

7.2.12 Scenic amenity overlay code

7.2.12.1 Application

This code applies to accepted development subject to requirements and assessable development:

- (1) subject to the scenic amenity overlay shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the scenic amenity overlay code by the tables of assessment in Part 5.

7.2.12.2 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 Somerset 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 Somerset region including:
 - (i) high scenic amenity areas;
 - (ii) other scenic mountains; and
 - (iii) scenic route sections.

7.2.12.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 7.2.12.3 - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Buildings within a scenic route section	
PO1 <i>Development</i> within a <i>scenic route section</i> buffer identified on the Scenic amenity overlay maps OM012a-b : <ol style="list-style-type: none">(a) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements, whilst not impeding distant views or view corridors from the <i>scenic route section</i>;(b) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character of the <i>scenic route section</i>; and(c) minimises visual impacts on the <i>scenic route section</i> in terms of:<ol style="list-style-type: none">(i) <i>building</i> setbacks;(ii) the scale, height and setback of <i>buildings</i>;(iii) the extent of earthworks and impacts on the landform including the location and configuration of <i>roads</i> and <i>driveways</i>; and	AO1.1 <i>Advertising devices</i> within a <i>scenic route section</i> buffer identified on the Scenic amenity overlay maps OM012a-b : <ol 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:<ol 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.

Performance outcomes	Acceptable outcomes
<p>(iv) the scale, extent and visual prominence of <i>advertising devices (billboard)</i>.</p>	<p>AO1.2 <i>Advertising devices (billboard)</i> are not located within a <i>scenic route section buffer</i> identified on the Scenic amenity overlay maps OM012a-b.</p> <p>AO1.3 <i>Buildings</i> do not exceed 8.5 metres or 2 storeys in height.</p> <p>AND</p> <p>AO1.4 <i>Buildings or structures</i> within a <i>scenic route section buffer</i> identified on the Scenic amenity overlay maps OM012a-b are setback a minimum of 100 metres from the scenic route.</p> <p>OR</p> <p>AO1.5 <i>Buildings or structures</i> within a <i>scenic route section buffer</i> identified on the Scenic amenity overlay maps OM012a-b are setback behind the building line of an existing <i>dwelling house</i>.</p>
Buildings within high scenic amenity area	
<p>PO2 <i>Development within a high scenic amenity area</i> identified on the Scenic amenity overlay maps OM012a-b:</p> <p>(a) maintains and enhances the landscape character and scenic amenity values of the locality and the Somerset region;</p> <p>(a) is not visible from the skyline or positioned on a ridgeline when viewed from a <i>Highway or Main road</i>;</p> <p>(b) is fully screened by an existing natural landform or vegetation, or will be fully screened by <i>native vegetation</i> within 5 years of construction when viewed from a <i>Highway or Main road</i>;</p> <p>(c) retains existing vegetation and incorporates landscaping to visually soften built form elements;</p> <p>(d) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character of the locality; and</p> <p>(e) minimises visual impacts on the high scenic amenity area in terms of:</p> <p>(i) the scale, height and setback of <i>buildings</i>;</p> <p>(ii) the extent of earthworks and impacts on the landform including the location and configuration of <i>roads</i> and <i>driveways</i>.</p>	<p>AO2.1 <i>Buildings</i> do not exceed 8.5 metres or 2 storeys in height.</p> <p>AO2.2 <i>Buildings, structures</i> and operational works are located a minimum of 50 metres from ridges or peaks within <i>high scenic amenity areas</i> identified on Scenic amenity overlay maps OM-012a-b.</p> <p>AO2.3 Where within <i>high scenic amenity areas</i> identified on Scenic amenity overlay maps OM-012a-b no vegetation clearing occurs:</p> <p>(a) within 100 metres of ridgelines or peaks;</p> <p>(b) on land with a slope greater than 15 percent;</p> <p>(c) within 100 metres of waterways;</p> <p>(d) within 100 metres of wetlands;</p> <p>(e) unless where in accordance with Part 8.2 - Bushfire hazard Overlay Code.</p>

Performance outcomes	Acceptable outcomes
Buildings within other scenic mountains	
<p>PO3 <i>Development within other scenic mountain areas identified on the Scenic amenity overlay maps OM012a-b:</i></p> <ul style="list-style-type: none"> (a) maintains the landscape character and scenic amenity values of the locality and the Somerset region; (b) retains existing vegetation and incorporates landscaping to visually soften built form elements; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character of the locality; and (d) minimises visual impacts on <i>other scenic mountain</i> areas in terms of: <ul style="list-style-type: none"> (i) the scale, height and setback of <i>buildings</i>; (ii) the extent of earthworks and impact on the landform including the location and configuration of <i>roads</i> and driveways; and (iii) the scale, extent and visual prominence of <i>advertising devices (billboard)</i>. 	<p>AO3.1 <i>Buildings</i> do not exceed 8.5 metres or 2 storeys in height.</p>