘urban’ in scale and appearance in rural or non-urban coastal settings;
 - (x) providing building setbacks to boundaries and spacing between buildings which are in proportion to the size of lots and consistent with the setbacks and spacing of other buildings in the locality; and

- (xi) locating buildings and other structures so as not to obscure or interrupt the significant views referred to in **Table 8.2.12.3.2 (Significant views)** of the **Scenic amenity overlay code**.

SC6.12.4 Guidance for the preparation of a visual impact assessment report

A visual impact assessment report is to describe, through detailed analysis and assessment, the following as relevant:-

- (a) the likely impact of development on visual qualities and characteristics of the landscape;
- (b) the impact of the development on the views of the coastline, hinterland or rural tablelands;
- (c) how the design of development minimises its impact on surrounding views by siting, stepping, chamfering or breaking up the visible mass of the building form or roofline, or by other design responses; and
- (d) the visual impact of the proposal when seen from roads and other public spaces and how the design of the development seeks to minimise the visual impacts by providing appropriate design responses and landscaping.