

## **E14.0 Scenic Landscapes Code**

### **E14.1 Purpose**

E14.1.1 The purpose of this provision is to recognise and protect landscapes that are important for their scenic values.

### **E14.2 Application**

E14.2.1 This code applies to development on land defined within this Code as either of the following:

- (a) a Scenic Landscape Area;
- (b) a Scenic Landscape Corridor.

This code does not apply to use.

### **E14.3 Definition of Terms**

E14.3.1 In this code, unless the contrary intention appears:

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|-------------------------------------|--|
| bushland                            | means land which is dominated by native vegetation.  |
| disturbance                         | means the alteration of the appearance of bushland through actions including cutting down, felling, thinning, logging, removing, destroying, poisoning, ringbarking, uprooting, slashing or burning.   |
| scenic landscape value              | means the specific characteristics or features of a landscape that collectively contribute to its value. Scenic landscape value for specific scenic landscape areas or scenic landscape corridors may be provided in Table E14.1 to this code.                           |
| landscape impact statement          | means a report from a suitably qualified person that considers the impact of proposed development on the scenic landscape value of a Scenic Landscape Area or Scenic Landscape Corridor, and may include measures to avoid, mitigate or minimise impacts.                |
| Scenic Landscape Area               | means an area of scenic value retaining a predominantly natural appearance, including prominent skylines and hill faces that contribute to the background of important vistas, as recognised and shown on the planning scheme maps as a Scenic Landscape Area.           |
| Scenic Landscape Corridor           | means an area of scenic value on either side of a major road, retaining a traditional rural character composed of agricultural land, bushland, mature exotic trees and/or hedgerows, as recognised and shown on the planning scheme maps as a Scenic Landscape Corridor. |
| statement of landscape significance | means a report from a suitably qualified person setting out the scenic landscape value of a Scenic Landscape Area or Scenic Landscape Corridor.  |

## E14.4 Development Exempt from this Code

E14.4.1 The following development is exempt from this code:

- (a) if in a Scenic Landscape Area:
  - (i) planting, clearing or modification of vegetation on pasture, cropping, vineyard or orchard land;
  - (ii) planting, clearing or modification of vegetation within a private garden, public garden or park, national park or State-reserved land,

provided the vegetation is not protected by a permit condition, an agreement made under Part 5 of the Act or a covenant in gross;
- (b) if in a Scenic Landscape Corridor:
  - (i) planting, clearing or modification of vegetation on pasture, cropping, vineyard or orchard land, with the exception of exotic trees more than 10 m in height and hedgerows;

- (ii) planting, clearing or modification of vegetation within a private garden, public garden or park, national park or State-reserved land, provided the vegetation is not protected by a permit condition, an agreement made under Part 5 of the Act or a covenant in gross;
- (c) fire hazard management works required in accordance with the *Fire Services Act 1979* or an abatement notice issued under the *Local Government Act 1993*;
- (d) fire hazard management works on land owned or administered by the Crown or Council;
- (e) fire hazard management works for an existing dwelling in accordance with a bushfire hazard management plan endorsed by an accredited person as defined under the Bushfire Prone Areas Code, wherein the extent of vegetation cleared is the minimum necessary;
- (f) the removal or destruction of declared weeds or local environmental weeds;
- (g) works considered necessary by an authority to remedy an unacceptable risk to public or private safety;
- (h) works within 2m of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities;
- (i) works within 2m of existing infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities for the maintenance, repair, upgrading or replacement of such infrastructure;
- (j) works within 2m of a title boundary for the purpose of erecting or maintaining a boundary fence;

## E14.5 Application Requirements

E14.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) a statement of landscape significance;
- (b) photographs, drawings or photomontages necessary to demonstrate the impact of the proposed development on the landscape value of the area;
- (c) a landscape impact statement.

## E14.6 Use Standards

There are no use standards in this code.

## E14.7 Development Standards

### E14.7.1 Removal of Bushland within Scenic Landscape Areas

| Objective:  |   |
|---|---|
| To ensure that removal or disturbance of bushland does not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of Scenic Landscape Areas.                                      |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Removal or disturbance of bushland must comply with both of the following:</p> <p>(a) be on land no less than 50 m (in elevation) from a skyline;</p> <p>(b) be no more than 500 m<sup>2</sup> in extent.</p> | <p><b>P1</b></p> <p>Removal or disturbance of bushland must be minimised and must satisfy both of the following:</p> <p>(a) result in only negligible change to the silhouette of skylines;</p> <p>(b) maintain scenic landscape value.</p> |

### E14.7.2 Appearance of Buildings and Works within Scenic Landscape Areas

| Objective:  |   |
|---|---|
| To ensure that buildings and works do not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of Scenic Landscape Areas.   |   |
| Acceptable Solutions  | Performance Criteria  |
| <p><b>A1</b></p> <p>Buildings must comply with one of the following:</p> <p>(a) not be visible from public spaces;</p> <p>(b) be an addition or alteration to an existing building that;</p> <p>(i) increases the gross floor area by no more than 25%;</p> <p>(ii) does not increase the building height;</p> <p>(iii) provides external finishes the same or similar to existing.</p> | <p><b>P1</b></p> <p>Buildings visible from public spaces must maintain scenic landscape value by satisfying one or more of the following, as necessary:</p> <p>(a) have external finishes that are non-reflective and coloured to blend with the landscape;</p> <p>(b) be designed to:</p> <p>(i) incorporate low roof lines that follow the natural form of the land;</p> <p>(ii) minimise visual impact in height and bulk;</p> |

|   |   |
|---|---|
|   | <ul style="list-style-type: none"> <li>(iii) minimise cut and fill;</li> <li>(c) be located below skylines;</li> <li>(d) be located to take advantage of any existing native vegetation or exotic vegetation for visual screening purposes.</li> </ul>  |
| <p><b>A2</b></p> <p>Works must not be visible from public spaces.</p> | <p><b>P2</b></p> <p>Works visible from public spaces must maintain scenic landscape value by satisfying one or more of the following, as necessary;</p> <ul style="list-style-type: none"> <li>(a) driveways and access tracks are as close as practical to running parallel with contours and are surfaced with dark materials;</li> <li>(b) cut and fill is minimised;</li> <li>(c) surfaces of retaining walls and batters are finished with a natural appearance;</li> <li>(d) fences are post &amp; wire or other designed of a similarly transparent appearance.</li> </ul> |

#### E14.7.3 Removal of Bushland and Exotic Vegetation within Scenic Landscape Corridors

|  |   |
|--|---|
| Objective:   |   |
| To ensure that removal or disturbance of bushland and exotic vegetation does not cause an unreasonable change to, or have an unreasonable adverse effect on, the scenic landscape value of Scenic Landscape Corridors. |   |
| Acceptable Solutions   | Performance Criteria  |
| <p><b>A1</b></p> <p>Removal or disturbance of bushland, exotic trees with a height more than 10 m or hedgerows must not be visible from the pertinent road.</p>  | <p><b>P1</b></p> <p>Removal or or disturbance of bushland, exotic trees with a height more than 10 m or hedgerows must be minimised and must result in only minor change to scenic landscape value.</p> |

#### E14.7.4 Appearance of Buildings and Works within Scenic Landscape Corridors

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|---|
| Objective:  |
| To ensure that buildings and works do not cause an unreasonable change to, or have an unreasonable adverse effect on, the scenic landscape value of Scenic Landscape Corridors. |

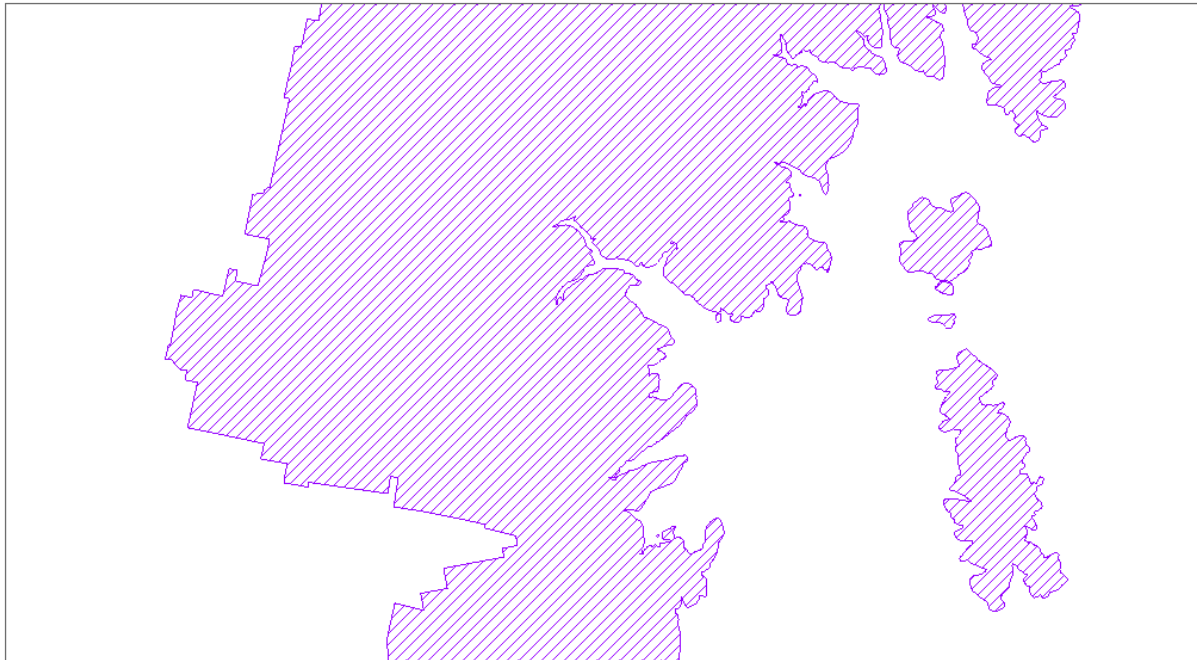
| Acceptable Solutions   | Performance Criteria   |
|--|--|
| <p><b>A1</b></p> <p>Buildings and works must comply with one of the following:</p> <p>(a) not be visible from the pertinent road;</p> <p>(b) be an addition or alteration to an existing building that;</p> <p>(i) increases the gross floor area by no more than 25%;</p> <p>(ii) does not increase the building height;</p> <p>(iii) provides external finishes the same or similar to existing.</p> | <p><b>P1</b></p> <p>Buildings and works visible from the pertinent road must maintain scenic landscape value through satisfying one or more of the following, as necessary;</p> <p>(a) be set back from the pertinent road as far as reasonably practical;</p> <p>(b) be externally coloured using colours commonly applied to buildings within the local rural landscape;</p> <p>(c) be designed to:</p> <p>(i) minimise visual impact due to height and bulk;</p> <p>(ii) minimise cut and fill;</p> <p>(d) be located to maintain significant view corridors from the pertinent major road to prominent natural features;</p> <p>(e) be located to take advantage of any existing native or exotic vegetation, or new vegetation, for visual screening purposes;</p> <p>(f) fences are post &amp; wire or other design of a similarly transparent appearance.</p> |

Table 14.1 Specific Scenic Landscape Value


| Scenic Landscape Area<br>or<br>Scenic Landscape Corridor | Scenic Landscape Value |
|--|------------------------|
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|  |                        |

## Map E14 Scenic Landscapes Code – LISTmap

Open the full map extent (link to the [interactive map](#))



**Legend**

Scenic Landscape/ Management Area 

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Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.