

PART 5 – SHIRE WIDE MEASURES

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Division 1 – Introduction to shire wide measure framework

5.1 Introduction to shire wide measure

All proposed development in the shire has the potential to be affected by one or more shire wide measures. These apply irrespective of zone and precincts to provide additional requirements for various types of development in specific parts of the shire.

The shire wide measures consist of cultural heritage, natural areas, hazards and scenic amenity.

Each shire wide measure contains a brief introduction statement providing the background to the measure. These sections do not form part of the assessment provisions of the planning scheme.

5.1.1 Assessment framework table

Each shire wide measure has a assessment framework table that identifies the level of assessment required for types of development, whether exempt, self, code or impact assessable.

Where a proposal is included in more than one shire wide measure and the level of assessment differs between the shire wide measures then the highest level of assessment applies to the entire development. Note that the level of assessment for a development identified in Part 4 may also be increased as a result of the shire wide measures¹.

The assessment framework table consists of three (3) columns, these being:

- Column 1 identifies the type of defined development including land uses;
- Column 2 identifies the level of assessment required of the defined development. Some forms of development are split into two or more levels of assessment depending on characteristics including, location or size.
- Column 3 identifies the applicable code or section of code. This includes identifying which sections of a particular code must be complied with for self assessable development.

5.1.2 Codes

Each code contains a 'purpose statement' which identifies the overall outcome the code seeks to achieve.

Each code consists of two (2) columns:

- Column 1 contains the 'specific outcomes' against which code and impact assessable development will be assessed against; and
- Column 2 contains probable and acceptable solutions. Probable solutions provide ways in which a development can achieve the corresponding

¹ Refer to Part 1, section 1.3.4.

specific outcome for code assessment. Acceptable solutions are the only way a self assessable development can comply.

Division 2 – Cultural heritage shire wide measure

5.2 Introduction

The Cultural Heritage shire wide measure is applicable to the entire shire and adds additional requirements for development on some sites. The measure covers historical cultural heritage places.

5.2.1 Historical cultural heritage assessment framework table

The following assessment framework table sets out the level of assessment and applicable codes for defined development in relation to historical cultural heritage features².

Type of Development	Assessment Category	Relevant assessment criteria- applicable code if development is self-assessable or requires code assessment.
All material change of use	Exempt if the criteria for code assessment does not apply. Code Assessment if the <i>development footprint</i> is on or within 40 metres of a historical cultural heritage feature identified in Schedule 2 and involves <i>altering the external structure</i> .	Code assessable: Historical Cultural Heritage Code
Reconfiguration of a lot	Exempt if the criteria for code assessment does not apply. Code Assessment if the site on or within 40 metres of a feature identified in Schedule 2.	Code assessable: Historical Cultural Heritage Code
Operational work and building work	Exempt if the criteria for code assessment does not apply. Code Assessment if the <i>development footprint</i> is on or within 40 metres of a historical cultural heritage feature identified in Schedule 2 and the work involves <i>altering the external structure</i> .	Code assessable: Historical Cultural Heritage Code

² Material change of use, reconfiguration of a lot or operational works to or adjacent to a place permanently entered on the Queensland Heritage Register may require referral to the Environmental Protection Agency under the *Queensland Heritage Act 1992*.

Type of Development	Assessment Category	Relevant assessment criteria- applicable code if development is self-assessable or requires code assessment.
Advertising device	<p>Exempt: if the criteria for code and impact assessable does not apply.</p> <p>Code Assessment: where advertising device is on or within 40 metres of a site identified in Schedule 2 and:</p> <ul style="list-style-type: none"> a) freestanding and is between 1m² and 3m² in area; or b) between 1m² and 3m² in area and attached <i>flush</i> to a commercial or industrial building and the advertisement increases the <i>bulk</i> of the building; or c) between 1m² and 3m² in area and not attached <i>flush</i> to a commercial or industrial building. <p>Impact Assessment: where advertising device is attached to or within 40 metres of a structure identified in Schedule 2 referred to in the Cultural Heritage Code and:</p> <ul style="list-style-type: none"> a) freestanding and is greater than 3m² in area; or b) freestanding and is greater than three (3) metres in height; or c) greater than 3m² in area and attached <i>flush</i> to a commercial or industrial building but the advertisement increases the <i>bulk</i> of the building; or d) greater than 3m² in area and not attached <i>flush</i> to a commercial or industrial building. 	<p>If code assessable: Historical Cultural Heritage Code</p>

5.2.2 Historical cultural heritage code

Purpose:

The purpose of this code is to conserve, enhance and manage features of historical cultural heritage significance through:

1. ensuring their retention; or
2. compatible redevelopment of the site while retaining the cultural heritage features of significance where structurally possible; or
3. enhancing cultural heritage features with appropriate design; or
4. redevelopment of adjoining sites that complements the feature.

Specific Outcomes	Acceptable Solution (Self Assessment) Probable Solution (Code Assessment)
S1. Development involving new buildings or structures on or within 40m of a building or structure listed in Schedule 2 must be sympathetic to the historic cultural heritage significance of the surrounding streetscape and buildings.	P1. The development incorporates: <ul style="list-style-type: none"> • a height not 10% greater or lesser than adjacent buildings, • a design which is respectful, but not a replication, of the adjacent and surrounding building, • a setback from the front boundary in keeping with the existing streetscape or not 10% greater or lesser than adjacent buildings • external materials and finishes which are the same or complementary to adjacent and surrounding buildings, • colours that are of the period of adjacent and surrounding buildings
S2. Development involving new buildings or structures does not impair significant views of a feature listed in Schedule 2.	P2. No probable solution prescribed.
S3. Development which involves <i>altering the external structure</i> of feature listed in Schedule 2. does not detrimentally effect the historical cultural heritage significance of the building or streetscape.	P3. Development retains important features of cultural heritage significance, the <i>facade</i> and other decorative elements. P4. The development incorporates: <ol style="list-style-type: none"> a) a height not 10% greater or lesser than the existing or adjacent buildings, b) a design which is respectful, but not a replication, of the existing and surrounding buildings, c) a setback from the front boundary in keeping with the existing streetscape or not 10% greater or lesser than adjacent buildings, d) external materials and finishes which are the same or complementary to the existing and surrounding buildings, e) colours that are of the period of the existing and surrounding buildings

Specific Outcomes	Acceptable Solution (Self Assessment) Probable Solution (Code Assessment)
S4. Development which involves <i>altering the external structure</i> of a feature listed in Schedule 2. which has had the original façade and decorative features concealed restore the original façade or incorporate new design features appropriate to the design period of the building.	P5. No probable solution prescribed.
S5. Development which involves the removal or demolition of a feature listed in Schedule 2. is only considered when: <ul style="list-style-type: none"> • the building or structure is structurally unsound and repair is not possible or unreasonable; or • the proposed development provides for an overriding public need which cannot be located on an alternative site. 	P6. No probable solution prescribed.
S6. Development which involves the removal or demolition of a feature historical cultural heritage significance includes a memorial in the redevelopment.	P7. Where the removal or demolition of a feature is approved, a plaque or interpretive sign is located prominently on the site to explain the site’s historical significance.
S7. Advertising devices attached to or associated with a feature on or within 40m of a feature identified historical cultural heritage significance do not diminish the historical cultural heritage significance building, structure or streetscape.	<p>P8. Above awning advertising devices do not occupy more than 10% of the façade and do not cover or obscure important cultural heritage features such as original decorative and written reliefs.</p> <p>P9. Advertising devices incorporate:</p> <ol style="list-style-type: none"> a) appropriate period design features and scale b) occupy no more than 10% of the façade or 15m² whichever is the lesser c) are positioned appropriately as an awning sign, under-awning sign, side bracket sign and or parapet sign (refer to sketches in section 4.6.2 Innisfail Central Business Precinct Code P14.).
Reconfiguration of a Lot	
S5. Reconfiguration of a lot including boundary realignment must be such that it will not result in buildings that would adversely affect the feature listed in Schedule 2.	P10. No probable solution prescribed.

Division 3 – Natural area shire wide measure

5.3 Introduction

The Natural Area shire wide measure is applicable to development in the entire shire and adds additional requirements for select areas. The measure is to protect critical natural areas and the fauna species in those areas³.

5.3.1 Natural area assessment framework table

The following assessment framework table sets out the level of assessment and applicable codes for defined development.

If a self assessable development does not comply with the identified acceptable solution then it will default to code assessment.

Type of Development	Assessment Category	Relevant assessment criteria- applicable code if development is self-assessable or requires code assessment.
All Material Change of Use, Operational Work and Reconfiguration of a Lot	<p>Exempt if the development is Home Business, Single Residential or Advertising Device or if the criteria for code and/or self assessment does not apply.</p> <p>Self Assessment if the development involves fencing in an area identified on Map 7a to e as Conservation, Important Habitat, Critical Habitat, Natural Corridor/Habitat, Linkage Corridor/Habitat, Potential Linkage Corridor/Habitat, Important Linkage, or Potentially Critical/Important Habitat.</p> <p>Code Assessment if the development is:</p> <ul style="list-style-type: none"> • On land identified as Conservation, Important Habitat, Critical Habitat, Natural Corridor/Habitat, Linkage Corridor/Habitat, Potential Linkage Corridor/Habitat, Important Linkage, or Potentially Critical/Important Habitat. on Map 7 a to e; • Adjoins or the allotment includes a major watercourse or watercourse identified on Map 12 a to e, or wetland identified on Map 7 a to e 	<p>If self assessable: Natural Area Code P11</p> <p>If code assessable: Natural Area Code</p>

³ Prior to clearing native vegetation reference should be made to the *Vegetation Management Act 1999*, *Water Resources Act 2000*, *Environmental Protection, Biodiversity and Conservation Act*, *Nature Conservation Act* and the *Fisheries Act 1994* to determine if there is any additional requirements or restrictions for the clearing of native vegetation.

5.3.2 Natural area code

Purpose:

The purpose of this code is to:

1. conserve and maintain ecological processes and systems to protect biodiversity; and
2. establish vegetated north to south and east to west wildlife corridors.

Specific Outcomes	Acceptable Solution (Self Assessment) Probable Solution (Code Assessment)
S1. The values of the Conservation areas identified on Map 7 are protected, managed, and, where necessary, restored to ensure long term viability.	P1. Development does not result in the loss of habitat identified as conservation.
S2. The values of Critical Habitat and Important Habitat identified on Map 7 are preserved, managed, and, where necessary, restored to ensure long term viability.	P2. Development results in no net loss of habitat. P3. Habitat removal is limited to 800m ² for a single dwelling and access where it can be demonstrated there are no existing cleared areas on the lot and revegetation of an equivalent or greater area is proposed. P4. Sensitive areas are revegetated to ensure the long term viability of critical and important habitat
S3. Linkage Corridor/Habitat, Potentially Critical/Important Habitat and Important Linkages identified on Map 7 are maintained and, where necessary, restored to ensure long term viability.	P5. Habitat removal is limited to 1000m ² for a single dwelling and access where it can be demonstrated there are no existing cleared areas on the lot. P6. Linkage Corridors and Important Linkages are revegetated to enhance their viability.
S4. Potential Linkage Corridor/Habitat identified on map 7 are maintained	P7. Habitat removal is limited to 1000m ²
S5. Riparian and coastal corridors along watercourses, wetlands and the coast are maintained, protected and/ or enhanced.	P8. The maintenance of an existing habitat corridor of: a) 25 metre width from the high bank of a watercourse; b) 50 metres width from the high bank of a major watercourse or wetland; a) 100 metres width from the high water mark along the coast. P9. Where no coastal or riparian corridor exists a revegetated corridor of: a) 5 metre width from the high bank of a watercourse; b) 10 metres width from the high bank of a major watercourse or wetland; c) 20 metres width from the high water mark along the coast.

Specific Outcomes	Acceptable Solution (Self Assessment) Probable Solution (Code Assessment)
S6. Habitats on steep land are maintained, protected and/ or enhanced.	P10. The native remnant vegetation on land steeper than 15% slope is retained.
S7. Wildlife can move freely without obstruction along conservation areas, critical environmental corridors and habitat.	P11. Fencing in areas identified on Map 7 as being a conservation areas, Critical Habitat, Important Habitat, Linkage Corridor/Habitat and Potential Linkage Corridor/Habitat is limited to four (4) strand unelectrified plain wire.
S8. Road design and construction does not increase the risk to wildlife at identified crossing points.	P12. On a section of road identified on Map 7a-e as wildlife crossing point is to implement measures to reduce the risk to wildlife caused by vehicles. Measures include the following: <ul style="list-style-type: none"> a) Reduction in design speed of the road to 40km/h; or b) Provision of wildlife crossing points to separate wildlife and vehicles (eg. underpass); or c) Road surface and edge treatment to encourage a reduced vehicle speed; or d) Fencing along the road to reduce wildlife movement onto the road; or e) Establish and maintain a cleared road shoulder to enable motorists better opportunity to see wildlife earlier; or f) Erection of signage to educate motorists on wildlife crossing areas; or g) Encourage wildlife to use other corridors through establishment of new corridors; or h) A any combination of the above.

Division 4 – Hazards shire wide measure

5.4 Introduction

The Hazard shire wide measure is applicable to development in the entire shire and adds additional requirements for select areas. The measure covers six (6) aspects: flooding, steep land, acid sulphate soils, storm surge, bushfire, and coastal and riverine erosion. For ease of evaluation the six (6) aspects of hazards have been split in the tables of developments and codes.

5.4.1 Hazards assessment framework table

The following assessment framework table sets out the level of assessment and applicable codes for defined development.

If a self assessable development does not comply with the identified acceptable solution then it will default to code assessment.

Type of Development	Assessment Category	Relevant assessment criteria- applicable code if development is self-assessable or requires code assessment.
All material change of use (except for agriculture, home business, park and plant production) or reconfiguration of a lot or building or operational works not associated with a material change of use	<p>Exempt if the criteria for self and code assessable do not apply. Self Assessable if the site is inundated in a 100 year ARI flood event as identified on map 10 e-f and development is for single residential Code Assessment if the site is inundated in a 100 year ARI flood event as identified on map 10 e-f and the development is a reconfiguration or material change of use other than single residential.</p>	<p>Self Assessable: Hazards Code (Flooding Section Only) P1 Code assessable: Hazards Code (Flooding Section Only)</p>
All material change of use (except agriculture, home business and park) reconfiguration of a lot and building or operational works not associated with a material change of use	<p>Exempt if the criteria for code assessable do not apply. Code Assessment if the site is identified as potential acid sulphate soils on map 8 a-e.</p>	<p>Code assessable: Hazards Code (Acid Sulphate Soils Section Only)</p>
All material change of use (except agriculture, home business and park) reconfiguration of a lot and building or operational works not associated with	<p>Exempt if the criteria for self assessable do not apply. Self Assessment if the site is located in a locality identified on map 11 a-b as coastal locality.</p>	<p>Self assessable: Hazards Code (Storm Surge Section Only) P1 to P3.</p>

Type of Development	Assessment Category	Relevant assessment criteria- applicable code if development is self-assessable or requires code assessment.
a material change of use		
All material change of use (except home business and park) reconfiguration of a lot and building or operational works not associated with a material change of use	Exempt if the criteria for code assessable do not apply. Code Assessment if the site is identified as a bushfire prone area on map 8 a-e.	Code assessable: Hazards Code (Bushfire Section Only)
All material change of use (except single residential, home business and park) reconfiguration of a lot and building or operational works not associated with a material change of use	Exempt if the criteria for self assessable do not apply. Code Assessment if – a) the site directly adjoins a watercourse, major watercourse (identified on Map 12 a-e) or wetland (identified on Map 7a-e); or b) the site adjoins the coast or has frontage to an esplanade which adjoins the coast.	Self assessable: Hazards Code (Coastal and Riverine Erosion Section Only) P1 to P3.

5.4.2 Hazards code

Purpose:

The purpose of this code is to minimise the risk to life and property caused by hazards (flooding, steep land, acid sulphate soils, storm surge, bushfire, and coastal and riverine erosion) through preventing unsuitable development in areas of potential natural hazards, whilst ensuring that the environment is allowed to function in its natural state, without detrimental impact from development⁴.

Flooding	
Purpose: The purpose of this section of the code is to seek a level of flood immunity and to ensure that development will not contribute to the worsening of flood conditions on site, or elsewhere in the catchment.	
Specific Outcomes	Acceptable Solution (Self Assessment) Probable Solution (Code Assessment)
S1. Development for single residential purposes provides the greatest level of flood immunity practical.	P1. The minimum habitable room floor level for a single residential is 300mm above the 100 year ARI flood level. P2. On allotments created prior to 1997 where achievement of P1 above is not practical the minimum habitable room floor level for a single residential is 300mm above the 50 year ARI flood level.
S2. Development involving a reconfiguration of a lot for residential, commercial or industrial purposes is to have sufficient height to prevent the floor level of buildings from being exposed to the risk of inundation in a 100 year ARI flood.	P3. Each allotment has the entire area of the lot or a minimum area of 1000m ² (minimum dimension of 25 metres) which ever is the lesser, of the land that is no more than 300mm below the 100 year ARI flood level.
S3. The habitable floor level of <i>Multiple unit residential uses</i> and <i>community activities</i> are not exposed to a 100 year ARI flood.	P4. The minimum habitable room floor level for <i>a multiple unit residential uses</i> and <i>community activities</i> (except a cemetery) is 300mm above the 100 year ARI flood level.
S4. Development for <i>Commercial and Industrial Uses</i> provides the greatest level of flood immunity practical.	P5. The minimum floor level for all <i>Commercial and Industrial Uses</i> on allotments within the Central Business and Business Frame Precincts of the Innisfail Zone (identified on Map 2) is 300mm above the 20 year ARI flood level. P6. The minimum ground level for a car park on allotments within the Central Business and Business Frame Precincts of the Innisfail Zone (identified on Map 2) is 300mm above the 10 year ARI

⁴ Refer to the 'State Coastal Management Plan' and 'Wet Tropical Coast Regional Management Plan' for management strategies in the coastal zone. Appropriate studies may be necessary to demonstrate compliance with the relevant outcomes of the above-mentioned plans.

	flood level. P7. The minimum floor level for all <i>Commercial and Industrial Uses</i> in all other locations is 300mm above the 50 year ARI flood level.
S5. Aquaculture, heavy industry and intensive agriculture are not exposed to a 100 year ARI flood.	P8. The minimum ground level for aquaculture, heavy industry and intensive agriculture is 300mm above the 100 year ARI flood level.
S6. Any development involving the excavation or filling of land is carried out such that no increase in flood water levels or flows result.	P9. No acceptable solution prescribed.
S7. New roads are designed to be drivable in a 50 year ARI flood.	P10. Roads are constructed so that the surface is no greater than 300mm lower than the 50 year ARI flood level. P11. The rate of flow is less than 0.5 metres/second.

Acid Sulphate Soils

Purpose: The purpose of this section of the code is to provide for the assessment, containment and/or management of potential acid sulphate soils (PASS) and actual acid sulphate soils (AASS) by ensuring that:

- a) the presence of AASS is maintained within natural limits; and
- b) there is no environmental harm caused to natural systems through the production of AASS associated with development; and
- c) construction activities in PASS are only undertaken where possible effects of acid sulphate soils have been avoided or neutralised.

Specific Outcomes	Acceptable Solution (Self Assessment) Probable Solution (Code Assessment)
S1. Development on AASS and PASS is avoided where possible, however if development is located on AASS and PASS it must be demonstrated that there is adequate mitigation measures to ensure no adverse environmental impacts on the proposed development and surrounding areas.	P1. Development complies with the State Planning Policy 2/02.

Storm Surge

Purpose: The purpose of this section of the code is to reduce the loss of life and property through the appropriate development of the coastal area.

Specific Outcomes	Acceptable Solution (Self Assessment) Probable Solution (Code Assessment)
S1. Development does not compromise the safety of residents or property.	P1. There is no building work other than for class 10 buildings on land below 3.5 metres AHD. P2. The minimum floor level of all buildings other than Class 10 buildings is 300 millimetres above 3.5 metre AHD.
S2. Development involving reconfiguration	P3. Each allotment has the entire area of

<p>of a lot on land below 3.5 metre AHD provides the protection from storm surge.</p>	<p>the lot or a minimum area of 1000m² (minimum width of 25 metres) which ever is the lesser of the land that is at or above 3.5 metres AHD.</p>
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<p>Bushfire Purpose: The purpose of this section of the code is to minimise the exposure to bushfire hazard by appropriately planning and designing developments to minimise the risk to life and property.</p>	
<p>Specific Outcomes</p>	<p>Acceptable Solution (Self Assessment) Probable Solution (Code Assessment)</p>
<p>S1. Development is located and/or designed to reduce the risk to life and property from bushfire.</p>	<p>P1. Development is located on land that is not identified as a Bushfire prone area on Map 8.</p> <p>P2. Buildings and structures on lots greater than 2,500 m²:</p> <ul style="list-style-type: none"> a) are sited in locations of lowest hazard within the lot; and b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is the greater; and c) 10 metres from any retained vegetation strips or small areas of vegetation; and d) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard. <p>P3. Buildings and structures on lots less than or equal to 2,500 m², maximise setbacks from hazardous vegetation</p> <p>P4. For uses involving new or existing buildings with a gross floor area greater than 50 m² each lot has:</p> <ul style="list-style-type: none"> a) a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times; or b) an on-site water storage of not less than 5,000 litres <p>P5. Residential lots are designed so that their size and shape allow for:</p> <ul style="list-style-type: none"> a) efficient emergency access to buildings for firefighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings); and b) setbacks and building siting in accordance with P2 above.

	<p>P4. Firebreaks are provided for residential development by a 20m wide perimeter road that separates lots from areas of bushfire hazard or formed fire maintenance trails with a minimum 6m width are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and sufficient cleared breaks of 6 metres minimum to allow burning of sections and access for bushfire response.</p> <p>P5. Roads are designed and constructed to</p> <ul style="list-style-type: none"> a) have a maximum gradient of 12.5%; and b) exclude cul-de-sacs, except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sacs are provided with an alternative access linking the cul-de-sac to other through roads.
<p>S2. Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>P6. Development complies with a Bushfire Management Plan for the premises.</p>

Coastal and Riverine Erosion

Purpose: The purpose of this section of the code is to ensure that development on erosion prone land is appropriate and secure with minimal risk to life, property or the environment.

Specific Outcomes	Acceptable Solution (Self Assessment) Probable Solution (Code Assessment)
<p>S1. Development is located outside the erosion prone land except where the development would not result in detrimental impacts to natural coastal/riverine processes and poses no risk to land stability on the site or adjoining properties if erosion occurs.</p>	<p>P1. No development occurs within 100 metres of the <i>high water mark</i> on rural and conservation zoned land.</p> <p>P2. Development is not located within:</p> <ul style="list-style-type: none"> a) 25 metres of the high bank of a natural <i>watercourse</i> (identified on Map 10); b) 50 metres of the high bank of a major watercourse (identified on Map 10) or wetland (identified on Map 7);
<p>S2. Development on land fronting an esplanade or <i>foreshore</i> must have an adequate building setback.</p>	<p>P3. Minimum setback from an esplanade or <i>foreshore</i> is six (6) metres in the Innisfail, Mission Beach, Industry, and Village Zones, except for buildings in the Central Business Precinct of the Innisfail Zone.</p>

Division 5 – Scenic amenity shire wide measure

5.5 Introduction

The Scenic amenity shire wide measure is applicable to development in the entire shire and adds additional requirements for select areas. The measure is to protect visually prominent areas from inappropriate development.

5.5.1 Scenic amenity assessment framework table

The following assessment framework table sets out the level of assessment and applicable codes for defined development.

Type of Development	Assessment Category	Relevant assessment criteria- applicable code if development is self-assessable or requires code assessment.
All material change of use (except for agriculture, home business and park) or reconfiguration of a lot or operational and building works not associated with a material change of use	<p>Exempt: if the criteria for Code Assessment do not apply. Code Assessment if:</p> <ul style="list-style-type: none"> a) the site is identified on Map 9 as an <i>area of high scenic amenity</i>; or b) the site has frontage to a tourist route, or a <i>foreshore</i> identified on Map 9 or an esplanade which adjoins the foreshore identified on Map 9. 	<p>Code Assessable:</p> <ul style="list-style-type: none"> a) Scenic amenity Code

5.5.2 Scenic amenity code

Purpose:

The purpose of this code is to:

- a) Maintain or enhance the scenic quality of the natural areas of the Shire.
- b) Protect the natural, undeveloped appearance of the hill slopes and *foreshores* from inappropriate development.
- c) Protect important views and vistas on tourist routes.

Specific Outcomes	Acceptable Solution (Self Assessment) Probable Solution (Code Assessment)
S1. Development must be designed, located and constructed to ensure built form does not detract from the integrity of or dominate the natural scenic landscape.	<p>P1. Buildings and other structures are designed and located to be of a <i>height</i> generally less than the <i>height</i> of the existing mature vegetation canopy (where such a canopy exists).</p> <p>P2. Buildings and other structures are not visually intrusive:</p> <ul style="list-style-type: none"> a) where located on ridgelines; and b) when viewed from major tourist routes; and c) when viewed from beaches and from offshore. <p>P3. Significant existing vegetation is retained as much as possible.</p> <p>P4. Buildings have a maximum undercroft height at the perimeter of the building of not greater than three (3) metres and incorporate timber screening or landscaping strips a minimum on one (1) metre in width around the undercroft.</p>
S2. Development in <i>areas of high scenic amenity</i> must be designed, located and constructed to ensure cutting and filling is minimised.	<p>P5. Cutting or filling does not result in a total change in level of more than 1.5 metres relative to <i>ground level (natural)</i>; and</p> <p>P6. Cutting and filling does not occur within 1.5 metres of any site boundary⁵.</p>
S3. Development in <i>areas of high scenic amenity</i> must be designed and constructed of materials and with finishes to ensure it does not detract from the integrity of or dominate the natural scenic landscape.	<p>P7. Buildings or other structures have external surfaces finished with the following natural colours:</p> <ul style="list-style-type: none"> a) dark blues, dark greens, dark greys, ochres, olives; or b) natural or stained timber; and <p>P8. Buildings or other structures have external surface finishes that do not</p>

⁵ The following may assist in achieving compliance with specific outcome S2 and probable solutions P5 & P6:

- locating developments on less steep parts of the site;
- stepping buildings down the slope;
- positioning the building parallel to the contours; and/or
- using timber framed floor construction rather than slab on ground.

	include the following reflective surfaces: a) white or silver roof cladding; b) white or light wall finishes; c) reflective glass.
S4. Development adjacent to a Tourist route does not obscure or detract from significant views of <i>areas of high scenic amenity</i> .	P9. Buildings and other structures including advertising devices are positioned to ensure significant views are maintained.