

C8.0 Scenic Protection Code

C8.1 Code Purpose

The purpose of the Scenic Protection Code is:

- C8.1.1 To recognise and protect landscapes that are identified as important for their scenic values.

C8.2 Application of this Code

- C8.2.1 This code applies to development on land within a scenic protection area or scenic road corridor and only if within the following zones:

- (a) Rural Living Zone;
- (b) Rural Zone;
- (c) Agriculture Zone;
- (d) Landscape Conservation Zone;
- (e) Environmental Management Zone; or
- (f) Open Space Zone.

- C8.2.2 This code does not apply to use.

C8.3 Definition of Terms

C8.3.1 In this code, unless the contrary intention appears:

Term	Definition
management objectives	means the management objectives for the scenic protection area or scenic road corridor as detailed in the scenic protection areas list in the relevant Local Provisions Schedule.
scenic protection area	means an area shown on an overlay map in the relevant Local Provisions Schedule, as within a scenic protection area, and is listed and described in the scenic protection areas list in the relevant Local Provisions Schedule.
scenic road corridor	<p>means:</p> <ul style="list-style-type: none"> (a) an area shown on an overlay map in the relevant Local Provisions Schedule, as within a scenic road corridor; or (b) the area of land that is within: <ul style="list-style-type: none"> (i) 100m of the frontage to a road shown on an overlay map in the relevant Local Provisions Schedule as a scenic road; or (ii) where there is no frontage, 120m of the edge of the carriageway of a road shown on an overlay map in the relevant Local Provisions Schedule as a scenic road, <p>and is listed and described in the scenic road corridors list in the relevant Local Provisions Schedule.</p>
scenic value	means the specific characteristics or features of the landscape that collectively contribute to a scenic protection area or a scenic road corridor, as described in the scenic protection areas list or the scenic road corridors list in the relevant Local Provisions Schedule.

C8.4 Use or Development Exempt from this Code

C8.4.1 The following development is exempt from this code:

- (a) planting or destruction of vegetation on existing pasture or crop production land, unless for the destruction of the following:
 - (i) exotic trees, other than part of an agricultural crop, more than 10m in height within a scenic road corridor; or
 - (ii) hedgerows adjoining a scenic road within a scenic road corridor,
- (b) agricultural buildings and works, including structures for controlled environment agriculture, irrigation and netting, on land within an Agriculture Zone or Rural Zone, excluding the destruction of vegetation identified in C8.4.1(a);
- (c) alterations or extensions to an existing building if:
 - (i) the gross floor area is increased by not more than 25% from that existing at the effective date;
 - (ii) there is no increase in the building height; and
 - (iii) external finishes are the same or similar to the existing building;
- (d) subdivision not involving any works;
- (e) development subject to the Telecommunications Code; and
- (f) any development or works associated with road construction within a scenic road corridor.

C8.5 Use Standards

C8.5.1 There are no Use Standards in this code.

C8.6 Development Standards for Buildings and Works

C8.6.1 Development within a scenic protection area

Objective:	<p>That:</p> <p>(a) destruction of vegetation does not cause an unreasonable reduction of the scenic value of a scenic protection area; and</p> <p>(b) buildings and works do not cause an unreasonable reduction of the scenic value of a scenic protection area.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings or works, including destruction of vegetation, within a scenic protection area must:</p> <p>(a) be on land not less than 50m in elevation below a skyline; and</p> <p>(b) not total more than 500m² in extent.</p>	<p>P1.1</p> <p>Destruction of vegetation within a scenic protection area must not cause an unreasonable impact on the scenic value of a scenic protection area, having regard to:</p> <p>(a) the nature of the vegetation to be removed;</p> <p>(b) the area of vegetation to be removed;</p> <p>(c) the topography of the site;</p> <p>(d) any visual impact on a skyline;</p> <p>(e) the nature of the reduction of the scenic value; and</p> <p>(f) the purpose of any management objectives identified in the relevant Local Provisions Schedule.</p> <p>P1.2</p> <p>Buildings or works within a scenic protection area must not cause an unreasonable reduction of the scenic value of a scenic protection area, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the location of, and materials used in construction of, driveways or access tracks;</p> <p>(c) proposed reflectance and colour of external finishes;</p> <p>(d) design and proposed location of the buildings or works;</p> <p>(e) the extent of any cut or fill required;</p> <p>(f) any visual impact on a skyline;</p> <p>(g) any existing or proposed screening; and</p> <p>(h) the purpose of any management objectives identified in the relevant Local Provisions Schedule.</p>

C8.6.2 Development within a scenic road corridor

Objective:	<p>That:</p> <p>(a) destruction of native vegetation or exotic vegetation does not cause an unreasonable loss of scenic value of scenic road corridors; and</p> <p>(b) buildings and works do not cause an unreasonable loss of the scenic value of scenic road corridors.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Destruction of exotic trees with a height more than 10m, native vegetation, or hedgerows within a scenic road corridor must not be visible from the scenic road.</p>	<p>P1</p> <p>Destruction of exotic trees with a height more than 10m, native vegetation, or hedgerows within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to:</p> <p>(a) the nature, extent and location of the exotic trees, native vegetation and hedgerows; and</p> <p>(b) the purpose of any management objectives identified in the relevant Local Provisions Schedule.</p>
<p>A2</p> <p>Buildings or works within a scenic road corridor must not be visible from the scenic road.</p>	<p>P2</p> <p>Buildings or works within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) proposed reflectance and colour of external finishes;</p> <p>(c) design and proposed location of the buildings or works;</p> <p>(d) the extent of any cut or fill required;</p> <p>(e) any existing or proposed screening;</p> <p>(f) the impact on views from the road; and</p> <p>(g) the purpose of any management objectives identified in the relevant Local Provisions Schedule.</p>