

# **AGENDA ATTACHMENTS**

19 SEPTEMBER 2023

ORDINARY COUNCIL MEETING

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# CENTRAL HIGHLANDS COUNCIL



## NOTICE OF MOTION

*Under Division 2 – Motions, Section 16 (5) of the Local Government (Meeting Procedures) Regulations 2015, a Councillor may give to the General Manager, at least 7 days before a meeting, written notice of a motion, together with supporting information and reasons, to be included on the agenda of that meeting.*


<b>Date of Meeting:</b>	September 19, 2023
<b>Councillor Names:</b>	John Hall, David Meacheam
<b>Proposed Motion:</b>	That CHC undertakes a program of traffic counting to produce in a timely fashion dependable data for consideration in Council's 2024 budget deliberations. If feasible, the traffic count should include counting of traffic on the (State Government) Marlborough Road.
<b>Background Details:</b>	<p>While Council's systems identify roads due for renewal, maintenance or resealing, when deciding upon which roads should have priority it would be helpful to have reliable traffic count data at hand. Having such counts would also:</p> <ol style="list-style-type: none"><li>1) Give Council strength when applying for State or Commonwealth funding for upgrading our road network.</li><li>2) In the instance of the Marlborough Road, improve the strength of our case that the road should be sealed.</li><li>3) Address any scepticism within our communities that roading decisions have been made to reflect the priorities of individual councillors.</li></ol> <p>A comprehensive set of data should be able serve Council for both its 2024 and 2025 budget considerations.</p>
<b>Signature:</b>	Clr John Hall 😊 Clr David Meacheam 😊
<b>Date:</b>	18/8/23

## CENTRAL HIGHLANDS COUNCIL



### NOTICE OF MOTION

Under Division 2 – Motions, Section 16 (5) of the Local Government (Meeting Procedures) Regulations 2015, a Councillor may give to the General Manager, at least 7 days before a meeting, written notice of a motion, together with supporting information and reasons, to be included on the agenda of that meeting.

Date of Meeting:	19 September 2023
Councillor Name:	Robert L. Cassidy
Proposed Motion:	Would like CHC and Council to consider installing a very durable park bench with a brass plaque affixed dedicated to Scott Bowden, in Queens Park or Croakers Alley. Paid for by CHC.
Background Details:	C. Scott Bowden, passed away 12 September 2023 as a serving Councillor.
Signature:	
Date:	13 Sep 2023



## Central Highlands Council

### MINUTES – ORDINARY COUNCIL MEETING

15 AUGUST 2023

Minutes of the Ordinary Meeting of Central Highlands Council held in the **Bothwell Town Hall, Bothwell** on **Tuesday 15 August 2023**, commencing at **9.00am**.

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## 1. OPENING

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## 2. AUDIO RECORDING DISCLAIMER

*As per Regulation 33 (2) (a) of the Local Government (Meeting Procedures) Regulations 2015, audio recordings of meetings will be made available to Councillors, staff and members of the wider community including Government Agencies at no charge and will be made available on Council's website as soon as practicable after each Council Meeting. Unlike Parliament, Council meetings are not subject to parliamentary privilege, and both Council and the individual may be liable for comments that may be regarded as offensive, derogatory and/or defamatory.*

The Mayor advises the meeting and members of the public that Council Meetings, not including Closed Sessions, are audio recorded and published on Council's Website in accordance with Council's Policy 2017-50.

The Mayor also advises, that members of the public are not permitted to make audio recordings of Council Meetings without prior approval being granted.

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## 3. ACKNOWLEDGEMENT OF COUNTRY

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## 4. PRESENT

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Bailey; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; and Cr Y Miller.

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## 5. IN ATTENDANCE

Mrs Kim Hossack (General Manager); and Mrs Katrina Brazendale (Minute Secretary).

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## 6. APOLOGIES

Cr S Bowden

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## 7. LEAVE OF ABSENCE

*Nil*

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## 8. PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 (7) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chairperson requests Councillors to indicate whether they or a close associate have or are likely to have a pecuniary interest (any pecuniary or pecuniary detriment) or conflict of interest in any Item of the Agenda.

*Nil*

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## 9. PERCEIVED INTEREST DECLARATIONS

Under the **Model Code of Conduct** made by Order of the Minister responsible for Local Government the following will apply to a Councillor –

### **PART 2 – Conflict of Interest that are not Pecuniary**

(6) A Councillor who has an actual, potential or perceived conflict of interest in a matter before the Council must –

- (a) Declare the conflict of interest and the nature of the interest before discussion on the matter begins; and
- (b) Act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider that the conflict of interest requires the Councillor to remove himself or herself physically from any Council discussion and remain out of the room until the matter is decided by the Council.

*Nil*

## 10. CLOSED SESSION OF THE MEETING

Regulation 15 (1) of the *Local Government (Meeting Procedures) Regulations 2015* states that at a meeting, a council by absolute majority, or a council committee by simple majority, may close a part of the meeting to the public for a reason specified in sub-regulation (2).

As per *Regulation 15 (1) of the Local Government (Meeting Procedures) Regulations 2015*, this motion requires an absolute majority.

### **RESOLUTION 01/08.2023/C**

**Moved:** Cr Y Miller

**Seconded:** Cr R Cassidy

**THAT** pursuant to Regulation 15 (1) of the *Local Government (Meeting Procedures) Regulations 2015*, Council, by absolute majority, close the meeting to the public to consider the following matters in Closed Session:

**CARRIED**

### **For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

<b>Item Number</b>	<b>Matter</b>	<b>Outcome</b>
<b>1</b>	<i>Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 18 July 2023.</i>	<i>Regulation 15 (2)(G) of the Local Government (Meeting Procedures) Regulations 2015 – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential.</i>
<b>2</b>	<i>Deputations</i>	<i>Regulation 15 (2)(C) of the Local Government (Meeting Procedures) Regulations 2015 – Commercial information of a confidential nature.</i>
<b>3</b>	<i>Supplementary Agenda Items</i>	<i>Part 2 Regulation 8 (6) of the Local Government (Meeting Procedures) Regulations 2015.</i>
<b>4</b>	<i>Consideration of Matters for Disclosure to the Public.</i>	<i>Regulation 15 (8) of the Local Government (Meeting Procedures) Regulations 2015 - While in a closed meeting, the Council, or Council Committee, is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.</i>

**MEETING CLOSED** to the public at 9.11am.

## 11. MOTION OUT OF CLOSED SESSION

### RESOLUTION 02/08.2023/CC

**Moved:** Cr J Honner

**Seconded:** Cr Y Miller

**THAT** the Council:

- (1) *Having met and dealt with its business formally move out of the Closed Session; and*
- (2) *Resolved to report that it has determined the following:*

<b>Item Number</b>	<b>Matter</b>	<b>Outcome</b>
<b>1</b>	<i>Confirmation of the Minutes of the Closed Session of the Ordinary Meeting of Council held on 18 July 2023.</i>	<b>THAT</b> the Minutes of the Closed Session of the Ordinary Meeting of Council held on 18 July 2023 be confirmed.
<b>2</b>	<i>Deputations</i>	<i>Representatives from SALTAS addressed Council.</i>
<b>3</b>	<i>Supplementary Agenda Item/s</i>	<i>Nil</i>
<b>4</b>	<i>Consideration of Matters for Disclosure to the Public</i>	<i>Matters were considered.</i>

**CARRIED**

#### **For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

## 12. RE-OPEN MEETING TO THE PUBLIC

The meeting re-opened to the public at **10.10am**. The Mayor again advises, to the meeting and members of the public that Council Meetings, not including Closed Sessions, are audio recorded and published on Council's Website.

Members of the public are not permitted to make audio recordings of Council Meetings without prior approval being granted.

*The following staff were in attendance when the meeting resumed: -*

*Damian Mackey, Planning Consultant; Louisa Brown, Senior Planning Officer; Adam Wilson, Deputy General Manager; and Graham Rogers, Development and Environment Services Manager.*

### 13. DEPUTATION

**Tracey Turale** (Health Promotion Coordinator) and **Paul Sasse** (Vice Chair) attended the meeting to provide an update on the current **HATCH** Activities.

A Health Action Team Central Highlands (HATCH) Report was circulated to all the Councillors dated 15<sup>th</sup> August 2023.

*Tracey Turale, Health Promotion Coordinator Rural Primary Health; Paul Sasse, Vice Chair of HATCH; and Adam Wilson, Deputy General Manager left the meeting at 10.24am.*

### 14. PUBLIC QUESTION TIME

In accordance with the *Local Government (Meeting Procedures) Regulations 2015*, the Council conducts a Public Question Time Forum to enable members of the public to ask question on Council related matters.

A period of 15 minutes, if required, will be set aside at the beginning of each Ordinary Council Meeting to conduct Public Question Time. If a response to a question cannot be provided at the meeting a written response will be provided as soon as practicable.

A member of the public may give written notice to the General Manager, 7 days before a meeting of a question to be put to the Meeting.

The Chairman may invite any member of the public present at a meeting to ask questions, without notice, relating to activities of the Council, subject to the provisions of Clause 2 below.

1. Once Question Time commences the Chairman will determine the order in which questions are heard.
2. Questions may relate to any business of the Council capable of being discussed in the open portion of the meeting, and which is not listed as an item for consideration on the Agenda for the Council Meeting.
3. Members of the public proposing a question are required to be present at the Council Meeting at which their question is to be read. Where a person submits a question for Public Question Time but fails to attend the meeting, the question will be treated as general correspondence and a written response will be provided at the earliest opportunity.
4. A person asking a question, when called upon by the Chairman is requested to:
  - Stand,
  - State their name and address,
  - Read out their question.
5. The Chairman retains the right to accept or decline questions and to determine if the question is to be answered at the meeting by the appropriate Councillor or employee or written down and taken on notice. The decision to take the question on notice may also be taken by the Councillor or employee to whom the question is directed. Questions taken on notice will be answered at a later meeting.
6. The Chairman may rule a question inappropriate, and thus inadmissible if in his or her opinion it has already been asked, is unclear, irrelevant, insulting, improper or relates to any matter which would normally be discussed in the closed portion of the meeting as defined in the *Local Government (Meeting Procedures) Regulations 2015*.
7. Public Question Time forum will be limited to a maximum of 15 minutes in duration and will be declared closed following the expiration of the allocated time period, or where all valid questions have been dealt with, whichever is the sooner.
8. Each question is to be asked by the proponent who will be allowed a maximum of three minutes in which to put the question.
9. The Chairman will **not allow** any discussion or debate on either the question or the response.



10. Where a person proposes more than one question at any one forum, and there are a number of persons wishing to lodge questions, the Chairman may take the questions in such order so as to hear as many members of the public as practical during the time allocated.
11. The minutes of the Council Meeting will contain a summary of each question asked by members of the public and the response given.
12. Public Statements (as opposed to questions) **will not** be accepted for the reason that statements could be considered a form of participation.

Pertaining to any Planning Authority agenda item within this agenda, Council will do so in accordance with Council's Policy 2017-49.

Both the Public Question Time Procedure above and Council's Policy 2017-49 'Public Comment on Planning Agenda Items' will be available for the public to view at the meeting.

*Nil*

## **15. NOTICE OF MOTIONS**

Under Regulation 16 of the *Local Government (Meeting Procedures) Regulations 2015* relating to Motions on Notice. It states the following:

- (5) *A councillor may give to the general manager, at least 7 days before a meeting, give written notice of a motion, together with supporting information and reasons, to be included on the agenda of that meeting.*

### **15.1 NOTICE OF MOTION – CR D MEACHEAM**

A Notice of Motion has been received from **Cr D Meacheam** on **4 August 2023**, for inclusion on this Agenda and provides the following supporting information and reasons for this motion: -

Second probably to Derwent Bridge, Miena is a prime tourism stop spot in the Central Highlands. A pre-existing children's playground near the Miena shop was removed earlier this year. The only public stopping places in the town are the two licensed premises and a boat ramp. Children friendly and walking opportunities from these places are very limited. Councillors will recall the proposed location for purchase was previously a fire service site, the separate title for the area might be subject to revival. A large, intact concrete slab remains there, with 2 vehicle entry spots still extant. Anyone stopping at this site would enjoy good views of Haddens Bay. Conversion of the site to a picnic area, children's playground and static information display likely involves no rock breaking and removal, rather a modest amount of infill material and landscaping. Councillors will note that the proposed site is not visible from any property in Jones Road and only distantly visible from lot 7792, Highlands Lake Road.



The following motion has been proposed –

### **RESOLUTION 02/08.2023/C**

**Moved:** Cr D Meacheam

**Seconded:** Cr R Cassidy

***THAT** Council engage with Hydro Tasmania for the purchase of a suitable block of land to the Northeast of number 7792 on the Highlands Lakes Road, Haddens Bay, with a view to developing at the site a picnic area, children's playground and static information display in the 2024-2025 financial year.*

**CARRIED**

#### **For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

### **RESOLUTION 03/08.2023/C**

**Moved:** Deputy Mayor J Allwright

**Seconded:** Cr D Meacheam

***THAT** Council engage with Hydro Tasmania for the purpose of undertaking discussions regarding the Tip Road / Dam Wall upgrading and maintenance.*

**CARRIED**

#### **For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

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*Adam Wilson, Deputy General Manager returned to the meeting at 10.47am.*

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## **15.2 NOTICE OF MOTION – CR R CASSIDY**

A Notice of Motion has been received from **Cr R Cassidy** on **8 August 2023**, for inclusion on this Agenda and provides the following supporting information and reasons for this motion: -

## **Need To Progress Scenic Landscape Values and Scenic Road Corridors Assessment – Robert L. Cassidy**

The Tasmanian Planning Commission “acknowledged the strong case made for the application of the Scenic Road Corridor overlay and Scenic Protection Area overlay by the representors and the quality of material presented. However, it accepts the recommendations and reasons of the planning authority that further local strategic work and public consultation is required to determine whether the Scenic Protection Code overlays are warranted.

Without further evidence however, there is no rationale for the overlay to be applied to the land identified in the representations.”

*On 17 May 2022 Council resolved to engage with the State Government’s ReCFIT program, with a view to supporting its community engagement program and expediting its assessment of community values, including scenic values, within Central Highlands.*

Landscapes are significant to different people for different reasons. The reasons vary from being admired for their scenic beauty, to their cultural value, such as cider gum trees, to their historic value, such as Dog’s Head at Lake Sorell, where Irish convict Thomas Meagher had a cottage, the environmental qualities of the Great Lake and Lake Meadowbank, and/or the value to the municipality’s economy and other less tangible values associated with the place, such as memories or associations taken away from visiting the Central Highlands.

### **Aims of the Study**

The landscape assessment study should aim to:

- define and describe (with photos and maps) the landscape character of Central Highlands municipality
- determine which places, features and views are most significant and why
- include the community’s values on the character and significance of the landscape
- evaluate various forms of development that have occurred in the landscape, both positive and negative
- consider using policies and guidance in the Tasmania Planning Scheme, such as the significant landscape overlay, to protect and manage the landscape into the future.

The outcomes of the study should inform a number of growth and tourism plans, perhaps sites for road pull off and picnic areas, instead of having tourists stopping in the middle of the Lyell Highway to take a photo. It should provide recommendations and planning scheme-ready policy for retaining and respecting landscape values.

The Scenic Landscape Assessment Study will assess the character and significance of the landscape, leading to the preparation of planning scheme policy and guidance to ensure its protection and management into the future.

The study should be prepared in four stages:

- Desktop analysis & research
- Landscape character assessment
- Landscape significance assessment
- Community Consultation
- Final recommendations

Landscape character is defined as ‘the interplay of geology, topography, vegetation, water bodies and other natural features, combined with the effects of land use and built development, which makes one landscape different from another.’

Levels of significance should be professionally assessed for both landscape areas and views taking into consideration how iconic, exemplary and/or scarce or unique they are, plus the cumulative weight of evidence detailing the above Aboriginal and colonial cultural values. In addition, views should be assessed based on their structure and quality, as well as consideration given to their cultural landscape values.

The goal should be for Council to understand how the landscape of the Central Highlands municipality may be affected by future change; and to protect and manage those values that are most important, for future generations.

The rationale at the time, for the way we voted was "POTENTIAL FINANCIAL COMMITMENT The cost of a professional landscapes analysis project undertaken by appropriately qualified and experienced independent, consultants would be considerable. A reasonable budget for a project of this nature might be in the order of \$50,000", but this is just a 'guesstimate'.

Here is a little information about ReCFIT -.

[https://www.stategrowth.tas.gov.au/recfit/about\\_us](https://www.stategrowth.tas.gov.au/recfit/about_us)

The Tasmanian Government established Renewables, Climate and Future Industries Tasmania (ReCFIT) in recognition of the alignment between a rapidly transitioning energy sector and the impacts and opportunities of a changing climate.

We are responsible for advising the government on the state's strategic direction on climate change, renewable energy growth and emissions reduction to help shape Tasmania's future while maintaining a secure, sustainable, and affordable energy system.

We provide:

- \*advice on a range of large, complex, energy-related projects, including new renewables generation and uses for renewable energy, such as green hydrogen production (future industries).

- \*collaboration with industry, state-owned energy businesses and communities on the planning and delivery of our large renewable energy projects.

ReCFIT is administratively supported by the Department of State Growth.

Can they be trusted to have Central Highlands Council's and the Municipality's best interests at heart? No! Or, do they have a conflict of interest, maybe even a pecuniary interest? Have they taken an action, thus far? No!

### ***Energy Co-ordination and Planning Act 1995***

#### **PART 1A - Renewable Energy**

##### **3B. Renewable energy source**

(1) The Minister, by order, may declare an energy source to be a renewable energy source for the purposes of this Act.

##### **6. Staff**

(1) Subject to and in accordance with the State Service Act 2000, persons may be appointed or employed to assist the Director in carrying out the Director's functions under this Act.

(2) The Secretary of the Department may make arrangements for State Service officers and State Service employees employed in the Department and, with the approval of another Head of a State Service Agency, for State Service officers and State Service employees employed in that Agency to be made available to the Director to enable the Director to perform the Director's functions.

(3) The officers and employees made available to the Director may, in conjunction with State Service employment, serve the Director in any capacity.

##### **7. Delegation**

The Director may delegate any of the Director's functions or powers under this Act other than this power of delegation.

##### **8. Directions from Minister**

- (1) The Minister may give directions in writing to the Director with respect to the performance of the Director's functions.
- (2) The directions may be given generally or in relation to a particular matter.
- (3) The Director must perform his or her functions in accordance with the directions.

#### PART 4 - General

##### 13A. Immunity from liability

The Director, when acting or purporting to act as Director or as Coordinator, or the Assessor or another person acting, or purporting to act, in good faith in the administration of this Act incurs no civil liability except –

- (a) a liability for negligence; and
- (b) a liability for which express provision is made by or under this Act.

[https://www.guybarnett.com.au/files/3016/5586/3288/2022\\_06\\_22\\_Tasmanias\\_Renewables\\_Energy\\_Future.pdf](https://www.guybarnett.com.au/files/3016/5586/3288/2022_06_22_Tasmanias_Renewables_Energy_Future.pdf)

An excerpt from a letter dated 22 June 2022

Guy Barnett, Minister for Energy and Renewables Tasmania's Renewables Energy Future

The Tasmanian Liberal Government has a strong energy plan, which will keep downward pressure on energy prices, increase the supply of reliable and affordable power, and bolster Tasmania's economy through new jobs and investment. **A critical part of this plan is coordinating the large-scale development** and investment required to grow our renewable energy sector sustainably over the next 20 years and reach our **2040 Tasmanian Renewable Energy Target of 200 per cent. This is crucial to ensure that the infrastructure is built** to achieve our possible cost to consumers . . .

To support the development of Tasmania's first REZ, Renewables, Climate and Future Industries Tasmania (ReCFIT) has now been appointed as the REZ Coordinator to provide a single and consistent point of contact for industry and the community in regard to REZ development. ReCFIT as the REZ Coordinator will continue its scenario planning and spatial analysis necessary to inform the REZ development.

Recently in the news the 'Mercury' this appeared -

# Tearing farmers apart

## Wind, solar land grab

Matthew Benns

Foreign-owned wind and solar power companies are tearing farming communities apart in a mad scramble to cash in on Australia's dash to renewable power.

Farmers who have lived and worked side-by-side for generations are no longer speaking after one leases their land for a wind or solar farm, leaving the other to stare at acres of solar panels.

Former deputy prime minister Barnaby Joyce has condemned the rush to renewables as a "great energy swindle" that will see profits going overseas and Australians picking up the bill for higher energy prices.

"It has completely divided the community," he said.

"One group makes money out of solar and wind being on their land and the next group then has to deal with a complete change to look at what is basically an industrial landscape."

He said farmers were left thinking "not only does it diminish the value of my property, not only is it a complete imposition on my land, it's also further foreign ownership of my nation".

Research shows that companies putting foreign-made solar panels and wind turbines on Aussie farms come from countries including Singapore, China, France, Denmark, Canada, Korea and Saudi Arabia. All their profits go overseas.

The divide was reflected nationally with research undertaken by SEC Newgate for the Bush Summit finding people in NSW, Queensland, Victoria,



Tasmania and Western Australia equally divided between those who felt landholders should accept renewable energy infrastructure and those who felt it was right to oppose it.

The Mood of the Bush tracking survey found support for the transition to renewables had dropped to just over half of people in NSW, Victoria, Queensland and South Australia, while support remained high in Tasmania and Western Australia with two thirds of the population.

Farmer Josh Crowe and his wife Liz found out from their neighbours that Paris-based energy company Total Eren is planning to put 750,000 solar panels on their land.

Bendemeer Renewable Hub project director Llewellyn Owens said the idea of putting like-minded farmers with adjoining properties together meant they accepted the visual pollution and would not mind transmission lines crossing their land to take the power to the national grid.

The following motion was proposed –

## **RESOLUTION 04/08.2023/C**

**Moved:** Cr R Cassidy

**Seconded:** Cr J Honner

***THAT** as a matter of urgency, Council proposes that Central Highlands Council investigate the Scenic Landscape Values and Scenic Road Corridors throughout the Central Highlands Municipality.*

**LOST 4/4**

### **For the Motion**

Mayor L Triffitt, Cr R Cassidy, Cr J Honner, and Cr Y Miller.

### **Against the Motion**

Deputy Mayor J Allwright, Cr A Bailey, Cr J Hall and Cr D Meacheam.

## **16. COMMITMENTS**

### **16.1 MAYORAL COMMITMENTS**

#### **13 July 2023 to 9 August 2023**

14 July 2023	Tasmania Police Meeting
16 July 2023	Media Interview
18 July 2023	Ordinary Council Meeting - Hamilton
24 July 2023	Bushfest Event Meeting
24 July 2023	Teams Meeting Rural Primary Health Community Working Group / General Manager
27 July 2023	Meeting with SALTAS Representatives
29 July 2023	Little Library Opening at Gretna

- Business of Council **x 14**
- Ratepayer and community members - communications **x 11**
- Elected Members - communications **x 44**
- Central Highlands Council Management - communications **x 4**

## **NOTED**

### **16.2 COUNCILLOR COMMITMENTS**

#### ***Deputy Mayor J Allwright***

18 July 2023	Ordinary Council Meeting – Hamilton
8 August 2023	Planning Committee Meeting - Bothwell

#### ***Cr A Bailey***

18 July 2023	Ordinary Council Meeting - Hamilton
8 August 2023	Planning Committee Meeting - Bothwell

#### ***Cr R Cassidy***

18 July 2023	Ordinary Council Meeting – Hamilton
19 & 20 July 2023	Calls to Dr Martin Farley
20 July 2023	Call to Sophie Underwood, Planning Matters
24 July 2023	Call to State Planning Office
25 July 2023	Provided email information to Mayor, GM, Deputy GM
28 July 2023	Reply to Ratepayer via email, regarding their concern
28 & 29 July 2023	Finish reading Dr Farley's Draft Submission to FoLGR and email to GM
30 July 2023	Meet with Ratepayer 2.5 hours
31 July 2023	Sent email with photos to GM

1 August 2023 Read Dr Farley's Final Submission and provided feedback  
 8 August 2023 Planning Committee Meeting - Bothwell

Phone calls from the mayor in between all that: 18th, 24th, 25th, 27th, 29th, 30th, 31st, 2nd August.  
 Call to GM and DGM on 24<sup>th</sup> July.

**Cr J Hall**

18 July 2023 Ordinary Council Meeting – Hamilton  
 8 August 2023 Planning Committee Meeting - Bothwell

**Cr J Honner**

18 July 2023 Ordinary Council Meeting – Hamilton  
 8 August 2023 Planning Committee Meeting - Bothwell

**Cr D Meacheam**

18 July 2023 Ordinary Council Meeting - Hamilton

**Cr Y Miller**

18 July 2023 Ordinary Council Meeting – Hamilton  
 19 July 2023 HATCH Committee Meeting

**NOTED**

**16.3 GENERAL MANAGER'S COMMITMENTS**

Date	With Whom	Subject / Comment
18 July 2023	Council and Management Members	Council Meeting
18 July 2023	Business Advisory Consultant	Future of Local Government Review – Stage 3 Submission preparation
20 July 2023	Cr A Bailey and Cr J Hall	Various topics
24 July 2023	Mayor & Staff	Council Upcoming Council Events - Planning
24 July 2023	Rural Primary Health – Community Working Group	Local health services & support
25 July 2023	No Turbine Action Group representatives with the Mayor	Consideration Letter
27-28 July 2023	Council Office CLOSED	Moving Staff & all equipment from the Hamilton Council Office over to Bothwell
2 August 2023	Tas Audit Office staff and Council Officers	Central Highlands Council - Amendments to the Private Works Undertaken by Councils - audit engagement plan Meeting
8 August 2023	Council and Management Members	Planning Committee Meeting – Bothwell
9 August 2023	Senior Management Team	Monthly meeting with Managers
10 August 2023	Future of Local Government Review Board – Council Presentation	Attended Public Hearing at Campbell Town with Cr Cassidy

**NOTED**

**16.4 DEPUTY GENERAL MANAGER'S COMMITMENTS**

Date	With Whom	Subject / Comment
19 Jul 2023	LGAT Officers, TasPol Officers and Council Officers	LGAT Regional Towns CCTV project - Site Visit for CCTV Field Review
21 Jul 2023	Tasmanian Housing and Council Officers	Tasmanian Housing Strategy - Local Councils Action Plan Meeting - Break O'Day, Dorset, Meander Valley, Nth Midlands, Glamorgan SB, Sth Midlands, Central Highlands and Homes Tasmania



25 Jul 2023	MAV Insurance staff and Council Officers	MAV Insurance Best Practice Forum
2 Aug 2023	Tas Audit staff and Council Officers	Central Highlands Council - Amendments to the Private Works Undertaken by Councils - audit engagement plan Meeting
10 Aug 2023	CBA staff and Council Officers	CBA introducing Council iQ for Central Highlands Council
15 Aug 2023	Council and Management Members	Council Meeting

## NOTED

### 17. NOTIFICATION OF COUNCIL WORKSHOPS HELD

Workshops were held on the below dates and the following items were discussed -

- **No workshop held.**

### 18. FUTURE WORKSHOPS

The next Council Workshop will be held on the following date/s –

- **12 September 2023**

*Jason Branch, Works and Services Manager attended the meeting at 11.15am.  
Adam Wilson, Deputy General Manager left the meeting at 11.19am.*

### 19. MAYORAL ANNOUNCEMENTS

- Letter from Hon Nic Street MP, Minister for Local Government re no forced Council boundary adjustments as part of the Future of Local Government Review.
- Letter from Premier Jermy Rockliff MP re Reforms to the Tasmanian Land Use Planning System.

### 20. MINUTES

#### 20.1 CONFIRMATION OF DRAFT MINUTES ORDINARY MEETING – 18 JULY 2023

##### RESOLUTION 05/08.2023/C

**Moved:** Cr J Honner

**Seconded:** Cr A Bailey

***THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 18 July 2023 be confirmed.***

**CARRIED**

##### **For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

## 20.2 RECEIVAL OF DRAFT MINUTES PLANNING COMMITTEE MEETING – 8 AUGUST 2023

### RESOLUTION 06/08.2023/C

**Moved:** Cr Y Miller

**Seconded:** Cr J Hall

*THAT the Draft Minutes of the Planning Committee Meeting held on Tuesday 8 August 2023 be received.*

**CARRIED**

#### **For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

## 21. BUSINESS ARISING – JULY 2023 COUNCIL MEETING

### **Business Arising actions undertaken.**

20.1	DA 2023/27: CHANGE OF USE TO VISITOR ACCOMMODATION AT LAND DESCRIBED AS 73A JONES ROAD, MIENA	Actioned.
20.2	DA 2023/26: FOUR LOT AND BALANCE SUBDIVISION - 197 ELLENDALE ROAD, FENTONBURY	Actioned.
24.3	OUSE TABLE TENNIS CLUB - COMMUNITY GRANT APPLICATION	Correspondence provided & actioned.
24.4	FUTURE OF LOCAL GOVERNMENT REVIEW – STAGE 3 PUBLIC HEARINGS	General Manager actioned and submission lodged by 2 August 2023. 1. Cr R Cassidy to present at the Public Hearing held on 10 August 2023 at Campbell Town.
25.1	REQUEST FOR RATES REMISSION – PID 9990561	Actioned.

### **NOTED**

## 22. DERWENT CATCHMENT PROJECT – MONTHLY REPORT FOR JULY 2023



### **Derwent Catchment Project Monthly Report for Central Highlands Council**

## 12<sup>th</sup> July – 10<sup>th</sup> August 2023

### General

Our AGM is scheduled for 1st of September for the Annual General Meeting at 5pm at Derwent Estate Vineyard's 'The Shed' restaurant. Hopefully you received the Eventbrite invite and can attend this year. We are finalising the last of our reporting and preparing our Annual Report for 2022-23 which will be available shortly, consequently this report is brief.

### Nursery Expansion for Council consideration

Due to an identified demand for native plants, we have decided that we would like to expand the capacity of the Hamilton Native Plant Nursery. We are seeking the council's permission to increase the footprint of the nursery. The area for expansion is between the current nursery footprint and Ponsonby Road. The new footprint will increase the nursery by 250 m<sup>2</sup>. The total cost of the expansion will be between \$25,000 and \$35,000 with \$10,000 to be put towards the earthworks. We have spoken with council staff and a development application will not be required because it reflects current use.

### Central Highlands Weeds program

*Strategic Actions 4.4 Continue the program of weed reduction in the Central Highlands, and 4.7 Support and assist practical programs that address existing environmental problems and improve the environment.*

The weed management program focuses on implementing the Central Highlands Weed Management Plan and addressing weed control priorities.

We are currently out of weed season and no works have occurred in the past month. We have however been compiling the annual data and reporting for external funding partners.

### Agri-best practice programs

*Strategic Actions 4.7 Support and assist practical programs that address existing environmental problems and improve the environment.*

### Cross-hub containment feeding/drought lotting project - funded by the Future Drought Fund (National Drought Hub)

This program came to a close at the end of the financial year and it has had great reach for a short-term project. The past month has mostly revolved around wrapping up extra information from the series of workshops held in June and seeking additional funding to support the project into the future.

We are currently developing a proposal with the Tas Farm Innovation Hub and SA Drought Hub that will see 2 experts from Tasmania trained in containment feeding nutrition, annual health management and design and set up. The aim will be for the experts to develop 1:1 drought lot plans for producers who need support ensuring people have more confidence in setting up and managing containment feeding in dry times. This project is a continuation of the past year's program, and

although the collaboration with mainland producer's groups was unsuccessful in the large Future Drought Fund grant we applied for, this project will fulfil the critical parts of the proposal.

### **Restoration and Conservation**

*Strategic Actions: 4.1 Continue to fund and support the Derwent Catchment Project and 4.7 Support and assist practical programs that address existing environmental problems and improve the environment.*

#### **Tyenna River Recovery – willow warriors – supported by IFS, SFM, DV council and Tassal**

As part of the National Tree Day, we held a community planting workshop along the Tyenna River at Westerway. The team and volunteers planted 42 trees. The area through Westerway is looking excellent with access to the water and emerging natives proving a great contrast to the sections that are still choked by willows.



#### **Miena Cider Gums – supported by Hydro**

We have undertaken monitoring at the Tods Corner and Rainbow Point stands of the Miena cider gums on Hydro land to assess changes in condition from caging and banding. There has been some attempts from previously burned trees at Tods Corner to resprout and we are working on caging the more hopeful prospects.

### **Grant applications**

#### **Long term trial through the Australian Government's Future Drought Fund - 'Tasmanian drought adaptation through long-term management tool development and farmer engagement'**

A 5-year program assessing if longer growing season rest can improve pasture condition, desirable species composition and biomass production. **Pending.**

**Cross-hub containment feeding/drought lotting project - funded by the Tas Farm Innovation Hub and S.A. Drought Hub - successful.**

2 experts from Tasmania trained in containment feeding nutrition, annual health management and design and set up. Experts will develop 1:1 drought lot plans for producers who need support ensuring people have more confidence in setting up and managing containment feeding in dry times. Please don't hesitate to call us if you have any queries about our programs.

Yours sincerely,

The Derwent Catchment Team

**Key Contacts:**

Josie Kelman (CEO) 0427044700

Eve Lazarus (Program Manager) 0429170048

Morgan McPherson (Works Manager) 0418 667 426

Karen Phillips (Nursery Manager) 0400 039 303

**RESOLUTION 07/08.2023/C**

**Moved:** Cr A Bailey

**Seconded:** Cr J Honner

*THAT the Derwent Catchment Project monthly report for July 2023 be received.*

**CARRIED**

**For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

**23.0 COUNCIL ACTING AS A PLANNING AUTHORITY**

In accordance with Regulation 25(1) of the *Local Government (Meeting Procedures) Regulations 2015*, the Mayor advises that the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, is to be noted.

In accordance with Regulation 25, the Council will act as a Planning Authority in respect to those matters appearing under Item 23 on this agenda, inclusive of any supplementary items.

**RESOLUTION 08/08.2023/C**

**Moved:** Cr R Cassidy

**Seconded:** Cr J Hall

*THAT Council now act as a Planning Authority.*

**CARRIED**

**For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

## 23.1 CENTRAL HIGHLANDS LOCAL PROVISIONS SCHEDULE – ASSESSMENT OF REPRESENTATIONS UNDER SECTION 40K OF THE LAND USE PLANNING & APPROVALS ACT 1993 REGARDING THE PUBLIC EXHIBITION OF SUBSTANTIAL MODIFICATIONS AMENDMENT 2023/01, AMENDMENT 2023/02 & AMENDMENT 2023/03

### Report By

Damian Mackey, Planning Consultant

### Purpose:

The purpose of this report is to facilitate the assessment of, and determine an opinion on, the representations received in response to the recent public notification of the three 'substantial modifications' to the Central Highlands Local Provisions Schedule that were directed by the Tasmanian Planning Commission following its assessment and determination of the Draft Local Provisions Schedule last year.

It is necessary for Council, acting in its role of Planning Authority, to form an 'opinion' on each representation. The representations, and the opinions on them, will then be forwarded to the Tasmanian Planning Commission, who will hold public hearings and make final determinations on the three draft amendments.

### The 'Substantial Modification' Planning Scheme Amendments:

When the Commission made its determination on the Draft Local Provisions Schedule, it directed those certain changes be made to it. Some of the changes were considered by the Commission to be 'Substantial Modifications', meaning that they had to be advertised for public comment. This had to be done using the Draft Planning Scheme Amendment process.

The three Draft Amendments are:

1. Amendment 2023/01: The Meadowbank Lake Specific Area Plan.  
In transitioning from the old Central Highlands Interim Planning Scheme 2015 into the new Tasmanian Planning Scheme, it was Council's desire to amend the Meadowbank Lake Specific Area Plan. However, because such provisions of the planning scheme were supposed to be transferred exactly 'as is', the amended Specific Area Plan was technically considered to be a new Specific Area Plan entirely.

Therefore, in 2021, it was advertised alongside the Draft Local Provisions Schedule but was not formally a part of it. The Commission subsequently determined that the amended Specific Area Plan should be part of the planning scheme and directed that it be considered a 'Substantial Modification' and publicly notified again.

2. Amendment 2023/02: Application of the Landscape Conservation Zone to titles at Marked Tree Road.  
During the development of the Draft Local Provisions Schedule, the issue arose as to whether the Landscape Conservation Zone should be applied to land subject to nature conservation covenants. Many landowners had voluntarily agreed to such covenants with the State Government, in part on the understanding that the creation of such covenants would not lead to any change of zone. Council adopted the policy position that it would support the Landscape Conservation Zone only where the landowners requested it. The Commission mostly agreed with this position at the initial hearings and several clusters of titles were directed to zoned Landscape Conservation.

In one cluster, however, at Marked Tree Road, the Commission included a land that had not been requested to be zoned Landscape Conservation by its owner. For this reason, the Commission determined that the Marked Tree Road cluster be considered a 'Substantial Modification' and publicly notified.

3. Amendment 2023/03: Application of the Rural Zone, and subsequently the Priority Vegetation Area Overlay, to many titles throughout the municipal area.

After considering the representations received to the initial public notification of the Draft Local Provisions Schedule, Council (acting as the local Planning Authority) determined that large areas that had been initially advertised as changing to the new Agriculture Zone should remain Rural Zone, (the close equivalent of the previous Rural Resource Zone). This view was based on analysis by an agricultural

scientist from Pinion Advisory, and other factors, including the view that the Agriculture Zone, being a single-purpose zone, is best suited to significant agricultural land and the Rural Zone, being a multi-purpose zone (including agriculture) is best suited to general rural land.

The areas proposed to remain Rural Zone were divided into a dozen sub-regions. Most were considered inappropriate for the Agriculture Zone as they were high in altitude with relatively poor soils, short growing seasons and were dominated by forested land, much of it in Private Timber Reserves and Conservation Covenants. One sub-region, at Fentonbury/Ellendale, was considered better suited to the Rural Zone as it had been fractured into relatively small titles and is generally used for rural-living purposes. The Commission mostly agreed with Council's view and directed that all sub-regions to be changed back to Rural be considered 'Substantial Modifications' and publicly notified.

Note that in the Rural Zone the Priority Vegetation Area Overlay must apply, if and where it has been mapped.

### **Assessment of Representations:**

Refer to the enclosed copies of the representations and the attached Assessment Report dated 9 August 2023.

### **Recommendation from the Planning Committee held 8 August 2023 to Council acting as the Planning Authority:**

### **RESOLUTION 09/08.2023/C**

**Moved:** Cr J Honner

**Seconded:** Cr Y Miller

**THAT** the Planning Authority:

- A. Agree to accept Representations 3 and 27, despite having received them after the advertised date for the close of submissions.
- B. Endorse the assessment and proposed opinion of each representation, as set out in the attached Assessment Report dated 9 August 2023, for the purposes of the Planning Authority's report to the Tasmanian Planning Commission under Section 40K of the *Land Use Planning and Approvals Act 1993*.

**CARRIED**

### **For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

## **23.2 DA 2022/64 - REMISSION OF FEES FOR SIGNING & SEALING**

### **Report By**

Graham Rogers, Development & Environment Services Manager

### **Background**

On 16 August 2022 Council approved an application for a one lot subdivision plus balance submitted by PDA Surveyors on behalf of the Central Highlands Council, for land described in Title Plan and Folio – CT 244366/1, 30 Curlys Lane, Ellendale.

### **Current Situation**

Council is now in receipt of the Final Plans and Schedule of Easements for signing and sealing and a remission of the sealing fee of \$225.00 is being requested.

**RESOLUTION 10/08.2023/C****Moved:** Cr J Honner**Seconded:** Cr J Hall**THAT** the sealing fee of \$225.00 for DA 2022/64 be remitted.**CARRIED 7/1****For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

**Against the Motion**

Cr R Cassidy

**23.3 DA 2023/41 - SHED REPLACEMENT: 19 ALEXANDER STREET, BOTHWELL : REMISSION OF FEES****Report By**

Graham Rogers, Development &amp; Environment Services Manager

**Background**

As part of the 2022-2023 Budget, Council allocated fund for the replacement of the storage shed at the rear of the Council Office at 19 Alexander Street, Bothwell. Some funds were expended during this financial year to purchase the replacement shed with the remaining funds re-allocated in the 2023-2024 budget.

**Current Situation**

The replacement of the shed is a Discretionary Use under the Tasmanian Planning Scheme – Central Highlands and as such a Planning Application has been prepared and submitted for consideration.

The fees associated with the Planning Application are as follows:

Planning Fee (Discretionary Use) - \$302.00

Statutory Advertising - \$388.00

As this is a Council project, on land owned by Council, a remission of the Planning Application fees is being sought.

**RESOLUTION 11/08.2023/C****Moved:** Cr J Honner**Seconded:** Cr R Cassidy**THAT** the Planning Application Fee of \$690.00 for DA 2023/41 be remitted.**CARRIED****For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

**24.0 ORDINARY COUNCIL MEETING RESUMED****RESOLUTION 12/08.2023/C****Moved:** Cr Y Miller**Seconded:** Cr J Hall**THAT** Council no longer act as a Planning Authority and resume the Ordinary Council Meeting.**CARRIED**



**For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

**25.0 DEVELOPMENT & ENVIRONMENTAL SERVICES (DES) REPORT****Report By**

Graham Rogers, Development & Environment Services Manager

**PLANNING PERMITS ISSUED UNDER DELEGATION**

The following planning permits have been issued under delegation during the past month.

**PERMITTED USE**

DA NO.	APPLICANT	LOCATION	PROPOSAL
2023 / 00035	C A North, J M Young	28 Watkins Road, Tods Corner	Change of Use to Visitor Accommodation

**DISCRETIONARY USE**

DA NO.	APPLICANT	LOCATION	PROPOSAL
2023 / 00028	P & J Sheds	5 Ruby Road, Miena	Dwelling & Outbuilding
2023 / 00023	Pettit Designs	45 Franklin Place, Hamilton	Outbuilding

**ANIMAL CONTROL**

Total Number of Dogs Registered in 2022-2023 Financial Year – 968

Total Number of Kennel Licences Issued for 2022-2023 Financial Year – 29

2023-2024 Dog Registration & Kennel Licence Renewals have been issued and were due by 31 July 2023.

<b>2023-2024 Statistics as of 9 August 2023</b>	
Number of Dogs Impounded during last month	1
Number of Dogs Currently Registered	804
Number of Dogs Pending Re-Registration	161
Number of Kennel Licences Issued	27
Number of Kennel Licences Pending	4

**RESOLUTION 13/08.2023/C**

**Moved:** Cr D Meacheam

**Seconded:** Cr J Honner

*THAT the Development & Environmental Services Monthly Report for July 2023 be received.*

**CARRIED**

**For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

*Graham Rogers, Development & Environmental Services Manager left the meeting at 11.30am.*

## 26. WORKS & SERVICES

### 26.1 WORKS & SERVICES MONTHLY REPORT – JULY 2023

#### Report By

Jason Branch, Works & Services Manager

#### Background

The following activities were performed during **July 2023** by Works & Services –

<b>Grading &amp; Sheeting</b>	Wihareja Road, Waddamana Road, 14 Mile Road, Browns Marsh Road, Victoria Valley
<b>Maintenance Grading</b>	Lanes Tier Road & Strickland Road
<b>Potholing / shouldering</b>	Weasel Plains Road, Dennistoun Road, Laycock Drive, Waddamana Road, Jean Banks Road, Reynolds Neck Road, Rainbow Road, Strickland Road, Victoria Valley Road, Dawson Road, Arthurs Lake Road
<b>Spraying:</b>	Bothwell township footpaths
<b>Culverts / Drainage:</b>	Repair culvert - Dennistoun Road  <b>Clean Culverts</b> Dennistoun Road Tunbridge Tier Road Old Mans Head Road Interlaken Road Mark Tree Road Pick up gravel from road sealing dump sites Drains Ouse Clean up Miena waste transfer station Trim hedge Ellendale Road Completion of Bothwell stormwater Commence installation of new play equipment Queens Park Install traffic counter Arthurs Lake Road
<b>Occupational Health and safety</b>	<ul style="list-style-type: none"> <li>• Monthly Toolbox Meetings</li> <li>• Day to day JSA and daily prestart check lists completed</li> <li>• Monthly workplace inspections completed.</li> <li>• Playground inspection</li> </ul>
<b>Bridges:</b>	Start design process for Green Valley Road bridge replacement
<b>Refuse / recycling sites:</b>	Cover Hamilton Tip twice weekly
<b>Other:</b>	Repair defects in Ellendale Road Repair damaged signs Interlaken Road Improve parking area at carpark Lake Crescent boat ramp Cold mix holes Ellendale Road
<b>Slashing:</b>	Fourteen Mile Road Victoria Valley Road
<b>Municipal Town Maintenance:</b>	<ul style="list-style-type: none"> <li>• Collection of town rubbish twice weekly</li> </ul>

	<ul style="list-style-type: none"> <li>• Maintenance of parks, cemetery, recreation ground and Caravan Park.</li> <li>• Cleaning of public toilets, gutters, drains and footpaths.</li> <li>• Collection of rubbish twice weekly</li> <li>• Cleaning of toilets and public facilities</li> <li>• General maintenance</li> <li>• Mowing of towns and parks</li> <li>• Town Drainage</li> </ul>
<b>Buildings:</b>	Staff helped moving the Hamilton Office staff to Bothwell
<b>Plant:</b>	PM817 Toyota Hilux serviced and new tyres PM756 Kenworth truck serviced PM818 Toyota Hilux serviced PM740 Hino truck investigate light on dash PM733 Komatsu grader wheel seals replaced
<b>Private Works:</b>	DC and LJ Cawthorn water delivery Kingluch Trading gravel delivery Andrew Graham gravel delivery David Eccles water delivery Daniel Buck gravel delivery Montana Eyles driveway access Anthony Bailey grader hire Laurance Jones Concrete premix Everett gravel supply Brett Speed water delivery John Cornelius gravel supply David Drysdale gravel delivery
<b>Casuals</b>	<ul style="list-style-type: none"> <li>• Toilets, rubbish and Hobart</li> <li>• Hamilton general duties</li> </ul>
<b>Program for next 4 weeks</b>	Grading and Resheeting Municipal roads Edge breaks Ellendale Road Culvert cleaning and drainage various roads

## RESOLUTION 14/08.2023/C

**Moved:** Cr A Bailey

**Seconded:** Cr J Hall

*THAT the Works & Services Monthly Report for July 2023 be received.*

**CARRIED**

### For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

*Adam Wilson, Deputy General Manager returned to the meeting at 11.33am.*

*Jason Branch, Works and Services Manager left the meeting at 11.34am.*

## 27. ADMINISTRATION SERVICES

## 27.1 HEALTH AND WELLBEING PLAN 2020-2025 – MONTHLY PROGRESS REPORT FOR JULY 2023

### Report by

Katrina Brazendale, Senior Administration/Community Relations Officer

### Background

- Bothwell Playgroup

Families Tasmania will be running Soup and Sing sessions during August at the Bothwell Football Club and Community Centre. We have commenced discussions with Playgroup Tasmania to undertake a Small Talk Program for Term 4.

- Supporting School with Breakfast Club

Breakfast Club at the Bothwell District High School is continuing with the support of the school parents who are coming in to assist on a weekly basis. Council will now also support Westerway Primary School with deliveries have commenced and are happening every fortnight.

- Youth and Adults Mental Health Community Sports

The Bothwell District High School along with the assistance from the Bothwell Golf Club will commence the weekly golf sessions facilitated by the Golf Club members in term 3. This will commence on Thursdays with 10-12 students participating in this program. Council in conjunction with the Goldwind grant has purchased new adult golfing equipment to better support the older students.

## RESOLUTION 15/08.2023/C

**Moved:** Cr Y Miller

**Seconded:** Cr J Honner

*THAT the Health & Wellbeing Plan 2020-2025 monthly progress report for July 2023 be received.*

**CARRIED**

### For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

## 27.2 MONTHLY FINANCE REPORT TO 31 JULY 2023

### Report by

David Doyle, Contract Accountant

### Background

**Comprehensive Income Statement**  
31/07/2023

Recurrent Income	Budget 2022-2023	Actual to date prior year	Actual to Date	Budget 2023-2024	Variation from YTD Budget %	Comments
Rates Charges	\$4,088,847	\$4,088,619	\$4,469,589	\$4,469,863	(0)%	
User Fees	\$370,250	\$34,230	\$17,800	\$355,450	(3)%	
Grants - Operating	\$928,852	\$0	\$0	\$124,860	(8)%	
Other Revenue	\$354,200	\$7,424	\$17,274	\$453,200	(5)%	
Grants received in Advance	\$2,044,477		\$3,031,386	\$2,998,566		FAGs received Jun 2023 for 2023/24
<b>Total Revenues</b>	<b>\$7,786,626</b>	<b>\$4,130,273</b>	<b>\$7,536,050</b>	<b>\$8,401,939</b>	<b>81%</b>	
<b>Expenditure</b>						
Employee Benefits	\$2,005,037	\$239,319	\$186,911	\$2,553,663	(1)%	
Materials and Services	\$2,089,353	\$84,480	\$35,817	\$2,012,016	(7)%	
Other Expenses	\$1,699,645	\$414,972	\$486,154	\$1,715,852	20%	
Depreciation and Amortisation	\$2,130,000	\$179,511	\$208,448	\$2,260,000	1%	
<b>Total Expenditure</b>	<b>\$7,924,035</b>	<b>\$918,282</b>	<b>\$917,331</b>	<b>\$8,541,531</b>	<b>2%</b>	
<b>Operating Surplus(Deficit)</b>	<b>(137,409)</b>	<b>\$3,211,991</b>	<b>6,618,719</b>	<b>(139,593)</b>		
Capital Grants & Other	\$2,379,150	\$100,000	\$0	\$2,407,078		
<b>Surplus(Deficit)</b>	<b>2,241,741</b>	<b>\$3,311,991</b>	<b>6,618,719</b>	<b>2,267,485</b>		
<b>Capital Expenditure</b>	<b>\$5,561,522</b>	<b>\$57,300</b>	<b>\$203,890</b>	<b>\$8,107,503</b>		

**RATES RECONCILIATION AS AT 31 JULY 2023**

	<b>2022</b>	<b>2023</b>
<b>Rates in Debit 30th June</b>	\$100,036.35	\$135,606.82
<b>Rates in Credit 30th June</b>	<b>-\$139,127.10</b>	<b>-\$171,244.88</b>
<b>Balance 30th June</b>	<b>-\$39,090.75</b>	<b>-\$35,638.06</b>
<b>Rates Raised</b>	\$4,088,619.14	\$4,469,589.38
<b>Penalties Raised</b>	\$0.00	\$0.00
<b>Supplementaries/Debit Adjustments</b>	\$2,110.00	\$3,663.06
<b>Total Raised</b>	<b>\$4,090,729.14</b>	<b>\$4,473,252.44</b>
<b>Less:</b>		
<b>Receipts to Date</b>	\$583,767.16	\$676,231.21
<b>Pensioner Rate Remissions</b>	\$107,566.90	\$115,187.13
<b>Remissions/Supplementary Credits</b>	\$1,414.46	\$483.22
<b>Balance</b>	<b>\$3,358,889.87</b>	<b>\$3,645,712.82</b>



<b>Bank Reconciliation as at 31 July 2023</b>		
	2022	2023
Balance Brought Forward	\$11,144,895.49	\$10,541,025.68
Receipts for month	\$801,015.67	\$931,125.83
Expenditure for month	\$1,184,925.48	\$1,959,592.77
<b>Balance</b>	<b>\$10,760,985.68</b>	<b>\$9,512,558.74</b>
<b>Represented By:</b>		
Balance Commonwealth Bank	\$1,659,365.98	\$656,348.91
Balance Westpac Bank	\$385,257.52	\$534,988.44
Investments	\$8,748,802.83	\$8,320,671.39
Petty Cash & Floats	\$550.00	\$550.00
	<b>\$10,793,976.33</b>	<b>\$9,512,558.74</b>
Plus Unbanked Money	\$5,181.03	\$0.00
	<b>\$10,799,157.36</b>	<b>\$9,512,558.74</b>
Less Unpresented Cheques	\$16.39	\$0.00
Unreceipted amounts on bank statements	\$38,155.29	\$0.00
	<b>\$10,760,985.68</b>	<b>\$9,512,558.74</b>

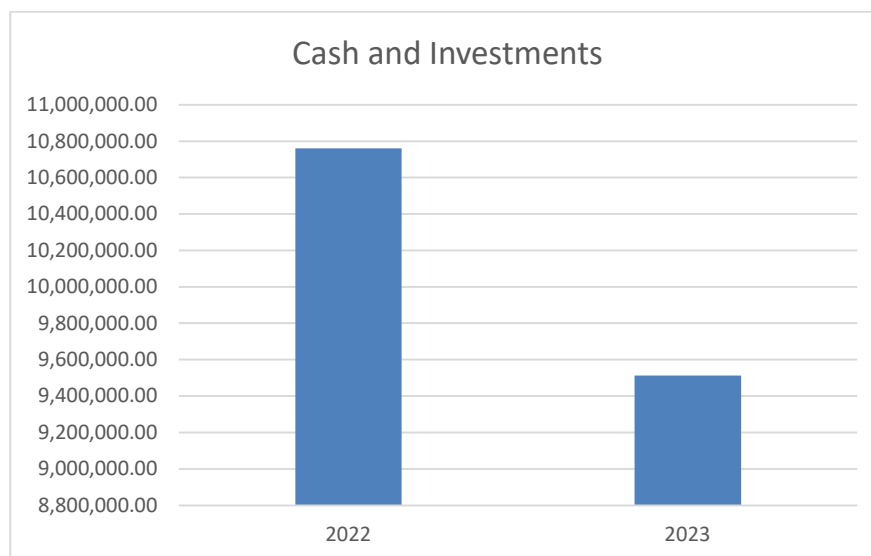
	BUDGET 2023/2024	ACTUAL TO 31-Jul-22	ACTUAL TO 31-Jul-23	% OF BUDGET SPENT	BALANCE OF BUDGET
<b>CORPORATE AND FINANCIAL SERVICES</b>					
ADMIN HAMILTON	\$1,697,621	\$217,185	\$201,775	11.89%	\$1,495,846
ELECTED MEMBERS EXPENDITURE(A/MEH)	\$181,554	\$0	\$14,990	8.26%	\$166,565
MEDICAL CENTRES(MED)	\$121,900	\$2,107	\$5,008	4.11%	\$116,892
STREET LIGHTING(STLIGHT)	\$41,000	\$0	\$2,908	7.09%	\$38,092
ONCOSTS	(\$279,933)	\$116,528	\$145,220	-51.88%	(\$425,153)
COMMUNITY & ECONOMIC DEVELOPMENT & RELATIONS(COR+EDEV)	\$323,750	\$15,015	\$7,522	2.32%	\$316,228
COVID-19		\$207	\$0		
<b>TOTAL CORPORATE &amp; FINANCIAL SERVICES</b>	<b>\$2,085,892</b>	<b>\$351,042</b>	<b>\$377,422</b>	<b>18.09%</b>	<b>\$1,708,470</b>
<b>DEVELOPMENT AND ENVIRONMENTAL SERVICES</b>					
				-0.12%	
ADMIN BOTHWELL	\$286,795	\$26,397	\$28,365	9.89%	\$258,431
ENVIRON HEALTH SERVICES (EHS)	\$31,300	\$2,171	\$2,116	6.76%	\$29,184
ANIMAL CONTROL(AC)	\$11,300	\$0	\$1,427	12.63%	\$9,873
PLUMBING/BUILDING CONTROL (BPC)	\$204,463	\$14,011	\$9,268	4.53%	\$195,195
SWIMMING POOLS (POOL)	\$53,151	\$1,078	\$2,282	4.29%	\$50,869
DEVELOPMENT CONTROL (DEV)	\$192,000	\$389	\$9,143	4.76%	\$182,857
WASTE SERVICES	\$874,519	\$23,767	\$30,502	3.49%	\$844,017
ENVIRONMENT PROTECTION (EP)	\$49,440	\$100	\$2,737	5.54%	\$46,703
<b>TOTAL DEVELOPMENT &amp; ENVIRONMENTAL SERVICES</b>	<b>\$1,702,968</b>	<b>\$67,913</b>	<b>\$85,840</b>	<b>5.04%</b>	<b>\$1,617,128</b>
<b>WORKS AND SERVICES</b>					
PUBLIC CONVENIENCES (PC)	\$160,734	\$11,300	\$16,752	10.42%	\$143,982
CEMETERY (CEM)	\$23,800	\$1,175	\$804	3.38%	\$22,996
HALLS (HALL)	\$56,969	\$10,927	\$23,293	40.89%	\$33,677
PARKS AND GARDENS(PG)	\$75,329	\$9,230	\$13,411	17.80%	\$61,918
REC. & RESERVES(Rec+tennis)	\$100,745	\$6,652	\$14,940	14.83%	\$85,805
TOWN MOWING/TREES/STREETSCAPES(MOW)	\$152,400	\$3,683	\$1,467	0.96%	\$150,933
HOUSING (HOU)	\$100,258	\$27,364	\$49,028	48.90%	\$51,230
CAMPING GROUNDS (CPARK)	\$17,500	\$0	\$44	0.25%	\$17,536
LIBRARY (LIB)	\$1,267	\$677	\$1,852	146.18%	(\$585)
ROAD MAINTENANCE (ROAD)	\$1,037,200	\$220,958	\$108,215	10.43%	\$928,985
FOOTPATHS/KERBS/GUTTERS (FKG)	\$9,580	\$1,621	\$0	0.00%	\$9,580
BRIDGE MAINTENANCE (BRI)	\$23,316	\$0	\$0	0.00%	\$23,316
PRIVATE WORKS (PW)	\$44,600	\$3,433	\$2,968	6.66%	\$41,632
SUPER. & I/D OVERHEADS (SUPER)	\$757,839	\$50,785	\$40,965	5.41%	\$716,874
QUARRY/GRAVEL (QUARRY)	(\$194,500)	\$580	\$192	-0.10%	(\$194,692)
NATURAL RESOURCE MANAGEMENT(NRM)	\$136,000	\$1,020	\$2,128	1.56%	\$133,872
SES (SES)	\$2,000	\$129	\$0	0.00%	\$2,000
PLANT MTCE & OPERATING COSTS (PLANT)	\$500,000	\$59,309	\$69,206	13.84%	\$430,794
PLANT INCOME	(\$710,000)	(\$116,989)	(\$103,450)	14.57%	(\$606,550)
DRAINAGE (DRAIN)	\$32,000	\$13,423	\$9,695	30.30%	\$22,305
OTHER COMMUNITY AMENITIES (OCA)	\$28,553	\$3,505	\$8,936	31.30%	\$19,617
WASTE COLLECTION & ASSOC SERVICES (WAS)	\$37,000	\$5,186	\$1,257	3.40%	\$35,743
<b>TOTAL WORKS &amp; SERVICES</b>	<b>\$2,392,672</b>	<b>\$313,968</b>	<b>\$261,706</b>	<b>10.94%</b>	<b>\$2,130,966</b>
<b>DEPARTMENT TOTALS OPERATING EXPENSES</b>					
Corporate Services	\$2,085,892	\$351,042	\$377,422	18.09%	\$1,708,470
Dev. & Environmental Services	\$1,702,968	\$67,913	\$85,840	5.04%	\$1,617,128
Works & Services	\$2,392,672	\$313,968	\$261,706	10.94%	\$2,130,966
<b>Total All Operating</b>	<b>\$6,181,531</b>	<b>\$732,923</b>	<b>\$724,968</b>	<b>11.73%</b>	<b>\$5,456,564</b>



	BUDGET 2023/2024	ACTUAL TO 31-Jul-22	ACTUAL TO 31-Jul-23	% OF BUDGET SPENT	BALANCE OF BUDGET
<b>CAPITAL EXPENDITURE</b>					
<b>CORPORATE AND FINANCIAL SERVICES</b>					
Computer Purchases	\$10,000	\$0	\$0	0.00%	\$10,000
Equipment	\$5,000	\$5,578	\$0	0.00%	\$5,000
Miscellaneous (Municipal Reval etc)	\$5,000	\$0	\$0	0.00%	\$5,000
	\$20,000	\$5,578	\$0	0.00%	\$20,000
<b>DEVELOPMENT &amp; ENVIRONMENTAL SERVICES</b>					
Swimming Pool	\$15,000	\$0	\$0	0.00%	\$15,000
	\$15,000	\$0	\$0	0.00%	\$15,000
<b>WORKS &amp; SERVICES</b>					
Plant Purchases	\$940,000	\$1,181	\$59,164	6.29%	\$880,836
Camping Grounds	\$0	\$0	\$0		\$0
Public Conveniences	\$333,334	\$3,890	\$1,753	0.53%	\$331,581
Bridges	\$648,000	\$0	\$0	0.00%	\$648,000
Road Construction & Reseals	\$2,818,000	\$41,768	\$56,951	2.02%	\$2,761,049
Drainage	\$780,000	\$0	\$333	0.00%	\$779,667
Parks & Gardens Capital	\$73,000	\$0	\$0	0.00%	\$73,000
Infrastructure	\$184,000	\$0	\$0	0.00%	\$184,000
Footpaths, Kerbs & Gutters	\$443,000	\$4,883	\$3,845	0.87%	\$439,155
Rec Grounds	\$810,000	\$0	\$0	0.00%	\$810,000
Halls	\$198,000	\$0	\$2,623	1.32%	\$195,377
Buildings	\$845,169	\$0	\$79,221	9.37%	\$765,948
	\$8,072,503	\$51,722	\$203,890	2.53%	\$7,868,613
<b>TOTAL CAPITAL WORKS</b>					
Corporate Services	\$20,000	\$5,578	\$0	0.00%	\$20,000
Dev. & Environmental Services	\$15,000	\$0	\$0	0.00%	\$15,000
Works & Services	\$8,072,503	\$51,722	\$203,890	2.53%	\$7,868,613
	\$8,107,503	\$57,300	\$203,890	2.51%	\$7,903,613

BANK ACCOUNT BALANCES AS AT 31 JULY 2023						
					BALANCE	
No.	Bank Accounts	Investment Period	Current Interest Rate %	Due Date	2022	2023
11100 Cash at Bank and on Hand						
11105	Bank 01 - Commonwealth - General Trading Account				1,630,620.38	656,348.91
11106	Bank 02 - Westpac - Direct Deposit Account				381,012.47	534,988.44
11110	Petty Cash				350.00	350.00
11115	Floats				200.00	200.00
11199	TOTAL CASH AT BANK AND ON HAND				2,012,182.85	1,191,887.35
11200 Investments						
11206	Bank 04	30 Days			0.00	-
11207	Bank 05	90 Days	4.85%	26/09/2023	2,658,964.74	3,031,386.00
11207	Bank 06	30 Days	4.15%	4/08/2023	2,002,156.17	1,061,916.43
11212	Bank 12	30 Days				
11214	Tascorp	180 Days	4.75%	21/12/2023	78,078.66	80,346.47
11215	Bank 15	90 Days				
11216	Bank 16	90 Days	4.46%	14/08/2023	4,009,603.26	4,147,022.49
11299	TOTAL INVESTMENTS				8,748,802.83	8,320,671.39
TOTAL BANK ACCOUNTS AND CASH ON HAND					10,760,985.68	9,512,558.74



[illegible]**RESOLUTION 16/08.2023/C**

**Moved:** Cr D Meacheam

**Seconded:** Cr J Honner

***THAT*** the Monthly Finance Report to 31 July 2023 be received.

**CARRIED**

### For the Motion

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

*Cr A Bailey left the meeting at 11.46am.*

## 27.3 REGIONAL TOWNS SECURITY CAMERA PROJECT

### Report by

Adam Wilson, Deputy General Manager

### Background

The Local Government Association of Tasmania (LGAT) has written to the General Manager to introduce the Regional Towns Security Camera Project, a community safety initiative that is being managed by the Local Government Association of Tasmania and funded by the Department of State Growth. The overall project is worth \$4 million and is due for completion by June 2025.

The Project objectives are to:

- Support Councils and their communities to access appropriate CCTV for regional towns.
- Efficiently obtain security advice from specialists and Tasmania Police.
- Provide effective means to jointly procure CCTV hardware and installation.
- Develop a shared understanding between Local Government and primary partners of CCTV installations.
- Provide Local Government with access to an integrated, efficient and managed CCTV platform.
- Develop a plan for the management and expansion of the CCTV program beyond the current investment to further improve community safety.

LGAT have appointed a Project Manager, Wade Berry, to oversee the delivery of this statewide project. Wade joined the Local Government Association of Tasmania in July 2022 after a successful career in the electrical contracting industry and trade services within Tasmania.

LGAT are currently developing guidelines for this project and will be working closely with Councils and key stakeholders for a successful project. They are very mindful of the need for systems that are efficient and cost-effective to maintain. Where possible they would seek to integrate any new systems into existing CCTV systems to simplify access to data and maintenance.

As part of stage one of the Regional Towns Security Camera Project it is proposed to install appropriate CCTV in the townships of Hamilton, Bothwell and Ouse.

The following locations have been put forward as pilot projects:

**Hamilton Pilot Project**, two locations as per plan (yellow circles):

1. Hamilton Community Recovery Area, which cover the new Multi-Purpose Community Recovery Building Hamilton, caravan park, camp kitchen, BBQ area, Laundry, carpark, Hamilton town park and playground. Flooding in the River Clyde at the caravan park. It is proposed to install appropriate CCTV on a 5.9m pole near the corner of the carpark.
2. Next to Hamilton Police Station, which covers Franklin Place (Lyell Highway west and east) and Anzac Park (Anzac Day events each year and picnic area). It is proposed to install appropriate CCTV on a 5.9m pole in walkway next to Hamilton Police Station.



**Ouse Pilot Project, two locations as per plan (yellow circles):**

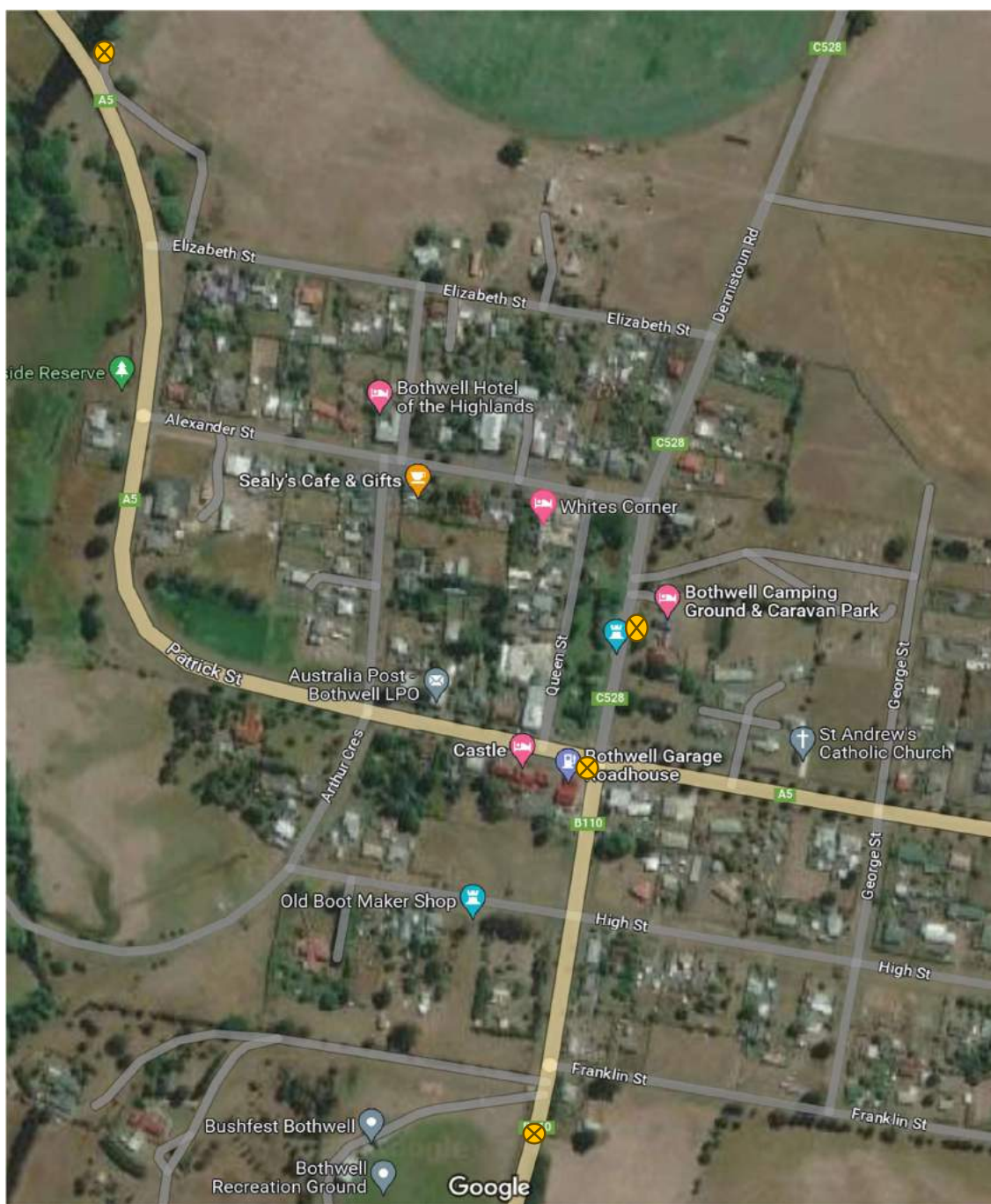
1. Ouse rose garden and picnic area, which cover the Lyell Highway north and south, rose garden, playground, public toilets, picnic shelter, foot bridge and walkway over the Ouse River, and flooding in the Ouse River. It is proposed to install appropriate CCTV on a 5.9m pole near the BBQ area.
2. Ouse Hall which covers Lyell Highway north and south, Ouse Hall, public toilets, Anzac wall, Ouse Roadhouse and online Access Centre. It is proposed to install appropriate CCTV on front of the Ouse Hall.



**Bothwell Pilot Project**, three locations as per plan (yellow circles):

1. Corner of Market Place and Patrick Street, Bothwell which cover the shopping centre of Bothwell (Bothwell Super Store, Central Highlands Pharmacy, Bothwell Service Station and shop), Queens Park, carpark, playground, Bothwell Medical Centre, St Michael Church, Castle Hotel, Anzac Cenotaph, Highland Lakes Road north and south, William Street and Market Place.
2. Bothwell Caravan Park entrance, Central Highlands Visitor Centre, Australian Golf Museum, Queens Park playground, BBQ area, Bothwell public toilets and Market Place.
3. Next to the Clyde River Bridge on the TasWater pump station building which covers, Bothwell Police Station, TasFire Bothwell Station, TasWater main pump station, Clyde River picnic area, Ratho Golf Course, Highlands Lakes Road (north and south), Barrack Street and Elizabeth Street.
4. Bothwell Recreation Ground on Hollow Tree Road which covers Hollow Tree Road, Bothwell recreation ground, Bothwell Community Recovery building and playground. ('Highlands Bushfest' in November each year, which has over 4,000 people attend the two-day event).





### Conclusion

Council staff have been liaising with the Project Manager and Tas Police over the past few months, on the best practical, cost-effective sites that could be achieved for this Project – taking into account electrical connections, internet access, lighting requirements and protection of assets.

### RESOLUTION 17/08.2023/C

**Moved:** Cr R Cassidy

**Seconded:** Cr J Honner

*THAT Council endorse the proposed CCTV sites in Hamilton, Ouse and Bothwell.*

**CARRIED****For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

**27.4 REQUEST FOR RATES REMISSION – 137 LITTLE DEN ROAD, MILLERS BLUFF****Report by**

Adam Wilson, Deputy General Manager

**Background**

Council received an email from the owner of Property 10-0400-03595 137 Little Den Road, Millers Bluff on the 27 July 2023 asking for a rates remission for the solid waste domestic charge on Property 10-0400-03595 at 137 Little Den Road, Millers Bluff.

The owner states that if there was a waste facility close by, they would use it, however there is no Council waste management facilities near Millers Bluff on the eastern side of the Municipality. Hence the property owner takes their waste back to Deloraine with them. The owner requests that the waste charges be waived for the 2023-2024 financial year which has been remitted the past 7 years by Council.

**RESOLUTION 18/08.2023/C**

**Moved:** Cr Y Miller

**Seconded:** Cr R Cassidy

*THAT Council remit the Solid Waste Garbage Fee on Property 10-0400-03595, 137 Little Den Road Millers Bluff.*

**CARRIED****For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

*Cr A Bailey returned to the meeting at 11.48 am.*

*Deputy Mayor J Allwright left the meeting at 11.49am and returned at 11.50am.*

**27.5 REQUEST FOR RATES REMISSION – PROPERTY NUMBER 04-0017-03967****Report by**

Adam Wilson, Deputy General Manager

**Background**

Mr John & Mrs June Pilcher have written the General Manager requesting a Remission of Rates on Property Number 04-0017-03967 at Schaw Street, Bothwell.

For several years Council have resolved to remit the rates on this property for the full financial year.

Rates on the property are \$ 611.51.

According to the Crown Lands Dept. this P.I.D. 1743535 is Last Street in Bothwell. The owner only uses a small portion of the street, part is still a public street, part is used by other residents and the bottom is flooded by Ratho Dam.

The owner pays a lease to the Department of Primary Industries, so they have to pay rates as well the convenience of the part that they use is not worth it – the owner continues to keep their section free of noxious weeds (ie: Gorse etc.).

## **RESOLUTION 19/08.2023/C**

**Moved:** Cr R Cassidy

**Seconded:** Cr J Hall

*THAT Council remit the rates of \$615.00 on Property Number 04-0017-03967.*

**CARRIED 6/2**

**For the Motion**

Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

**Against the Motion**

Mayor L Triffitt and Y Miller.

## **RESOLUTION 20/08.2023/C**

**Moved:** Cr Y Miller

**Seconded:** Cr D Meacheam

*THAT Council further investigation the history of property number 04-0017-03967 at Schaw Street, Bothwell.*

**CARRIED 5/3**

**For the Motion**

Mayor L Triffitt, Cr R Cassidy Cr J Hall, Cr D Meacheam and Cr Y Miller.

**Against the Motion**

Deputy Mayor J Allwright, Cr A Bailey and Cr J Honner

## **27.6 LIONS CLUB OF HOBART TOWN INC FUNDING SUPPORT 2023 CIRCUS QUIRKUS**

**Report by**

Adam Wilson, Deputy General Manager

**Background**

The Lions Club of Hobart Town Inc. are seeking Council support towards the annual Circus Quirkus that will take place at the Federation Concert Hall at the Grand Chancellor.

Monies raised from this year's show will go towards Lions projects in and around Hobart like the Lions Eye health Project, Hobart Legacy and the Lions Drug awareness Foundation.

The Lions Club of Hobart Town Inc. would like Council to consider donating \$300, \$360 or \$420 towards the event.

*'Council have previously donated to the Immune Deficiencies in March 2023 for the amount of \$360.00 for the event that was held in May 2023 at the Federation Concert Hall at the Grand Chancellor.'*

**RESOLUTION 21/08.2023/C****Moved:** Deputy Mayor J Allwright**Seconded:** Cr A Bailey

**THAT** Council make a donation of \$360.00 toward the annual Circus Quirkus that will take place at the Federation Concert Hall at the Grand Chancellor.

**CARRIED****For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.

## **27.7 ABORIGINAL LANDS AMENDMENT BILL – EXPOSURE DRAFT FOR CONSULTATION**

**Report by**

Adam Wilson, Deputy General Manager

**Background**

The Aboriginal Lands Amendment Bill 2023 (the Bill) amends the *Aboriginal Lands Act 1995* (the Act), to deliver improvements to the model for returning land to Aboriginal people. The proposals for these improvements were outlined in the two consultation papers released in 2022.

The Bill also makes minor changes to other legislation and repeals the redundant *Aboriginal Land Council Elections Act 2004* which had the effect of deferring the timing of the election due that year.

The Hon Roger Jaensch MP, Minister for Aboriginal Affairs states the Government has listened carefully to the varied and substantial feedback, they have received to date in response to our proposals to amend the *Aboriginal Lands Act 1995*.

Hon Roger Jaensch MP now invites Council to consider the details in the draft Bill and to provide any feedback on the effect that the proposed provisions will have on the land return process in Tasmania. The feedback received through this final consultation process will inform any changes to the Bill that will be introduced to Parliament later this year.

This consultation period will run for 6 weeks, with submissions due by close of business on Tuesday 19 September 2023.

**RESOLUTION 22/08.2023/C****Moved:** Cr J Honner**Seconded:** Cr R Cassidy

**THAT** Councillors provide their comment on the *Aboriginal Lands Amendment Bill 2023* to the Deputy General Manager by Friday the 8 September 2023, so that Council can provide comments to the State Government.

**CARRIED****For the Motion**

Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Bailey, Cr R Cassidy, Cr J Honner, Cr J Hall, Cr D Meacheam and Cr Y Miller.



## 27.8 BUTLERS GORGE ROAD – EXTENSION OF WEEKDAY CLOSURE

### Report by

Kim Hossack, General Manager

### Attachment

Letter from Hydro Tasmania dated 31 July 2023

### Background

Council approached Hydro Tasmania concerning the restrictions of recreational opportunities in the Central Highlands Region during weekday working hours due to the closure of Butlers Gorge Road by them.

Correspondence has been provided to Council in response to this disruption & public access to key recreational sites.

### NOTED

## 27.9 FUTURE OF LOCAL GOVERNMENT REVIEW – STAGE 3 PUBLIC HEARINGS AT CAMPBELL TOWN ON 10 AUGUST 2023

### Report by

Kim Hossack, General Manager

### Background

As part of Stage 3 of the Future of Local Government Review, the Local Government Board will be holding public hearings to supplement the written submission process which closed on 2<sup>nd</sup> August. Council did provide a formal submission to the Board which is attached.

Our Catchment Area Public Hearings were held on Thursday 10 August 2023 at Campbell Town at which both Councils and community members will have an opportunity to present their views and for the Board to ask questions in return.

Councillor R Cassidy attended and presented on behalf of Council, along with the General Manager. He will provide a verbal report back to Council on this event at the meeting.

*Councillor R Cassidy provided the meeting with an update on the Future of Local Government Review – Stage 3 Formal Council Submission that was held at Campbell Town on 10<sup>th</sup> August 2023.*

**NOTED** - *The Mayor thanked both Cr Cassidy and the General Manager for attending.*

## 28. SUPPLEMENTARY AGENDA ITEMS

*Nil*

## 29. OTHER BUSINESS

- **Community Engagement in Smaller Townships – Cr Y Miller**

Cr Y Miller suggested the idea of having a meet and greet, a get to know your Councillors through the Municipal area so that ratepayers can meet Councillors and raise any concerns.

### **NOTED**

- **Recent Event held at Bothwell Hall - Cr J Hall**

Cr J Hall expressed his appreciation for the local Bothwell CWA and their efforts for the weekend's fundraiser event "Mad Hatter's Tea Party" for the Cancer Council. A letter of appreciation will be sent to the CWA from the Mayor.

### **NOTED**

## 30. CLOSURE

Mayor Triffitt thanked everyone for their contribution and declared the meeting closed at **12.25pm**.

**Signed as Confirmed:**

\_\_\_\_\_  
**Mayor L Triffitt**

**Dated:** 19 September 2023



# Central Highlands Council

## MINUTES AUDIT PANEL MEETING – 11 SEPTEMBER 2023

Minutes of the Central Highlands Council Audit Panel held at the Hamilton Council Chambers, Hamilton on Monday 11 September 2023 commencing 10.00am.

### 1.0 OPENING - 10.00am

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### 2.0 PRESENT

Mr Ian McMichael (Chair); Deputy Mayor J Allwright; and Cr A Bailey.

**In Attendance:** Cr D Meacheam; Kim Hossack, General Manager; Adam Wilson, Deputy General Manager; and Katrina Brazendale, Minute Secretary.

**Via Teams:** David Doyle, Contract Accountant

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### 3.0 APOLOGIES

Mark Farrington, Tasmanian Audit Office

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### 4.0 CONFIRMATION OF MINUTES

#### RECOMMENDATION 1:

**Moved** Cr A Bailey

**Seconded** Deputy Mayor J Allwright

***THAT the Minutes of the previous Audit Panel meeting held on Tuesday 19 June 2023 be confirmed.***

**CARRIED**

**For the Motion:** I V McMichael (Chair), Deputy Mayor J Allwright & Cr A Bailey

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### 5.0 PECUNIARY INTEREST DECLARATIONS

The Chair requests all Members to indicate whether they or a close associate have or are likely to have a pecuniary interest (any pecuniary benefit or pecuniary detriment) or conflict of interest in any Item of this Agenda.

*Nil*

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## 6.0 BUSINESS ARISING

### 6.1 Related Party Declarations – any amendments.

*The General Manager advised Related Party Declarations are now included in the Ordinary Council agenda on a quarterly basis.*

### 6.2 Friends of St Michael's – funds held with Council (\$79k).

*The General Manager spoke with Mr Henry Edgell and he requested to stay the same as he believes that the Church could possibly be sold in the future. All members are happy that Council are able to hold the funds.*

### 6.3 Future of Local Government Review (FoLGR) – concerning long term future & potential risks.

*The General Manager provided an update regarding the FoLGR and the report is due to be released on the 31<sup>st</sup> October 2023. Cr Cassidy and the General Manager attended the Central Highlands Council session at Campbell Town and spoke on behalf of Council; Mayor Loueen Triffitt did not attend.*

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## 7.0 STANDING ITEMS

- Statutory Financial Requirements Report – Noted report.
- Financial Reports – Monthly Report to 31 July 2023 – Noted report.
- Risk Management Register – Noted with no changes.
- Policy Review/s – Noted.

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### 7.1 FRAUD CONTROL POLICY 2013-03

The Fraud Control Policy 2013-03 with Council's Fraud Control Investigation Procedure, Fraud Prevention Procedure and Fraud Detection & Risk Management Procedure have been reviewed by Senior Management Staff.

The reviewed Policy and Procedure are now provided for endorsement by the Audit Panel, prior to being formally tabled at Council's 19 September 2023 meeting.

#### RECOMMENDATION 2:

**Moved** Deputy Mayor J Allwright

**Seconded** Cr A Bailey

***THAT*** the Fraud Control Policy 2013-03 be tabled at the next Council meeting for adoption.

**CARRIED**

**For the Motion:** I V McMichael (Chair), Deputy Mayor J Allwright & Cr A Bailey

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### 7.2 TENDER AND PROCUREMENT POLICY 2015-06

The Tender and Procurement Policy 2015-06 has all been reviewed by Senior Management Staff. This Policy was not due for renewal however, the tendering and procurement thresholds table (Section 4) needed to be reflective of actual Council Staff roles and financial responsibilities.

The reviewed Policy is now provided for endorsement by the Audit Panel, prior to being formally tabled at Council's 19 September 2023 meeting.



### RECOMMENDATION 3:

**Moved** Cr A Bailey

**Seconded** Deputy Mayor J Allwright

***THAT*** the Tender and Procurement Policy 2015-06 be tabled at the next Council meeting for adoption.

**CARRIED**

**For the Motion:** I V McMichael (Chair), Deputy Mayor J Allwright & Cr A Bailey

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### 7.3 PURCHASING AND PAYMENTS CONTROL POLICY 2016-44

The Purchasing and Payments Control Policy 2016-44 has all been reviewed by Senior Management Staff. This Policy was not due for renewal however, the thresholds table needed to be reflective of actual Council Staff roles and financial responsibilities (as per the Tender and Procurement Policy above).

The reviewed Policy is now provided for endorsement by the Audit Panel, prior to being formally tabled at Council's 19 September 2023 meeting.

### RECOMMENDATION 4:

**Moved** Deputy Mayor J Allwright

**Seconded** Cr A Bailey

***THAT*** the Purchasing and Payments Control Policy 2016-44 be tabled at the next Council meeting for adoption.

**CARRIED**

**For the Motion:** I V McMichael (Chair), Deputy Mayor J Allwright & Cr A Bailey

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## 8.0 NEW BUSINESS

### 8.1 Asset Register Review – Useful Lives Process

Central Highlands Council completes a review of the Asset Register by way of reviewing the useful lives of the recorded asset classes. This is conducted primarily by Mr Jason Branch, Works & Services Manager. The Asset Register is held by the Corporate Service Department and populated by the Contract Accountant, Mr David Doyle.

Mr Doyle states the Asset register review is to comply with AASB116 PP&E.

Paragraph 50:

The residual value and the useful life of an asset shall be reviewed at least at the end of each annual reporting period and, if expectations differ from previous estimates, the change(s) shall be accounted for as a change in an accounting estimate in accordance with AASB 108 Accounting Policies, Changes in Accounting Estimates and Errors.

Paragraph 61:

The depreciation method applied to an asset shall be reviewed at least at the end of each annual reporting period and, if there has been a significant change in the expected pattern of consumption of the future economic benefits embodied in the asset, the method shall be changed to reflect the changed pattern. Such a change shall be accounted for as a change in an accounting estimate in accordance with AASB 108.



The General Manager has access to the Asset Register listing electronically for review and checking.

Additional reviews are undertaken for the following reasons:

- Forecasting Plant Replacements;
- Insurance Portfolio Review;
- Mid-term Review;
- EOY Review; and
- Surplus Auction Preparation.

The General Manager will be adding commentary to the 'General Managers Certificate' issued and presented at each Audit Panel meeting, relating to the Asset Register and relevant checks that have been undertaken.

The General Manager will complete a sign off yearly (June) of the Asset Register with the Works & Services Manager co-signing to verify.

Council has a Policy for Asset Management Policy No. 2018-53 the purpose of this policy is to set guidelines for implementing consistent Asset Management processes throughout the Central Highlands Council. The policy provides direction as how Council as custodians of community assets will manage current and future assets.

Process approved by: General Manager and the Works & Services Manager.

Endorsement by the Audit Panel is required.

#### **RECOMMENDATION 5:**

**Moved** Deputy Mayor J Allwright

**Seconded** Cr A Bailey

***THAT the annual Asset Review Process be endorsed by Council.***

**CARRIED**

**For the Motion:** I V McMichael (Chair), Deputy Mayor J Allwright & Cr A Bailey

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## **8.2 PRIVATE WORKS UNDERTAKEN BY COUNCILS – Performance Audit**

The above performance audit will be undertaken by the Tasmanian Audit Office concerning Council's private works addressing the following areas:

- Private Works is available to all ratepayers,
- Decisions to undertake Private Works are made transparent, objectively and consistently,
- Charges of Private Works incorporate all associated costs incurred,
- Council services are charged at market prices ensuring an acceptable profit margin to Council that is consistent with anti-competitive requirements of the *Competition and Consumer Act 2010*, and the no advantage requirements of the *Local Government Act 1993*, and
- Council's own work program is prioritised.

**NOTED**

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### 8.3 DRAFT FINANCIAL STATEMENTS AS OF 30 JUNE 2023

The unaudited financial statements were circulated to all members via email on 12 August 2023 for comments. They were then formally lodged with the Tasmanian Audit Office (TAO) as per legislative requirement by COB on 15 August 2023.

A letter was received from the TAO dated 20 August 2023 confirming that compliance was achieved (see attachment).

#### NOTED

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### 9.0 OTHER BUSINESS

The General Manager reminded the Chair that the Audit Panel Annual Report will be due by mid-November for inclusion within Council's 2022-23 Annual Report.

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### 10.0 NEXT MEETING

To be held at Hamilton on **Monday 4<sup>th</sup> December 2023** commencing at **10.00am**.

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### 11.0 CLOSURE – 11.05am

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## Central Highlands Council

### MINUTES

### PLANNING COMMITTEE MEETING – 12<sup>TH</sup> SEPTEMBER 2023

Minutes of the **Planning Committee Meeting** (Special Committee of Central Highlands Council) held in the Bothwell Football Club & Community Centre, **Bothwell** on **Tuesday 12<sup>th</sup> September 2023**, commencing at **9.01am**.

Deputy Mayor J Allwright (Chairperson) submitted a written Declaration to Item 7.1 on the Agenda and an apology for the meeting.

In the absence of the appointed Chairperson, the Committee members present are to elect one of the members of the Planning Committee as Chairperson of the meeting.

#### RESOLUTION 01/09.2023/PC

**Moved:** Cr A Bailey

**Seconded:** Cr J Hall

***THAT** Cr R Cassidy be appointed as Chairperson of the meeting.*

**CARRIED**

#### **FOR the Motion**

Cr R Cassidy, Cr J Hall & Cr A Bailey

Cr R Cassidy took the Chair and welcomed everyone to the meeting.

#### **1.0 PRESENT**

Cr R Cassidy, Cr J Hall and Cr A Bailey

#### **2.0 IN ATTENDANCE**

Cr J Honner, Mrs K Hossack (General Manager), Mr G Rogers (DES Manager), Mrs L Brown (Senior Planning Officer) and Mrs K Bradburn (Minutes Secretary).

#### **3.0 APOLOGIES**

Deputy Mayor J Allwright (Chairperson) and Mayor L Triffitt



## 4.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Chairman requests Councillors to indicate whether they or a close associate have, or are likely to have, a pecuniary interest (any pecuniary or pecuniary detriment) in any item of the Agenda.

*Deputy Mayor J Allwright submitted a written Declaration to Item 7.1 on the Agenda.*

## 5.0 PERCEIVED INTEREST DECLARATIONS

Under the **Model Code of Conduct** made by Order of the Minister responsible for Local Government the following will apply to a Councillor –

### **PART 2 – Conflict of Interest that are not Pecuniary**

(6) A Councillor who has an actual, potential or perceived conflict of interest in a matter before the Council must –

- (a) Declare the conflict of interest and the nature of the interest before discussion on the matter begins; and
- (b) Act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider that the conflict of interest requires the Councillor to remove himself or herself physically from any Council discussion and remain out of the room until the matter is decided by the Council.

*Nil*

## 6.0 CONFIRMATION OF DRAFT MINUTES OF THE PLANNING COMMITTEE MEETING HELD 8 AUGUST 2023

### RESOLUTION 02/09.2023/PC

**Moved:** Cr J Hall

**Seconded:** Cr A Bailey

**THAT** the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 8<sup>th</sup> August 2023 to be confirmed.

**CARRIED**

### **FOR the Motion**

Cr R Cassidy, Cr J Hall & Cr A Bailey

## 7.0 PUBLIC QUESTION TIME

In accordance with Council's Policy No 2017-49 *Public Comment on Planning Agenda Items at Committee Meetings* a person may speak about an item on the agenda to be considered by the Planning Committee during public question time or at the beginning of the item, as determined by the Chairperson.

Speakers should follow the procedure below:

1. Only those people that have:
  - (a) Initiated the planning decision under the *Land Use Planning and Approvals Act 1993* (Act) ("Applicant"); or
  - (b) The owner of the land subject to the planning decision ("Owner"); or
  - (c) made a representation within the statutory notice period in relation to a planning decision ("Representor")

will be entitled to speak at a Planning Committee Meeting ("Meeting").

2. Prior to the commencement of the Meeting a person who wishes to address the Meeting must:
  - i. Notify the Council in writing by close of business on the Friday prior to the Planning Committee meeting of the person's intention to address the Meeting, including with the following detail:
    - (a) Identify whether the person is the Applicant or a Representor;
    - (b) If a Representor, the date the person made a representation in respect to the planning decision; and
    - (c) the relevant planning decision by the Council allocated number, or by reference to the land to which it relates (eg, by certificate of title, PID or address);
    - (d) the question or topic on which the person wishes to speak.
  - ii. Notify the Chairperson of his or her arrival prior to the commencement of the PCM and complete a register.
3. If a person has complied with the procedure in 2 above, the person will be entitled speak at the meeting.
4. The Chairperson will determine the order of speakers.
5. All people entitled to speak will be given equal opportunity to speak.
6. Each person will be limited to **5 minutes** unless otherwise allowed by the Chairperson.
7. A person may make a statement only or ask questions that are directed through the Chairperson.
8. A person may not direct questions to staff members unless directed through the Chairperson. The Chairperson may ask staff members to answer any question.
9. The Council is under no obligation to answer questions. Questions may be taken on notice by the Planning Committee. The Planning Committee may answer such questions at its discretion.
10.
  - (a) Planning Committee members may ask questions of the person speaking.
  - (b) Councillors present who are not members of the Planning Committee may ask questions or seek clarification only at the discretion of the Chairperson.
11. The Applicant may be given notice of a person's intention to speak. The Applicant will be given an opportunity to speak in reply, limited to 5 minutes unless otherwise allowed by the Chairperson. If the Applicant is not present at the Meeting, the Planning Committee may provide the Applicant with an opportunity to respond.
12. No debate or argument is permitted at any time.
13. Members of the gallery must not interject while another party is speaking.

Council's Policy 2017-49 'Public Comment on Planning Agenda Items' will be available for the public to view at the meeting.

*Nil*

## 7.0 PLANNING REPORTS

### 7.1 DA 2023/42 : 4 LOT SUBDIVISION : 6977 LYELL HIGHWAY, OUSE

#### Proposal

An application for planning approval for a 4 Lot Subdivision at 6977 Lyell Highway, Ouse has been received by Council.

The property comprises of two existing titles CT223796/4 which is vacant and CT 233565/5 which includes an existing dwelling.

The subdivision proposes the following:

- CT 233565/5 subdivided into two lots, Lot 1 & Lot 2.
  - Lot 1 – Contains existing dwelling, lot size 894m<sup>2</sup>, 22m of frontage to Lyell Highway, existing TasWater service and single point of vehicular access;
  - Lot 2 – 1693m<sup>2</sup>, 4.4m of frontage to Lyell Highway, proposed single point of vehicular access and connection to TasWater services;
- CT223796/4 subdivided into two lots, Lot 3 & Lot 4.
  - Lot 3 – 600m<sup>2</sup>, 16.2m of frontage to Lyell Highway, proposed single point of vehicular access and connection to TasWater services;
  - Lot 4 – 900m<sup>2</sup>, 4.0m of frontage to Lyell Highway, proposed single point of vehicular access (Right of Way) and connection to TasWater services;

Under the Tasmanian Planning Scheme – Central Highlands subdivision is defined as development, Clause 3.1. The proposal is to be assessed against the development standards of the zone and the development standards of the applicable Codes. These matters are described and assessed in this report. This is a discretionary application under the Planning Scheme.

Council gave notice of the application for public comment for 14 days. During the notification period no representations were received.

This report will assess the proposal against the relevant provisions of the Act and the Scheme. It is recommended that Council grant a permit for the subdivision subject to conditions.

### RESOLUTION 03/08.2023/PC

**Moved:** Cr A Bailey

**Seconded:** Cr J Hall

***THAT the Planning Committee make the following recommendation to Council acting as the Planning Authority:***

#### **1. Approve in accordance with the Recommendation:-**

In accordance with section 57 of the *Land Use Planning and Approvals Act 1993* the Planning Authority **Approve** the Development Application DA2023/42 4 Lot Subdivision at land described as 6977 Lyell Highway, Ouse subject to conditions in accordance with the Recommended Conditions.

## **Recommended Conditions**

### ***General***

1. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.

### ***Staged Development***

3. The subdivision development must not be carried out in stages except in accordance with a staged development plan submitted to and approved by Council's Manager Environment and Development Services.

### ***Easements***

4. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.

### ***Endorsements***

5. The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.

### ***Covenants***

6. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's Manager Environment and Development Services.

### ***Bushfire***

7. The development and works must be carried out in accordance with the Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan prepared by Enviro-dynamics dated July 2023 v1.0.
8. Prior to Council sealing the final plan of survey for any stage the developer must provide certification from a suitably qualified person that all works required by the approved Bushfire Hazard Management Plan has been complied with.

### ***Agreements***

9. Agreements made pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be prepared by the applicant on a blank instrument form to the satisfaction of the Council and registered with the Recorder of Titles. The subdivider must meet all costs associated with the preparation and registration of the Part 5 Agreement.

### ***Final Plan***

10. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
11. A fee of \$225.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
12. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Central Highlands Council. The security must be in accordance with section 86(3) of the *Local*

*Government (Building & Miscellaneous Provisions) Council 1993.* The amount of the security shall be determined by the Council's Municipal Engineer.

13. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
14. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

#### **Water Quality**

15. Where a development exceeds a total of 250 square metres of ground disturbance a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Municipal Engineer before development of the land commences.
16. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's Municipal Engineer until the land is effectively rehabilitated and stabilised after completion of the development.
17. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's Municipal Engineer.
18. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with topsoil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's Municipal Engineer.

#### **Property Services**

19. Property services must be contained wholly within each lot served or an easement to the satisfaction of the Council's Municipal Engineer or responsible authority.

#### **Existing Services**

20. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

#### **TasWater**

21. The use and/or development must comply with the requirements of TasWater, as detailed in the form Submission to Planning Authority Notice, Reference No TWDA2023/01025-CHL dated 09/08/2023, as attached to this permit.

#### **Access to State Growth Road (Lyell Highway)**

22. The proposed new accesses to Lots 2, 3 and 4 are to be sealed from the edge of the state road to the property boundary.
23. The existing access to Lot 1 is to be upgraded to sealed from the edge of the state road to the property boundary.
24. Prior to undertaking any access (or other) works in the state road reserve an Access Permit is required from the Department of State Growth in accordance with Section 16 of the *Roads and Jetties Act 1935*. Application for permits can be found at [https://www.transport.tas.gov.au/roads\\_and\\_traffic\\_management/permits\\_and\\_bookings](https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings)
25. Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.

#### **Construction Amenity**

26. The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Environment and Development Services:

Monday to Friday	7:00 AM to 6:00 PM
Saturday	8:00 AM to 6:00 PM
Sunday and State-wide public holidays	10:00 AM to 6:00 PM

27. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -
  - (a) Emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property.
  - (b) Transport of materials, goods or commodities to or from the land.
  - (c) Appearance of any building, works or materials.
28. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Municipal Engineer.
29. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

### **Construction**

30. The subdivider must provide not less than 48 hours written notice to Council's Municipal Engineer before commencing construction works on site or within a council roadway. The written notice must be accompanied by evidence of payment of the Building and Construction Industry Training Levy where the cost of the works exceeds \$12,000.
31. The subdivider must provide not less than 48 hours written notice to Council's Municipal Engineer before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's Manager Engineering Services.
32. A fee for supervision of any works to which Section 10 of the *Local Government (Highways) Council 1982* applies must be paid to the Central Highlands Council unless carried out under the direct supervision of an approved practising professional civil engineer engaged by the owner and approved by the Council's Municipal Engineer. The fee must equal not less than three percent (3%) of the cost of the works.

### **THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -**

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975*. If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975*.
- D. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.
- E. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -

- a) Minimise site disturbance and vegetation removal;
- b) Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);
- c) Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
- d) Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and
- e) Rehabilitation of all disturbed areas as soon as possible.





## Submission to Planning Authority Notice

Council Planning Permit No.	DA 2023/42	Council notice date	2/08/2023
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2023/01025-CHL	Date of response	9/08/2023
TasWater Contact	Shaun Verdouw	Phone No.	0467 901 425
<b>Response issued to</b>			
Council name	CENTRAL HIGHLANDS COUNCIL		
Contact details	kbradburn@centralhighlands.tas.gov.au		
<b>Development details</b>			
Address	6977 LYELL HWY, OUSE	Property ID (PID)	5469422
Description of development	Subdivision - 3 Lots + Balance		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA Surveyors	51017CT-3	A	24/07/2023
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>FINAL PLANS, EASEMENTS &amp; ENDORSEMENTS</b></p> <ol style="list-style-type: none"> <li>4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i></li> </ol> <p><b>DEVELOPER CHARGES</b></p> <ol style="list-style-type: none"> <li>5. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$10,542.00 to TasWater for water and sewerage infrastructure for 3 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.</li> <li>6. In the event Council approves a staging plan, prior to TasWater issuing a Consent to Register a Legal Document for each stage, the developer must pay the developer charges commensurate with the</li> </ol>			





number of Equivalent Tenements in each stage, as approved by Council.			
<b>DEVELOPMENT ASSESSMENT FEES</b>			
7. The applicant or landowner as the case may be, must pay a development assessment fee of \$389.86 and a Consent to Register a Legal Document fee of \$248.30 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.			
The payment is required within 30 days of the issue of an invoice by TasWater.			
8. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.			
<b>Advice</b>			
<b>General</b>			
For information on TasWater development standards, please visit <a href="https://www.taswater.com.au/building-and-development/technical-standards">https://www.taswater.com.au/building-and-development/technical-standards</a>			
For application forms please visit <a href="https://www.taswater.com.au/building-and-development/development-application-form">https://www.taswater.com.au/building-and-development/development-application-form</a>			
<b>Sewer Capacity</b>			
The sewer system in the area is over capacity, but TW are willing to accept the risk of this development on our system			
<b>Developer Charges</b>			
For information on Developer Charges please visit the following webpage - <a href="https://www.taswater.com.au/building-and-development/developer-charges">https://www.taswater.com.au/building-and-development/developer-charges</a>			
<b>Water Submetering</b>			
As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website ( <a href="http://www.taswater.com.au">www.taswater.com.au</a> ) within our Sub-Metering Policy and Water Metering Guidelines.			
<b>Service Locations</b>			
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.			
(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.			
(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <a href="https://www.taswater.com.au/building-and-development/service-locations">https://www.taswater.com.au/building-and-development/service-locations</a> for a list of companies.			
(c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.			
<b>Declaration</b>			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
<b>TasWater Contact Details</b>			
Phone	13 6992	Email	development@taswater.com.au



Mail	GPO Box 1393 Hobart TAS 7001	Web	<a href="http://www.taswater.com.au">www.taswater.com.au</a>
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**CARRIED**

**FOR the Motion**

Cr R Cassidy, Cr J Hall & Cr A Bailey

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**8.0 OTHER BUSINESS**

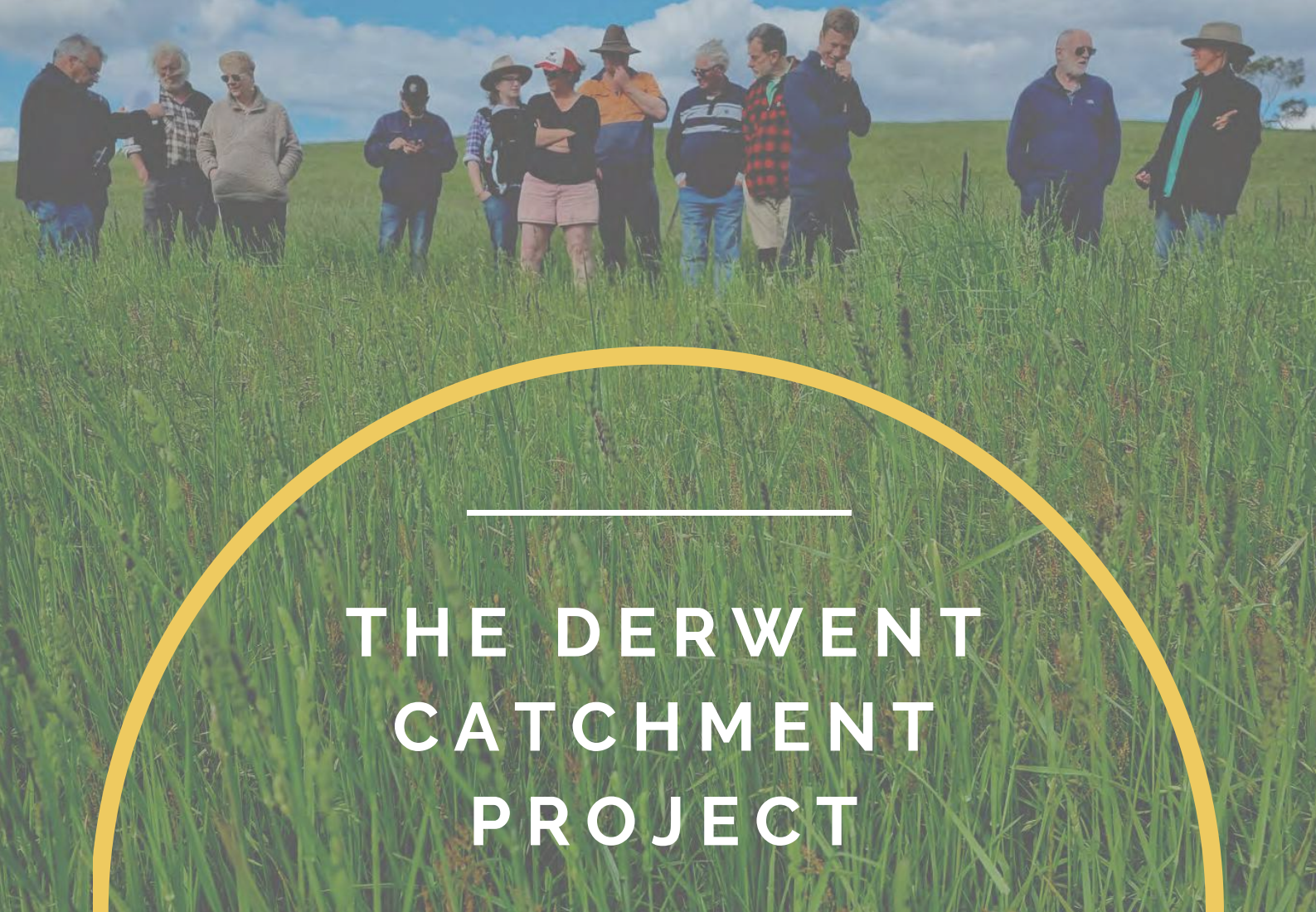
*Nil*

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**9.0 CLOSURE**

The Chairperson thanked everyone for their contribution and declared the meeting closed at **9.09am**.

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# THE DERWENT CATCHMENT PROJECT

## ANNUAL REPORT

2022-2023

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The Derwent  
Catchment Project

Increasing Productivity. Restoring Landscapes





WE ACKNOWLEDGE THE TASMANIAN  
ABORIGINAL PEOPLE AS THE  
TRADITIONAL CUSTODIANS OF  
LUTRUWITA (TASMANIA), AND THEIR  
ONGOING CONNECTION TO THE LAND AND  
WATERS ON WHICH WE WORK.





## Annual Report 2022-23

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## PRESIDENT'S REPORT

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It gives me great pleasure to present the Derwent Catchment Project's Annual Report for 2023. This is my first year as a member of the DCP executive after watching the organisation continually expanding its reach and capacity.

In the agricultural space the confinement feeding for drought preparedness, and the pasture network workshops have been well attended. While drought has been a long way from our minds in the past three years, that is the best time to be preparing for the next one. Our pastures are the foundation of our livestock enterprises, and the ecological backbone of much of our landscapes. While the pasture information network funding has finished, we are intending to use some financial reserves to continue the critical monitoring of our demonstration sites, as three years of data is not nearly enough.

I attended two agricultural conferences earlier in the year. The first, EvokeAg, in Adelaide, was focused on agricultural technology, and the second, the Nuffield Farming Scholar Triennial conference in March in New Zealand was broader. There were a few key themes from both conferences that are likely to be integral to the way our catchments and agriculture are managed in the future.

New Zealand is subject to far greater environmental regulation than we are in Australia and whilst we are a long way from this we need to be conscious of what is happening in other parts of the world and ensure our management is the best it can be.

At EvokeAg there was a lot of discussion around natural capital, carbon and investment but a lack of understanding of how the pieces fit together. One of the great things about the DCP is the engagement with our programs across multiple sectors of the community. We are in the box seat when it comes to looking at the opportunities that may be coming through the natural capital space.

This engagement is a credit to the DCP team, thank you to all of you for the efforts you put in. I'd like to thank our key supporters, Central Highlands Council, Derwent Valley Council and Brighton Council, and our multiple sponsors and investors into our programs.

And last but not least, seeing as I wasn't at last year's AGM I'd like to acknowledge the work that Jim Allwright has done in helping build the DCP to the level it's at today.



## EXECUTIVE REPORT

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This year has been one of reflection for us, particularly Eve and I, who have now been working for 9 years in the Catchment! This year marked a change with Charles Downie taking on the role of President. Thanks again Jim Allwright for all the years served as President, for staying on the committee and continuing to support us. Our success has been in a large part due to Jim's commitment and vision for what is needed in the Derwent Catchment.

However, with Charles taking the reins it was time to review our strategic plan and ensure our vision and mission remain current. We invite you to provide feedback on the DCP strategic plan which is available on our website [www.derwentcatchment.org](http://www.derwentcatchment.org).

This annual report details how we are working towards this vision and delivering on our planned activities in our core program areas of agri-best practice, weed management, river restoration and conservation.

Key achievements have been: developing a collaborative Natural Resource Management strategy for Brighton Municipality; completing the three year Derwent Pasture Network program successfully; and implementing our first year of work on the Lachlan River flood resilience project.

We are also pleased to announce that TasNetworks has joined our partnership and is contributing to our delivery of NRM activities in the region in 2023-24.





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*“Our vision is to be recognised for creating positive landscape change and building climate resilience. We see a strong, thriving community and economy supported by a healthy environment”.*



*National Tree Day  
volunteers*

## COMMUNITY ENGAGEMENT



The DCP approach is to value long term relationships and to continue to build partnerships over time. Short-term funding cycles are always an issue for community and environmental projects but with ongoing Council support we are able to mitigate against the impacts by continuing to work on projects even when funding draws to a close.

This is important when the project still offers benefit to the community. We design projects to meet the needs of organisations and individuals. Our belief is that continuity is key and trust in our commitment and intent is essential.

On this basis we continue to build community awareness and involvement through on-ground and education activities and to build partnerships through community facilitation and education, weed management, and natural values, restoration and conservation



## STRATEGIC PLANNING



**Brighton  
Council**



**The Derwent  
Catchment Project**  
Promoting Productivity Restoring Landscapes

A core part of our strategy for delivering NRM is to use a planned approach to implementation and each year we focus on ensuring we have plans in place to guide action. This year a core focus has been on finalising plans for the Brighton Municipality.

### ***Brighton NRM Strategy***

The draft Brighton NRM Strategy developed in 2022 was presented to Council at a workshop in March 2023 and endorsed for community consultation in April 2023. Community and stakeholders have been invited to view the strategy and provide feedback by mid-July. Comments will be used to finalise the document. Implementing key priorities will be the focus for the coming year.



**Brighton Foreshore Management Plan**

The Foreshore Management Plan was endorsed by council in May 2023. The plan will guide on-ground works:

- where the Bridgewater Landcare group is active;
- adjacent to Swan Park at Herdsman's Cove and the soon to be new playground at Swan Park
- the area where the new 'Friends of Old Beach Foreshore' group are active.

A desktop Aboriginal Heritage Assessment was conducted for the three areas of activity. Aboriginal Heritage Tasmania recommended that a heritage assessment be undertaken jointly by a consulting archaeologist and Aboriginal Heritage Officer. The Aboriginal Heritage Assessment has commenced. Once finalised the report will make recommendations for works on the foreshore and support a development application to Property Services at Tasmania Parks & Wildlife Service for authority to undertake weed control and revegetation works on Crown Land parcels for the next two years.



*Volunteers planting at Old Beach foreshore*



## AG-BEST PRACTICE PROGRAM

Our agricultural best practice program is focused on working with commercial farmers in the catchment. Over the years we have seen firsthand the barriers to many 'sustainable' farming principles which are not applicable to a region with such low rainfall and highly variable soils. We actively work with the producers to tackle the issues and test best practice management in context.

### ***Containment feeding/drought lotting project - funded by the Future Drought Fund (National Drought Hub)***

This project is working to support farmers with skills and confidence to manage containment feeding set ups. We have conducted surveys with Tasmanian farmers to understand the state of play, for example what designs are being used and how people are managing animal health and feeding issues. We have held workshops around trigger point decision making, when to put animals in and when to take them out. Expert Deb Scammell from South Australia presented at two workshops, with a turnout of 95 farmers at both events highlighting how much interest there is in this topic.

We have a project in train that will continue on from this year's work, supporting farmers with tailored plans and ensuring that containment feeding, and animal health expertise is available in the State going forward.



*Containment feeding field day*



*The Derwent Pasture Network - funded by NRM South through the Australian Government.*

The Derwent Pasture Network, our three-year dryland focused ag program, wrapped up on June 30, 2023. Eve and Peter Ball thoroughly enjoyed working alongside producers to tackle the challenges of grazing in the semi-arid regions of the catchment. The project has demonstrated knowledge increases amongst graziers around practices to manage dryland pastures and grazing systems. Understanding pasture species, pasture condition, its assessment and improvement are key to decisions that manage groundcover and growth and mitigate erosion and acidification risk.

The Graziers Community that has grown through this program, will continue to be fostered by the Derwent Catchment Project's Ag-extension Team. To ensure we can continue to follow the trials and get the group together, the DCP board has committed to maintaining the monitoring of the pasture species demonstration sites, and hosting two field events per year.

Key achievements of the program:

- 10 plans with targeted fertiliser advice based on soil testing.
- dryland tailored pasture course with 21 sessions and 30 participants over 3 years.
- 9 local trials and demonstration sites exploring pasture species suitability; fertiliser test strips; management of north-facing slopes; multi-species pastures; clover targets and management of weedy annuals.
- 17 field days and seminar events on key topics including visiting our trials and demonstrations; game management; dryland soils; drought-lotting/containment feeding; trees on farms; winter cleaning (spray-topping) weedy annuals; Farming Forecaster; carbon farming and soil carbon forums; and the latest on legume research trials.
- development of the Derwent Pasture Network website as a reference and resource.



*Field day at Arundel Farm*



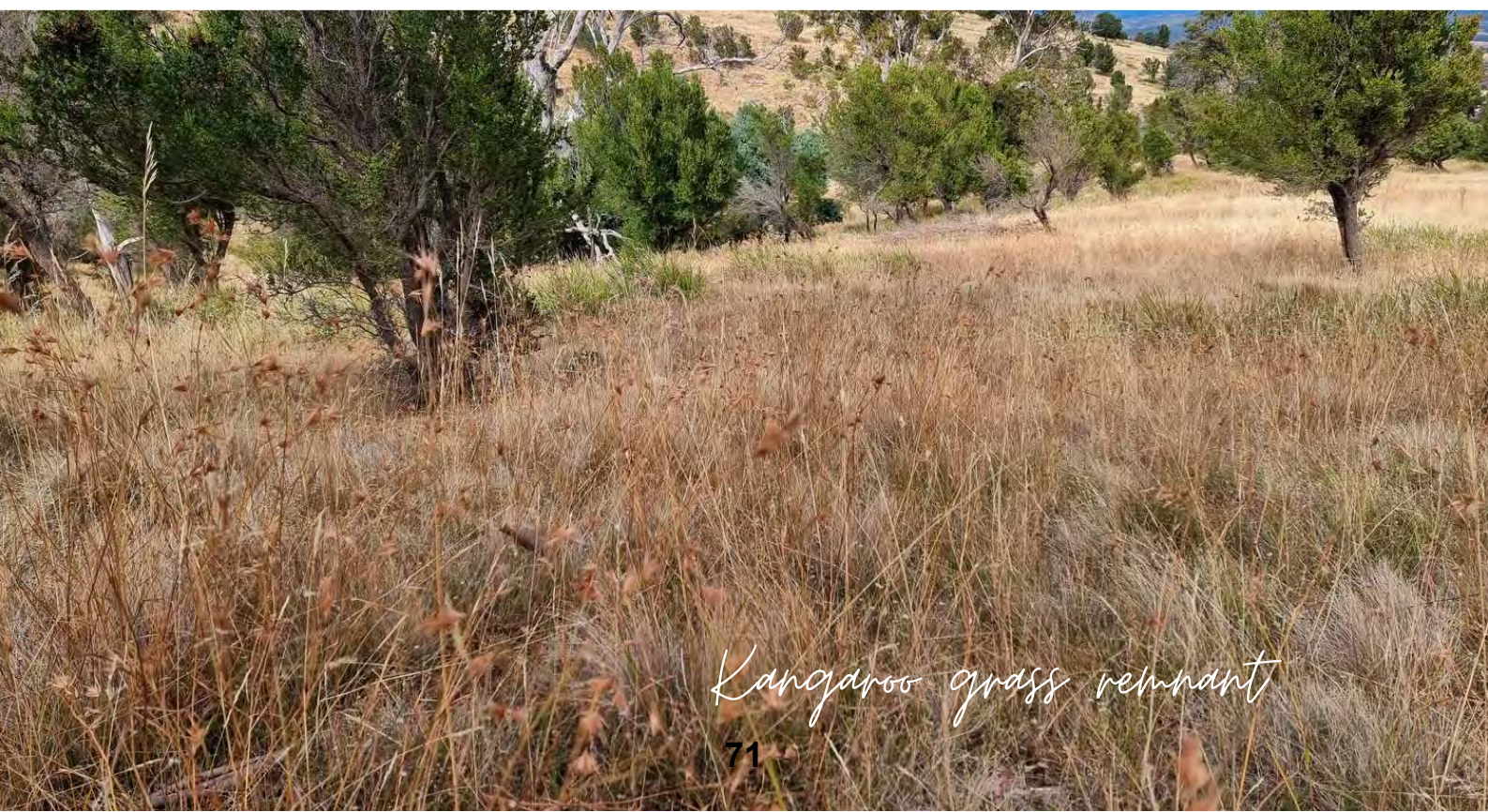
***Natural Capital in the Derwent - funded by the Tas Farm Innovation Hub***

This project is about exploring opportunities and market options for carbon and biodiversity on farms in the Derwent Catchment. We have been working across 8 farms to catalogue natural capital and carbon opportunities on farm. We have also been working to increase our own knowledge on methods and practical approaches to nature positive projects. We held a workshop on the Derwent as a case study for natural capital and resource availability within the catchment. We are particularly interested in how this market will develop with the Nature Repair Bill.

***Drought Risk Assessment Tool - a partnership with Rural Business Tasmania funded by the Tas Farm Innovation Hub***

We are developing a simple, guided assessment tool for farmers and landowners to identify how vulnerable they are to the impacts of drought. The assessment is designed to understand where there are strengths and weakness in the management of key areas including water; pasture condition; grazing systems management; fencing; forecasting and trigger points; containment feeding/drought lotting options; natural capital; monitoring; enterprise flexibility and finance.

We have completed the draft survey and are now working with producers to test the survey, seeking feedback on the survey process and content. We will develop a scorecard to accompany the survey which will provide the farmer with a risk rating and outline pathways to increase their preparedness for drought. This project will pilot a regionally tailored drought resilience approach, which can be rolled out as an extension model through other not-for-profit groups working across the agriculture sector.



*Kangaroo grass remnant*



## RIVER RECOVERY

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A core component of catchment management and achieving healthy functioning landscapes is ensuring that rivers are intact and in as good condition as possible. Rivers are the arteries in our landscape, and many in our catchment are compromised by willows. Willows reduce water quality, increase flood risk and degrade biodiversity.

The Derwent Catchment Project in response to concerns about river health has developed a program of river recovery. River recovery is one of the key actions in our strategic plan. The following are projects currently underway.





***Tyenna River Recovery -Willow Warriors -funded by Inland Fisheries Service, Lenah Estate & Tassal.***

The Tyenna River is a priority river system in the Derwent Catchment. It has large areas of healthy native streamside and occurs in a key conservation area running from just upstream of Junees Caves, down into the River Derwent near Westerway. This program has been built using support from Inland Fisheries, Fisheries Habitat Improvement Fund, local landholders and industry.

The program provides a great example of collaboration between industry, community and council and embodies our approach to community engagement. Working in the long-term through various funding opportunities to deliver an outcome for river health. We are very pleased to have local industry support from Lenah Estate and Tassal who invest in equipment and increasing capacity for Willow Warriors working bees, which we run once a month when weather permits!

The last five working bees have been targeting a large infestation of willows upstream from National Park. Our Paddling Willow Warrior volunteer group has also held a few of their own volunteer days and we are proud to say this sub-group now has 12 members.

Permanent volunteer and local resident John Chaplin and Morgan McPherson (DCP Rivers Program Manager), have carried out inspections of previously treated sites and are pleased to report a 95% success rate.







### ***Lachlan River Recovery Program – Preparing Australian Communities (Australian Government)***

This is a large scale project, funded through a collaboration with the Derwent Valley Council and an Australian Government Grant, designed to build community resilience to floods. This project's objective is to reduce the impacts of floods and build river resilience, by removing willows and other weeds that are blocking the river's flow and degrading its condition. This work will improve water quality and flows, riverbank vegetation health and biodiversity.

We have engaged with local community through property visits, community workshops and social media to work collaboratively with landholders on the river restoration. Hundreds of natives have been planted in exposed riverbanks after willow treatment and machine works. We have also undertaken a restoration planting to help stabilise the abutment of a new bridge installation at Hydehurst Road.

All willows in the upper catchment between White Timber Road and Williams Road have been treated. Larger willows were removed with an excavator and on-ground crew. Don't worry, the roots are intact and still holding the bank together. Large log jams and debris, that posed threats to infrastructure, have been removed. We are also continuing to treat all weeds including willows along a 1.5 kms of riverside between Hobart Road and Humphries Road.





### **Ouse River Recovery**

There has been an ongoing program of work on the Ouse River since 2018 when the DCP was successful in attracting flood recovery funding through the Agricultural Landscape Rehabilitation Scheme. Although the funding was only short term (12 months), we have continued to work through small grant programs to maintain the areas of willow removal, and work with local landholders and Council to ensure the gains made aren't lost.

This year we have been working at Ouse in the township and with local landholders who have continued to work and support our work to keep willows at bay.

## BIOSECURITY

Biosecurity covers weeds, pest and diseases. Our programs typically focus on weed management. We have however developed a strategic 'Biosecurity Network' in the catchment to ensure that priorities identified by past planning projects can be implemented.

***A model for grass-roots biosecurity collaboration in the Derwent Catchment - funded by the Tas Farm Innovation Hub***

In 2022, the Derwent Catchment Biosecurity Network developed a regional biosecurity plan, based upon a threat assessment that considers the changing distribution of pests, weeds and diseases under climate change projections. The plan identifies a risk-based approach to prevention and response to new and emerging threats, that builds upon the learnings and experiences across sectors, and across jurisdictions.

Working in collaboration with the Derwent Catchment Biosecurity Network, land holders and community, the biosecurity collaboration project implemented the highest priority actions of the regional biosecurity plan. This approach provides a model for place-based biosecurity networks to support and strengthen the work undertaken by Biosecurity Tasmania.

Delivered by the project:

1. A template for property and business biosecurity planning that is tailored to commodities, tourism and land/water management activities common to the catchment
2. Twenty plans were developed with local businesses to better manage biosecurity risk
3. A feasibility study for installation of publicly available, permanent machine wash down facilities in the Catchment was undertaken
4. A biosecurity contractor checklist was developed to help improve hygiene
5. A field day on fruit tree pruning and managing health for biosecurity, with a focus on monitoring for fruit fly.



*Queensland fruit fly*



## WEED MANAGEMENT PROGRAM

The weed management program focuses on implementing the Central Highlands, Derwent Valley and Brighton Weed Management Plans and addressing weed control priorities. We controlled all priority zones in the plans in 2022-23 season, working on priority locations across the catchment.

### Key achievements:

- 800 km of roadside weed management, including 200 km of Californian thistle!
- Extended control of fennel, English broom and blackberry between Ouse and Gretna along the Lyell Highway.
- 25 km of blackberry control as part of the Derwent Biosecurity Network program to reduce blackberry as an alternative host for fruit fly near key orchards.
- Continued control of Californian thistle and ragwort along the eastern shore of the Great Lake with Hydro funding.
- 12 days of woody weed control and Californian thistles at Dee Lagoon funded by a collaboration between Hydro Tas, TasNetworks, Sustainable Timbers Tasmania and Central Highlands Council.
- 9 km of willow control as part of the Lachlan, Tyenna and Ouse River Recovery Programs.
- Continued control of boneseed at Peppermint Hill.
- Surveying Nasty Grasses incursions and working on control with Biosecurity Tasmania in the Brighton and Granton areas
- Removal of ragwort within the Ouse River at Waddamana, helped by local residents.
- Boxthorn control on the Brighton Foreshore
- Fonzie on the job sniffing out hard-to-find Orange hawkweed.





## Snapshot from the ground

The Friends of Old Beach Foreshore Landcare group is active in cleaning up and looking after the foreshore region at Old Beach. With help from Derwent Catchment Project, the group has organised and ran three working bees to collect rubbish and remove over **300 kilos of boneseed.**





***Weed Action Fund large grants - funded by State Government*****Orange Hawkweed (OHW) Biosecurity Program**

OHW is a 'sleepers weed' that has been managed on an ad hoc basis over the last decade. There have been concerted efforts in some locations but no holistic statewide approach across the State. This is the second year of funding through the Weed Action Fund (WAF) to develop a comprehensive biosecurity program for orange hawkweed. This program works with key partners towards eradication of OHW. Key partners are Hobart City Council, Central Highlands Council, Hydro Tasmania, Sustainable Timbers Tasmania, Tasmania Parks and Wildlife and State Growth.

This year involved resurveying known treated sites to assess treatment efforts, expanding delimitation surveys and surveying 'dormant' sites. Only one new site was discovered, however, it is near a known site.

A draft Biosecurity Program has been developed and is awaiting approval. A communication plan has been developed and implemented to engage with community about the threat of OHW within Tasmania.



*Orange hawkweed flower*

**Weed Action Fund large grants - funded by State Government**

**African feather grass (AFG) biosecurity program**

This year, with support from the Weed Action Fund, we continued working towards our goal to eradicate AFG in the Derwent Valley. This is the second year of funding with one more year remaining. The largest AFG infestations in Tasmania are located within the Huon and Derwent Valley. Our collaboration with the Huon Valley Council has developed a working group and biosecurity plan for AFG in Tasmania.

The biosecurity plan will allow for a direct course of action to eradicate AFG from the Derwent and Huon Valley. This year we revisited treated sites along the Plenty and Derwent River for surveying and follow-up if required. Whilst treating karamu the ground crew found a few more AFG sites which were treated this year.

**Karamu biosecurity program**

This on-going project aims to remove infestations of this priority weed along the River Derwent. The program was initiated by Derwent Estuary Program, State Growth, Crown Land Services, Parks and Wildlife, Derwent Valley Council. The program has received its second year of increased funding from the WAF program.

This funding was based on the development of a working group which includes the Hobart City Council, Kingborough Council and Huon Valley Council to revisit and control their known infestations, survey for unknown infestations, and engage with their communities. The working group developed a Biosecurity Plan for Karamu which identifies a universal approach to management and control across municipalities.

*Justin controlling Karamu*





## *Entrance to the Valley*



### ***Adopt a Shore Program - funded by Hydro Tasmania with in-kind support from the Inland Fisheries Service***

This program focuses on controlling ragwort on the Great Lake shore. This year our working bee collected ragwort flower heads from Elizabeth Bay. We also allocated resources to help support a local volunteer spray ragwort rosettes and de-head flowering plants within the Ouse River near Waddamana

### ***The Entrance to the Valley: Granton to New Norfolk - funded by State Growth***

The aim of this project is to protect the Murphy's Flat wetlands, to increase amenity along the entrance to the Valley and to reduce the threat of weeds entering the Derwent Catchment from the road corridors. This year's work continued on the Lyell Highway and Boyer Road, with efforts extended further upstream to include the Lyell Highway between New Norfolk and Granton, and Gordan River Road.

State Growth has extended its funding to collaborate with our biosecurity network program which has been targeting blackberry and other alternative fruit fly hosts. The extra funding has allowed for an increased buffer to be created around the horticultural regions of the Derwent Valley. TasRail has also increased its vegetation management within this region and looks to continue its contribution.



## CONSERVATION & RESTORATION

### ***Miena Cider Gum Conservation Program***

#### ***Tods Corner/Arthur's Flume project - funded by Hydro Tasmania***

This ongoing project works to improve the condition of Miena cider gums at Tods Corner (Arthur's Flume). The DCP have developed a comprehensive management plan for the site and the current on-ground focus is caging individuals to provide protection from deer, wallabies and possums. Sadly, an escaped burn heavily impacted the site in 2019. Some of the trees are showing signs of comeback and we are working to protect them. We have also undertaken monitoring from previous caging and banding work to see how effective the measures have been so far. It is early days but we can see some caged individuals responding very well.

#### ***St Patricks Plains wombat gates project - funded by Epuron***

As part of a large post-fire project, funded by the State Government through bushfire recovery money from the Australian Government, we fenced a ~2 ha stand of cider gums at the St Patricks Plains site in 2022. There were issues with wombats creating holes in the bottom of the fence - as they do - and letting possums into the enclosure. Epuron offered some support to install wombat gates to solve this problem. The gates are working well and we can see they are all being used!





***The Trees That Wept Cider - Australian Geographic article - Keeley Jobe and Matt Newton***

Our Miena cider gum conservation program has been featured in an Australian Geographic article alongside the work of the Tasmanian Aboriginal Centre's rangers at trawtha makuminya. The cultural and ecological value of these trees has been recognised by the palawa (Tasmanian First Nations people) for millennia.

The piece talks about the value of the species for both our cultural and natural heritage. This is highlighted by the author who tastes the cider and sees what all the fuss is about!

From the article: "Eve Lazarus, conservation program manager for the Derwent Catchment Project, takes us to the healthiest stand of protected cider gums. The fencing is intense. It takes some effort to simply open the gate. Inside, about 20 mature, leafy trees are standing tall and steady. Innumerable saplings are dotted about, many ringed with wallaby wire. Fences inside fences suggest a precious assembly. That these trees are widely valued for their ecological and cultural significance can be seen in the active land management practised, not only by First Nations leaders and conservationists, but by landholders and businesses across the region that also play a crucial role in the survival of this species. The cider gums, it would appear, have an energising effect. Here, they have brought together otherwise unconnected groups, working together to reinstate balance to a distressed environment. The connection these people feel towards the trees is evidently a potent one. "



*Old fenced  
Miena cider gum*



Our comprehensive services for revegetation, which include collecting seed from other robust natives on the property, growing the seedlings, undertaking the planting and maintaining the plantings for a number of years, continue successfully.

As a result, we have decided to expand the nursery to quadruple our capacity, offering around 100,00 natives for sale annually. Thanks to the Central Highlands Council for supporting this project.

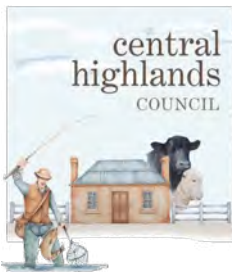
This year the ground crew carried out a War Memorial Planting at Gretna and Memorial planting at Platypus Walk on behalf Central Highlands council. The crew also carried out plantings along the Lachlan River as part of the Flood Resilience plan (further details on p 15).

As part of our fee for service, the DCP crew helped with an assisted migration of the endangered *Eucalyptus morrisbyi* on the east coast of the state. This project had been running for two years and the crew were excited to see that over 95% of the trees planted last year had survived and they could wrap up the project.

*Native hops growing at the nursery*

# Our collaborators:

**BIOSECURITY TASMANIA**  
Department of Natural Resources and Environment Tasmania







*Thank you for your support!*



## APPENDIX 1 AUDITED FINANCIALS

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The Derwent  
Catchment Project  
Increasing Productivity. Restoring Landscapes

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## PROFIT & LOSS

### THE DERWENT CATCHMENT PROJECT INC Statement of Profit or Loss for year ended 30 June 2023

	2023	2022
<b>Income</b>		
Fee for Service	640,482	560,097
Grants - Local Government	171,760	269,000
Grants - Other	197,486	205,996
Grants - Philanthropic	-	10,000
Grants - State Government	442,123	4,992
Memberships	1,316	1,677
Nursery Sales	60,180	44,316
Other Income	3,869	38
<b>Total Income</b>	<b>1,517,216</b>	<b>1,096,116</b>
<b>Deduct Operating Expenses</b>		
Accounting, Audit	16,803	22,735
Catering	2,792	1,858
Cleaning	2,250	3,044
Conference/Seminar/Training	1,148	1,679
Contract Labour	826,374	509,361
Depreciation	7,766	4,583
Electricity	958	1,151
Fuel	11,537	12,074
Insurance	23,050	15,913
Leave Provisions	5,845	14,376
Loss on Assets Disposal	13,053	-
Nursery Supplies, Chemicals	724	4,971
Office Supplies	2,299	7,459
PPE/Safety Gear	1,640	1,336
Professional Services	8,268	8,065
Project Materials	62,121	99,731
Registrations	3,854	1,990
Rent	13,847	13,195
Repairs, Maintenance	1,731	265
Salaries	389,954	337,137
Stipend	6,500	6,500
Subscriptions	7,043	2,295
Sundry Expenses	1,475	710
Superannuation	39,291	33,262
Telephone	1,410	996
Travel	1,167	1,275
Vehicle Repairs, Maintenance	6,336	10,013
Website	500	4,143
<b>Total Operating Expenses</b>	<b>1,459,735</b>	<b>1,120,115</b>
<b>Net Profit (- Loss)</b>	<b>\$57,481</b>	<b>-\$23,999</b>



# BALANCE SHEET

## THE DERWENT CATCHMENT PROJECT INC

### Balance Sheet as at 30 June 2023

	2023	2022
<b>Assets</b>		
<b>Current Assets</b>		
Cash at bank, On hand	371,139	150,539
Accrued Revenue	-	72,903
Inventory	56,345	35,739
Prepayments	7,302	6,399
Trade Debtors	348,001	332,635
<b>Total Current Assets</b>	<b>782,786</b>	<b>598,215</b>
<b>Non-Current Assets</b>		
Computer Equipment at Cost	2,830	2,830
<b>Deduct</b> Provision Depreciation	-1,547	-850
Plant & Equipment	14,745	14,745
<b>Deduct</b> Provision Depreciation	-14,745	-14,745
Website	5,500	-
<b>Deduct</b> Provision Amortisation	-1,216	-
Vehicles at Cost	47,636	47,636
<b>Deduct</b> Disposals	-27,136	-
<b>Deduct</b> Provision Depreciation	-10,421	-16,833
<b>Total Non-Current Assets</b>	<b>15,646</b>	<b>32,783</b>
<b>Total Assets</b>	<b>798,433</b>	<b>630,998</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Trade Creditors	200,087	9,134
Accrued Expenses	24,516	122,115
Income Received in Advance	90,000	80,000
GST	43,190	46,312
Payroll Liabilities	40,428	36,551
Provision for Annual Leave	42,444	40,213
<b>Total Current Liabilities</b>	<b>440,665</b>	<b>334,326</b>
<b>Non-Current Liabilities</b>		
Provision for Long Service Leave	8,019.78	4,406
<b>Total Liabilities</b>	<b>448,685</b>	<b>338,731</b>
<b>Net Assets</b>	<b>\$349,748</b>	<b>\$292,267</b>
<b>Equity</b>		
Current Year Earnings	57,481	-23,999
Retained Earnings	292,267	316,266
<b>Total Equity</b>	<b>\$349,748</b>	<b>\$292,267</b>

## CASH FLOW

### THE DERWENT CATCHMENT PROJECT INC

#### Statement of Cash Flows for year ended 30 June 2023

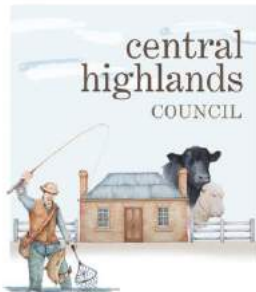
	2023	2022
<b>Operating Activities</b>		
Receipts from customers	1,540,457	1,222,956
Payments to suppliers and employees	-	-
Cash receipts from other operating activities	1,352,223	1,179,627
	65,039	3,583
<b>Net Cash Flows from Operating Activities</b>	253,272	46,912
<b>Investing Activities</b>		
Proceeds from sale of property, plant and equipment	-	2,061
Payment for property, plant and equipment	-5,500	-6,826
Other cash items from investing activities	-11,882	-51,938
<b>Net Cash Flows from Investing Activities</b>	-17,382	-56,703
<b>Financing Activities</b>		
Other cash items from financing activities	-15,291	-24,874
<b>Net Cash Flows from Financing Activities</b>	-15,291	-24,874
<b>Net Cash Flows</b>	<b>\$220,600</b>	<b>-\$34,664</b>
<b>Cash and Cash Equivalents</b>		
Cash and cash equivalents at beginning of period	150,539	185,203
Net change in cash for period	220,600	-34,664
Cash and cash equivalents at end of period	<b>\$371,139</b>	<b>\$150,539</b>

## EQUITY

### THE DERWENT CATCHMENT PROJECT INC

#### Statement of Movement in Equity for year ended 30 June 2023

	2023
Balance 1 July 2021	316,266
Deficit for the year	<u>(23,999)</u>
Balance as at 30 June 2022	292,267
Balance as at 1 July 2022	292,267
Surplus for the year	<u>57,481</u>
<b>Balance as at 30 June 2023</b>	<b><u>\$349,748</u></b>



Development & Environmental Services  
19 Alexander Street  
BOTHWELL TAS 7030

Phone (03) 6259 5503  
Fax (03) 6259 5722

www.centralhighlands.tas.gov.au

For office use only:

Date Received:	
DA Number:	
PID:	

## Application for Planning Approval – Subdivision & Strata Division

Use this form to apply for subdivision approval in accordance with section 81 of the Local Government (Building & Miscellaneous Provisions) Act 1993 and section 57 and 58 of the Land Use Planning and Approvals Act 1993 (the Act).

Tick ✓ if there has been a pre-application meeting with a Council officer:

Yes: ☐ No: ☐

Officer's name:  Date:

### Applicant, Owner & Contact Details:

Provide details of the Applicant and Owner of the land. (Please print)

Applicant:	Payal Patel of PDA		Phone No:	03 6423 6875
Address:	77 Gunn Street, Devonport TAS 7310		Fax No:	
Email:	payal.patel@pda.com.au		Mobile No:	
Owner:	Philippa Eddington Allwright		Phone No:	
Address:	PO BOX 29 OUSE TAS 7140		Fax No:	

### Land Details:

Provide details of the land, including street address, title details and the existing use.

Address:	6977 LYELL HWY OUSE TAS 7140	Volume:	223796/4, 233565/5
Existing Use:	residential - vacant	Folio:	

Please use definitions in planning scheme

### Proposed Development Details:

Provide details of the proposed subdivision development.

Development:	subdivision - please see attached documents

Tick ✓ if proposed developed is to be staged:

Yes ☐ No ☒

Tick ✓ Is the proposed development located on land previously used as a tip site?

Yes ☐ No ☒

Provide an estimate of the completed value of the proposed development works, including the value of all site works and any labour contributions by the Applicant or the Owner.

Est. value: \$5000 Write 'Nil' if no works are proposed, e.g. boundary adjustment

### Declaration:

I/we hereby apply for planning approval to carry out the subdivision development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.  
Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.
- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.  
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Signature:

The Applicant must sign and date this form.

Date: 27/07/2023

Refer to application checklist over page for additional information requirements

# Checklist

*To ensure that we can process your application as quickly as possible, please read the following checklist carefully and ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please contact Central Highlands Council by phone on (03) 6259 5503 to discuss or arrange an appointment concerning your proposal. Note that Council may require additional information in accordance with section 54 of the Land Use Planning and Approvals Act 1993.*

---

1. A completed Application for Approval of Use/Development form.  
*Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.*
2. A current copy of the Certificate of Title for all lots involved in the proposal.  
*The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer.*
3. Two (2) copies of the following information -
  - a) An analysis of the site and surrounding area setting out accurate descriptions of the following -
    - (i) topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability;
    - (ii) soil conditions (depth, description of type, land capability etc);
    - (iii) the location and capacity of any existing services or easements on the site or connected to the site;
    - (iv) existing pedestrian and vehicle access to the site;
    - (v) any existing buildings on the site;
    - (vi) adjoining properties and their uses; and
    - (vii) soil and water management plans.
  - b) A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing -
    - (i) a north point;
    - (ii) the boundaries and dimensions of the site;
    - (iii) Australian Height Datum (AHD) levels and contours;
    - (iv) natural drainage lines, watercourses and wetlands;
    - (v) soil depth and type;
    - (vi) the location and capacity of any existing services or easements on the site or connected to the site, including the provisions to be made for supplying water and draining the lots;
    - (vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways;
    - (viii) the use of adjoining properties;
    - (ix) the proposed subdivision lots boundaries and the building envelopes for buildings, including distinguishing numbers, boundary dimensions and areas;
    - (x) the streets, roads, footpaths and other ways public and private, existing and to be opened or constructed on the land, including the widths of any such roads, footpaths and other ways;
    - (xi) the general location of all trees over three (3) metres in height;
    - (xii) the position of any easement over or adjoining the land;
    - (xiii) the location of any buildings on the site or lots adjoining it;
    - (xiv) any proposed public open space, or communal space or facilities;
    - (xv) proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and
    - (xvi) methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site.
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Policies and the Central Highlands Planning Scheme 1998, including a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.
5. Application fees.  
*As per Fee Schedule. Please contact Central Highland Council's Development and Environmental Services Department by phone on (03) 6259 5503 if you require assistance in calculating the fees.*

## SEARCH OF TORRENS TITLE

VOLUME 223796	FOLIO 4
EDITION 2	DATE OF ISSUE 25-Jan-2022

SEARCH DATE : 27-Mar-2023

SEARCH TIME : 09.28 AM

DESCRIPTION OF LAND

Town of OUSE

Lot 4 on Plan 223796

Derivation : Part of 2000 Acres Gtd to C McLachlan &amp; Ors

Prior CT 2831/72

SCHEDULE 1

M940935 TRANSFER to PHILIPPA EDDINGTON ALLWRIGHT Registered  
25-Jan-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOT TO BE REMOVED FROM OFFICE  
CONVEYANCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.  
2831 72

Cert. of Title Vol. 412 Fol. 198

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

*M. H. Moore*

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF OUSE

ONE ROD THIRTY SEVEN PERCHES AND SEVEN-TENTHS OF A PERCH on  
the Plan hereon

FIRST SCHEDULE (continued overleaf)

THE PUBLIC TRUSTEE

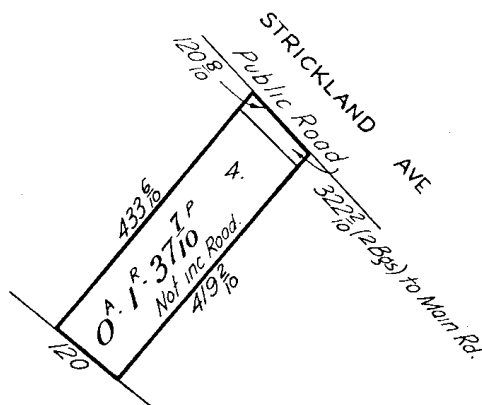
SECOND SCHEDULE (continued overleaf)

NIL.

Lot 4 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

223796



Part of 2,000 Acres. - Gtd. to C. McLachlan & Ors. - Meas. in Links.  
SECOND Edition. Registered 20 MAY 1972  
Derived from C.T. Vol. 412.Fol.198. Transfer 97842 R.B.K. Pitt. & Ors.  
Application A272462.

## SEARCH OF TORRENS TITLE

VOLUME 233565	FOLIO 5
EDITION 2	DATE OF ISSUE 25-Jan-2022

SEARCH DATE : 27-Mar-2023

SEARCH TIME : 09.29 AM

DESCRIPTION OF LAND

Town of OUSE

Lot 5 on Plan 233565

Derivation : Part of 2000 acres Gtd to C McLachlan and Ors

Prior CT 3179/96

SCHEDULE 1

M940935 TRANSFER to PHILIPPA EDDINGTON ALLWRIGHT Registered  
25-Jan-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE - REGISTERED FOR OFFICE

CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

3172 96

Cert. of Title Vol. 299 Fol. 66

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

*G. M. A. G.*

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF OUSE  
TWO ROODS THREE PERCHES AND ONE TENTH OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

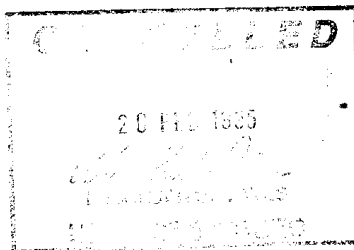
THE PUBLIC TRUSTEE as personal representative of Henry Leonard, Parsons, deceased.

SECOND SCHEDULE (continued overleaf)

NIL.

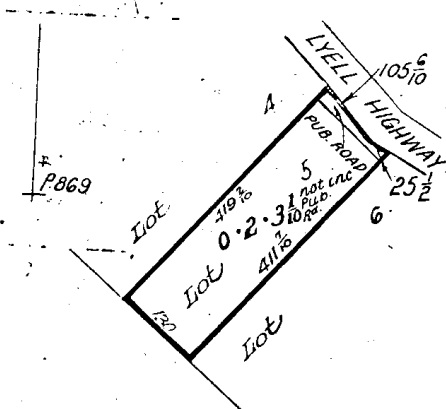
ORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 5 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



REGISTERED NUMBER

233565



Area of 2,000 acs. Gtd. to C. McLachlan and ors. Meas. are in links.  
FIRST. Edition. Registered P869

Derived from C.T. Vol. 299 Fol. 66 - Transfer 57697 T.W. Gellibrand & ors.





# PDA

SURVEYORS, ENGINEERS & PLANNERS



## Planning Compliance Report

6977 LYELL HIGHWAY, OUSE  
Subdivision: 4 lot subdivision

51017CT | JULY 2023



# Table of Contents

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## PDA Contributors

<b>Planning Assessment</b>	Payal Patel	July 2023
<b>Review &amp; Approval</b>		

## Revision History

Revision	Description	Date
0	First Issue	July 2023
1	Revision	

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## EXECUTIVE SUMMARY

Council approval is sought for a 4 lot subdivision at 6977 Lyell Highway, Ouse (CT 223796/4, CT 233565/5). This planning assessment, combined with supplementary documentation has been provided in support of the proposed development.

### Development Details:

<b>Client/Owner</b>	Philippa Eddington Allwright
<b>Property Address</b>	6977 Lyell Highway, Ouse
<b>Proposal</b>	Subdivision: 4 lots
<b>Land Area</b>	4065m <sup>2</sup> ±

<b>PID / CT</b>	5469422	223796/4, 233565/5
<b>Planning Ordinance</b>	<i>Tasmanian Planning Scheme – Central Highlands</i>	
<b>Land Zoning</b>	Village	
<b>Specific Areas Plans</b>	N/A	
<b>Code Overlays</b>	Bushfire Prone Area Natural Assets Code - Waterway and coastal protection area	

<b>Use Status</b>	Residential
<b>Application Status</b>	Discretionary

# 1. Introduction

Council approval is sought for a 4-lot subdivision at 6977 Lyell Highway. In support of the proposal the following associated documents have been provided in conjunction with this planning assessment:

- The Title Plan and Folio: CT 223796/4, 233565/5
- Proposed Plan of Subdivision: PDA 51017CT-3
- Bushfire Hazard Assessment & Bushfire Hazard Management Plan prepared by Alice Higgins of Enviro-Dynamics

## 1.1. The Land



**Figure 1.** Existing aerial image of the subject land (LISTmap, 2023)

The subject land is a regular shaped parcel of land with a total land area of 4065m<sup>2</sup>±, as illustrated in Figure 1. The land fronts Lyell Highway, with the land predominately characterised by flat vacant grassland. There is currently existing dwelling on the land, with existing vehicular access and associated service connections to Lyell Highway at the eastern boundary.

## 1.3. Natural Values

There are no Natural Values identified on the subject land.

## 2. The Proposal

A Planning Permit for a 4 lot subdivision and balance is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 8.8.1 (b) of the *Tasmanian Planning Scheme - Central Highlands*.



**Figure 2.** Proposed Plan of Subdivision with enlargement  
(Please refer to the attached file PDA 51017CT-3A for complete Plan of Subdivision)

It is proposed that the land of title CT 223796/4 and CT 233565/5 be subdivided into 4 lots, as shown in Figure 2. The Lot 1 will encompass the land that includes existing dwelling and associated outbuildings, existing water connection and vehicular access. Lot 2, 3 and 4 has also been provided with a 10m x 15m indicative building area, new sewer connection, and new vehicular access through Lyell Highway to meet council standard.



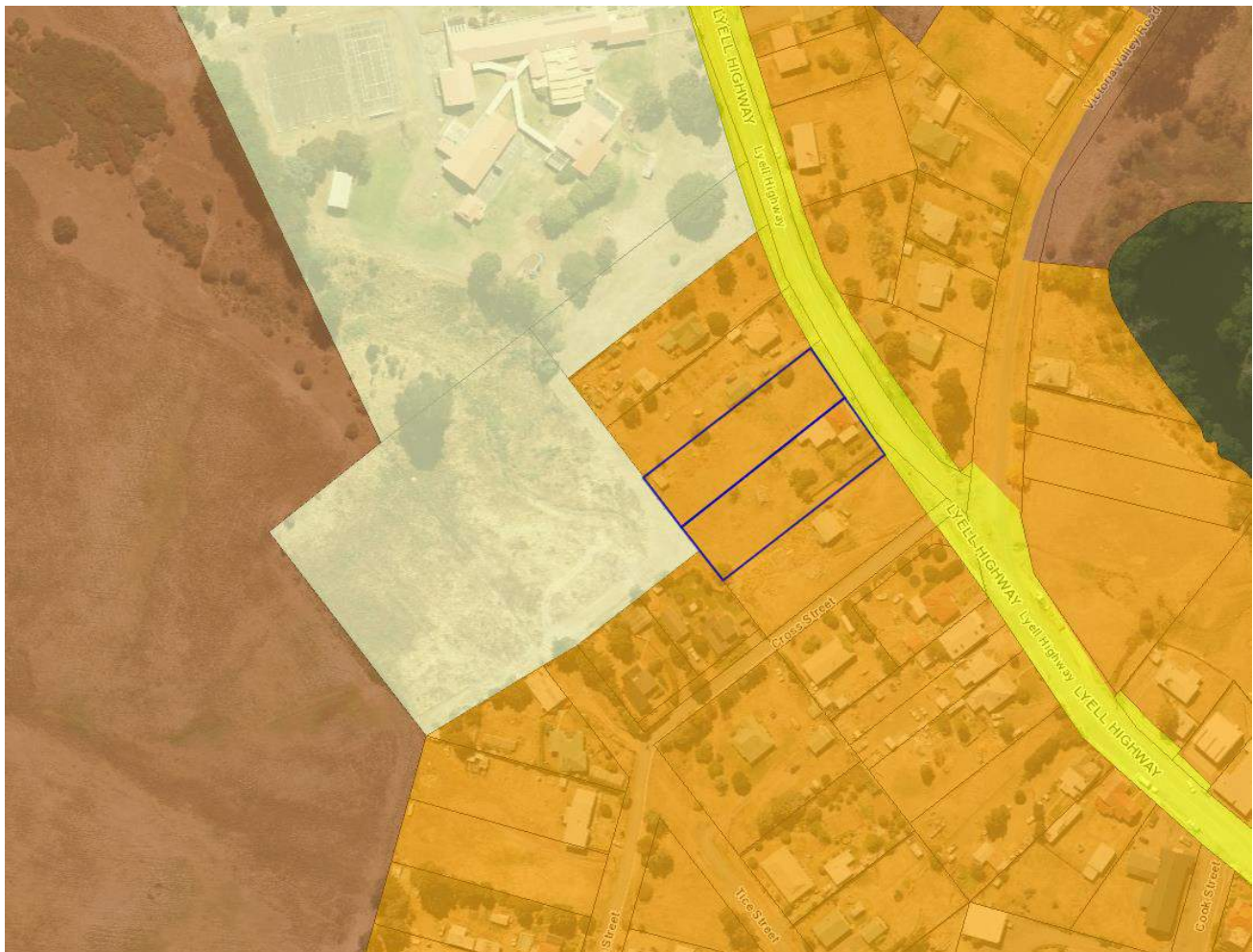
## 3. Planning Assessment

This current proposal for subdivision has been developed in accordance with the Tasmanian Planning Scheme - *Central Highlands*.

### 3.1. Use Class

*Not applicable.* Use will be determined by the purchaser.

### 3.2 Zoning



**Figure 3.** Zoning identification of the subject land and surrounds (LISTmap, 2023)

The subject land is located within the Village Zone , whilst is also adjacent to Community Purpose Zone near southern boundary as shown in Figure 3.

### 3.3 Zone Standards – Village

#### 12.5 Development standards for Subdivision

## 12.5.1 Lot design

### Objective:

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone; and
- (b) is provided with appropriate access to a road.

### Acceptable Solutions

### Performance Criteria

#### A1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have an area of not less than 600m<sup>2</sup> and:
  - (i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of:
    - a. all setbacks required by clause 12.4.3 A1 and A2; and
    - b. easements or other title restrictions that limit or restrict development; and
  - (ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2;
- (b) be required for public use by the Crown, a council or a State authority;
- (c) be required for the provision of Utilities; or
- (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.

### Response:

**A1 (a) is met:** At Lot 1- 894m<sup>2</sup>±, Lot 2- 1693m<sup>2</sup>±, Lot 3 - 600m<sup>2</sup>±, and Lot 4 - 900m<sup>2</sup>±, all proposed lots meet the acceptable solution with suitable building area compliant with required setbacks as per 12.4.3 A1 and A2.

#### A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 10m.

#### P2

Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
- (b) the topography of the site;

	<p>(c) the functionality and useability of the frontage;</p> <p>(d) the anticipated nature of vehicles likely to access the site;</p> <p>(e) the ability to manoeuvre vehicles on the site;</p> <p>(f) the ability for emergency services to access the site; and</p> <p>(g) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.</p>
--	---

#### Response:

**P2 is met:** Lot 1 and Lot 3 would have frontage of 22m± and 16m±, whereas Lot 2 and Lot 4 are internal lots with frontage of 4m±. The frontage of each proposed lot satisfies the performance criteria as follows:

- a) Each lot would have sole and principal means of access with their respective access arrangements as shown on the plan of subdivision.
- b) The site is mostly flat.
- c) The usability of the frontage is sufficient for the use and further is consistent with the surrounding pattern of residential development.
- d) The nature of the traffic expected to use this access will be light vehicles.
- e) The ability to manoeuvre vehicles on the site is suitable for residential use.
- f) The ability to access emergency services on the site is suitable for residential use.
- g) The proposed frontage and existing access are suitable for the intended use and is comparable to a number of surrounding established residential properties.

<b>A3</b> The frontage for each lot must be no less than 15 m, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.	<b>P3</b> The frontage of each lot must satisfy all of the following: <ol style="list-style-type: none"> <li>(a) provides opportunity for practical and safe vehicular and pedestrian access;</li> <li>(b) provides opportunity for passive surveillance between residential development on the lot and the public road,</li> <li>(c) is no less than 6m.</li> </ol>
---	---

#### Response:

**A3 is met:** All 4 lots proposed on the plan of subdivision would have a vehicular access from the boundary of the lot to Lyell Highway as shown on the plan of subdivision.

## 12.5.2 Roads

#### Objective:

That the arrangement of new roads within a subdivision provides:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

#### Acceptable Solutions

#### Performance Criteria

#### A1

The subdivision includes no new road.

#### Response:

**A1 is met:** No new roads are proposed are part of this development.

### 12.5.3 Services

#### Objective:

That the subdivision of land provides services for the future use and development of the land.

#### Acceptable Solutions

#### Performance Criteria

#### A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must

- (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or
- (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.

#### Response:

**A1 is met:** The Lot 1 has an existing connection to a reticulated potable water supply, while a new connection to service lot 2, 3 and 4 is proposed as indicated on the Plan of Subdivision.



**A2**

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.

**P2**

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land

**Response:**

**A2 is met:** The Lot 1 has an existing connection to a reticulated sewerage system, while a new connection to service lot 2, 3 and 4 is proposed as indicated on the Plan of Subdivision.

**A3**

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.

**P3**

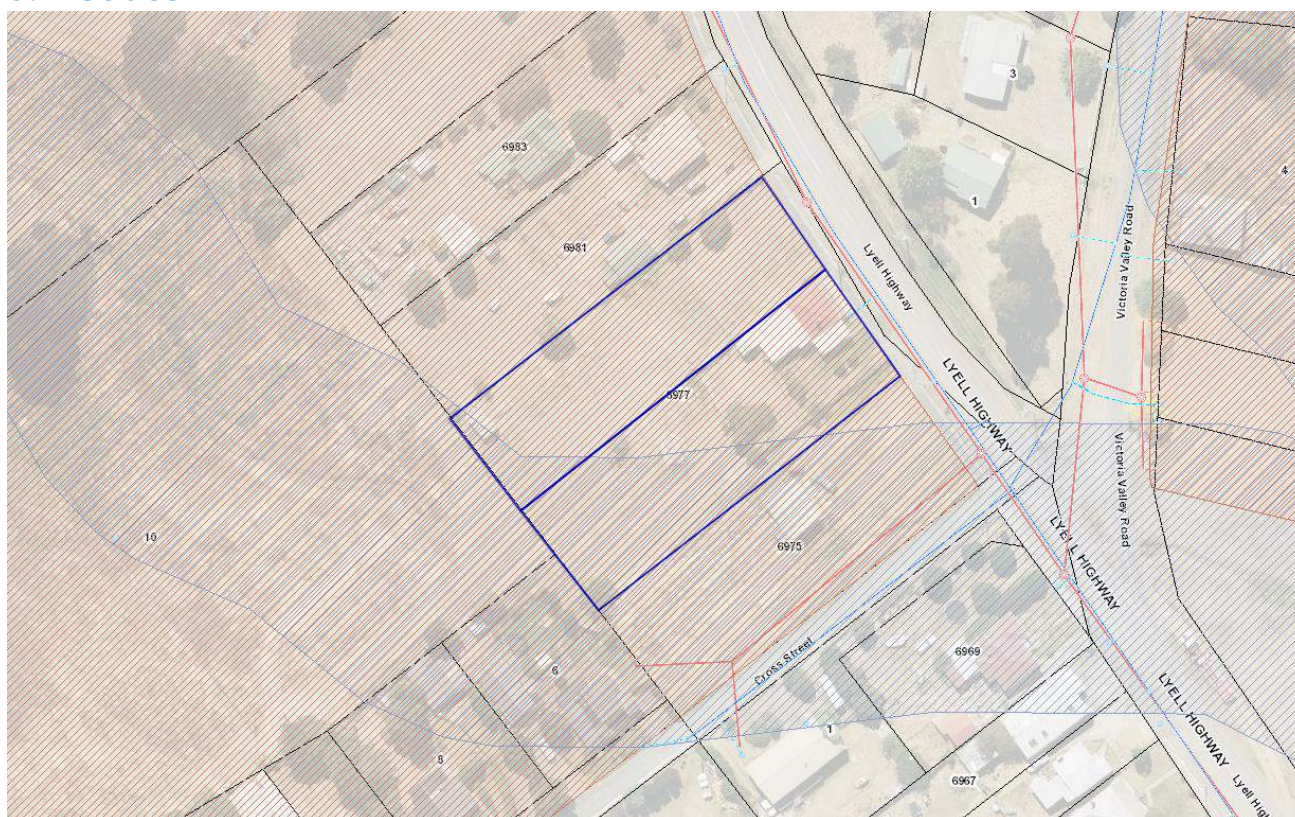
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:

- (a) the size of the lot;
- (b) topography of the site;
- (c) soil conditions;
- (d) any existing buildings on the site;
- (e) any area of the site covered by impervious surfaces; and
- (f) any watercourse on the land.

**Response:**

**A3 is met:** The Lot 1 has an existing connection to a stormwater system, while a new connection to service lot 2, 3 and 4 is proposed as indicated on the Plan of Subdivision.

### 3.4 Codes



**Figure 4.** Scheme Overlay identification of the subject land and surrounds (LISTmap, 2023)

The subject land is overlaid with a Bushfire Prone Area & Natural Assets Code as illustrated in Figure 4, whilst the proposed 4 lots require the following Codes under the *Central Highlands Local Provision Schedule* to be considered.

Code	Comments:
C1.0 Signs Code	N/A
<b>C2.0 Parking and Sustainable Transport Code</b>	<i>Applicable – please refer to planning compliance assessment below.</i>
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Protection Code	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
<b>C7.0 Natural Assets Code</b>	<i>Applicable – please refer to planning compliance assessment below.</i>
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A

C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-prone Areas Hazard Code	N/A
<b>C13.0 Bushfire-prone Areas Code</b>	A Bushfire Hazard Report is provided by Alice Higgins of Enviro-Dynamics
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A

## 3.5 Code Standards

### C2.0 Parking and Sustainable Transport Code

#### C2.5.1 Car parking numbers

<b>Objective:</b>	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
<b>A1</b> The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: <ul style="list-style-type: none"> <li>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</li> <li>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</li> <li>(c) the site is subject to Clause C2.5.5; or</li> <li>(d) it relates to an intensification of an existing use or development or a change of use where:               <ul style="list-style-type: none"> <li>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</li> <li>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:                      <math display="block">N = A + (C - B)</math> <math display="block">N = \text{Number of on-site car parking spaces required}</math> <math display="block">A = \text{Number of existing on site car parking spaces}</math> </li> </ul> </li> </ul>	<b>P1</b>

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1  
 C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

**Comment:**

**A1 is met:** as the proposal complies with criterion (d)(ii). The site relates to an intensification of an existing use. Proposed Lot 1 contains an existing parking area that has capacity to contain more than the required parking specified in table C2.1. The proposed Lot 2, 3 and 4 are vacant, however there is sufficient area for a future residential development to meet the requirements of table C2.1.

### C2.6.3 Number of accesses for vehicles

**Objective:**

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

**Acceptable Solutions**

**Performance Criteria**

**A1**

The number of accesses provided for each frontage must:

- (a) be no more than 1; or
- (b) no more than the existing number of accesses, whichever is the greater.

**P1**

**Comment:**

**A1 is met:** as no more than 1 access is provided per lot as shown on the plan of subdivision.

### C7.0 Natural Assets Code

As per C7.7.1, (a) the proposed subdivision would create a separate lot 1 for existing residence.  
 (e) The proposal does not include any works as it is only for subdivision at this stage and the building area for Lot 2 would be outside of water and coastal protection area.

### C13.0 Bushfire-prone Areas Code

A Bushfire Hazard Assessment has been prepared and supplied in support of the proposed subdivision. As seen below, Section 4 of Enviro-Dynamics Bushfire Hazard Report by Alice Higgins, provides a summary of planning compliance applicable to this current application.



## 4 Conclusions

The assessment of the bushfire risk of a proposed 4-lot subdivision at 6977 Lyell Highway, Ouse indicates that it can achieve the requirements of, C13.0 Bushfire-Prone Areas Code provided compliance with the following measures:

- Building areas are designed for all proposed lots 1 to 4 inclusive, as indicated on the BHMP (Attachment 1).
- Hazard Management Areas (HMAs) for lots 1 to 4 inclusive are managed in a low fuel condition to the lot boundaries as per the Bushfire Hazard Management Plan (Attachment 1).
- Future habitable buildings (Class 1a buildings) on lots 2, 3 and 4 and any alterations and additions to the existing habitable building on lot 1 will comply with minimum construction standards for BAL 12.5 as per AS 3959 -2018 (Sections 3 and 5).
- Property access to lots 1 to 4 inclusive is not required for a fire appliance to access a firefighting water point. The furthest part of the building area for each lot is within 120 m, measured as a hose lay, from an existing water connection point. In this circumstance property access meets the requirements C13.6.2 and Table C13.2 Element A of the Code.
- The proposed subdivision area is serviced by an existing reticulated water supply system with a water connection point (hydrant) within 120 m measured as a hose lay, of the furthest part of the building areas on each lot is indicated in the BHMP (Attachment 1). Provision of fire-fighting water supply meets the requirements C13.6.3 and Table C13.4 of the Code.

**Figure 5.** Conclusions within Bushfire hazard management report (Enviro Dynamics)

## Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for a 4-lot subdivision at 6977 Lyell Highway, Ouse meets all requirements of the Tasmanian Planning Scheme – Central Highlands.

Yours faithfully,  
**PDA Surveyors, Engineers & Planners**  
 Per:



Payal Patel  
 PLANNER

# Contact

For any enquiries, please contact one of our offices:

## **HOBART**

**A:** 127 Bathurst Street, Hobart Tasmania 7000

**P:** (03) 6234 3217

**E:** pda.hbt@pda.com.au

## **KINGSTON**

**A:** 6 Freeman Street, Kingston, TAS 7050

**P:** (03) 6229 2131

**E:** pda.ktn@pda.com.au

## **HUONVILLE**

**A:** 8/16 Main Street, Huonville, TAS 7109 - (By appointment)

**P:** (03) 6264 1277

**E:** pda.huon@pda.com.au

## **EAST COAST**

**A:** 3 Franklin Street, Swansea TAS 7190 - (By appointment)

**P:** (03) 6130 9099

**E:** pda.east@pda.com.au

## **LAUNCESTON**

**A:** 3/23 Brisbane Street, Launceston, TAS 7250

**P:** (03) 6331 4099

**E:** pda.ltn@pda.com.au

## **DELORAIN**

**A:** 16 Emu Bay Road, Deloraine, TAS 7304 - (By appointment)

**P:** (03) 6362 2993

**E:** pda.ltn@pda.com.au

## **BURNIE**

**A:** 6 Queen Street, Burnie, TAS 7320

**P:** (03) 6431 4400

**E:** pda.bne@pda.com.au

## **DEVONPORT**

**A:** 77 Gunn Street, Devonport, TAS 7310

**P:** (03) 6423 6875

**E:** pda.dpt@pda.com.au

## **WALTER SURVEYS**

**A:** 127 Bathurst Street, Hobart, TAS 7000 (Civil Site Surveying and Machine Control)

**P:** 0419 532 669 (Tom Walter)

**E:** tom.walter@waltersurveys.com.au

PLAN OF SUBDIVISION

Owners  
Philippa Eddington Allwright

Title References  
FR 223796/7 & FR 233565/5

Address  
6977 Lyell Highway, Ouse

Council  
Central Highlands Council

Planning scheme  
Central Highlands Local Provisions  
Schedule

Zone  
12 Village

Zone Code Overlay  
7 Waterway and coastal prot. area  
13 Bushfire-prone Area

Map reference  
'Ouse' 4629

PID  
5469422

Point of interest GDA2020 MGA55  
476013E, 5296503N

Schedule of Easements  
Proposed Right of Way 'A' in  
favour of Lot 3.

NOTES

This plan has been prepared only  
for the purpose of obtaining  
preliminary subdivision approval  
from the Council and the  
information shown hereon should  
be used for no other purpose. All  
measurements and areas are  
subject to final survey.

The entire site is subject to the  
Bushfire-prone areas Code.  
This isn't shown for plan clarity.

LIST Cadastral Parcels  
by State of Tasmania  
[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)  
CC BY 3.0

Digital Aerial Photo:  
Ouse 10cm 27 March 2017  
by State of Tasmania  
<https://nre.tas.gov.au/land-tasmania/aerial-photography>  
CC BY 3.0

1.0m Contours:  
DerwentValley2019-DEM-1m  
<https://elevation.fsdf.org.au/>  
CC BY 4.0

LEGEND

- Title/Proposed boundary
- Adjoining boundary
- Contours 1m interval
- Existing TasWater Water
- Existing TasWater Sewer
- Design Sewer
- Design Water
- Design Stormwater
- Waterway and Coastal Protection Area
- Hazard Management Area (Enviro-Dynamics Bushfire Hazard Report)

D				
C				
B				
A	UPDATE PLAN W/ BUSHFIRE HAZARD MANAGEMENT AREAS PER BUSHFIRE HAZARD REPORT	MK	24.07.23	CMT
O	OPTION 3 - PLAN OF SUBDIVISION	MK	21-04-23	CMT
REV	AMENDMENTS	DRAWN	DATE	APPR.

NOTES:

SURVEYOR	GEOCIVIL
DRAWN	CHECKED
MK	CMT
DATE	21 APRIL 2023

PLAN OF SUBDIVISION  
6977 LYELL HIGHWAY, OUSE  
for JAMES ALLWRIGHT



127 Bathurst Street  
Hobart, Tasmania, 7000  
PHONE: +61 03 6234 3217  
FAX: +61 03 6234 5085  
EMAIL: [pda.hbt@pda.com.au](mailto:pda.hbt@pda.com.au)  
[www.pda.com.au](http://www.pda.com.au)  
Also at: Kingston,  
Launceston & Burnie

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JOB NUMBER	DRAWING
51017CT-3A	



## Bushfire Hazard Report

For a proposed 4-lot subdivision at  
6977 Lyell Highway, Ouse, July  
2023 v1.0





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## Executive Summary

This bushfire hazard report for a new 4-lot subdivision at 6977 Lyell Highway, Ouse (Title References: 233565/5 and 223796/4) is a requirement of a subdivision application within a bushfire prone area under the Tasmanian Planning Scheme – Central Highlands and C13.0 Bushfire-Prone Areas Code (the Code).

The Code requires a new subdivision to achieve a minimum BAL 19 rating for all building areas on the newly formed lots. To illustrate the bushfire hazard management and protection measures needed to achieve the rating, a Bushfire Hazard Management Plan (BHMP) is also required by the Code.

Based on Drawing (51017CT-3), the neighboring land uses and separation distances to classified vegetation, the assessment has determined that the existing habitable building on Lot 1 and the new habitable buildings within the designated building areas on lots 2, 3 and 4 will be able to achieve **BAL 12.5** provided the following conditions are achieved:

- Building areas are designed for all proposed lots 1 to 4 inclusive as indicated on the BHMP (Attachment 1).
- Hazard Management Areas (HMA) for lots 1 to 4 inclusive are managed in a low fuel condition to the lot boundaries as per the Bushfire Hazard Management Plan (Attachment 1).
- Future habitable buildings (Class 1a buildings) on lots 2, 3 and 4 and any alterations and additions to the existing habitable building on lot 1 will comply with minimum construction standards for BAL 12.5 as per AS 3959 -2018 (Sections 3 and 5).
- Property access to lots 1 to 4 inclusive is not required for a fire appliance to access a firefighting water point. The furthest part of the building area for each lot is within 120 m, measured as a hose lay, from an existing water connection point. In this circumstance there are no specific requirements for property access and meets the requirements C13.6.2 and Table C13.2 Element A of the Code.
- The proposed subdivision area is serviced by an existing reticulated water supply system with water connection points (hydrants) with the furthest part of the building area for each lot within 120 m, measured as a hose lay, from an existing water connection point and is indicated in the BHMP (Attachment 1). Provision of fire-fighting water supply meets the requirements C13.6.3 and Table C13.4 of the Code.

### Disclaimers

*The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.*

*Whilst measures outlined in this report are designed to reduce the bushfire risk to the habitable buildings, due to the unpredictable nature of wildfires and impacts of extreme weather conditions the survival of the structure during a fire event cannot be guaranteed.*

### Planning Scheme provisions

*This report and the attached Bushfire Hazard Management Plan (BHMP) address the requirements of the Code. In so doing, they define 'indicative building areas' which demonstrate the capacity of the proposed subdivision to support habitable buildings which can meet the requirements of BAL-19. It is the owners' responsibility to address any other planning requirements relating to the use and development of the subject land. Nothing in this report or the attached BHMP should be taken to suggest or imply that the indicative building areas will:*

- satisfy all relevant provisions of the Scheme in respect of the current application for subdivision; or*
- at the time of any future applications to build on lots arising from the subdivision, satisfy any relevant provisions of the planning scheme in force at that time.*

### Australian Standards

*AS3959 – 2018 Construction of Buildings in Bushfire-Prone Areas has been referenced in writing this report. In respect of Bushfire Attack Level (BAL) determinations based on vegetation type and slope, the content of Table 2.6 in AS3959:2018 has been utilized and the attached Bushfire Hazard Management Plan is consistent with the provisions of AS3959:2018.*

**Alice Higgins – ENVIRO-DYNAMICS PTY LTD**

ACCREDITED BUSHFIRE ASSESSOR (BFP-165)

CERTIFICATE No: ED 0897    DATE: 5/07/2023

Signed



## 1 Introduction

The following Bushfire Hazard Assessment Report has been developed as part of the planning requirements of the Tasmanian Planning Scheme – Central Highlands and Bushfire-Prone Areas Code for a 4-lot subdivision located within a bushfire prone area. The Code requires that a new subdivision achieves a minimum BAL rating of BAL 19 for all future habitable buildings on newly formed lots within a bushfire prone area. Under the Code, development standards must be certified by the Tasmania Fire Service (TFS) or an accredited person.

This report provides an assessment of the Bushfire Attack Level (BAL) and outlines protective features and controls that must be incorporated into the design and layout of the subdivision to ensure compliance with AS 3959-2018 Construction of Buildings in Bushfire Prone Areas.

### 1.1 Site Details

<u>Landowner:</u>	J. Allwright
<u>Location:</u>	6977 Lyell Highway, Ouse
<u>Title reference:</u>	CT: 233565/5 & 223796/4      PID: 5469422 & 5469422
<u>Municipality:</u>	Central Highlands
<u>Zoning:</u>	Village (Tasmanian Planning Scheme – Central Highlands)
<u>Planning Scheme Overlays:</u>	Bushfire Prone Areas (whole site) Waterway and Coastal Protection Area (half of site)
<u>Type of Building:</u>	Class 1a buildings
<u>Date of Assessment:</u>	5/07/2023
<u>Assessment Number:</u>	ED0897



## **1.2 Subdivision Proposal**

The proposed subdivision comprises of two existing titles and will result in the formation of four lots (Lots 1, 2, 3 and 4). The subdivision is proposed to occur in a single stage. Lot 1 supports an existing habitable building and lots 2, 3 and 4 are undeveloped and can comply with Hazard Management Area standards within each lot in conjunction with the adjoining properties/roadways to the north, east and south which have been considered managed land as a part of this assessment.

Lot 1 has existing access connecting to the Lyell Highway from the eastern boundary and the proposed access for Lots 2, 3, and 4 will connect to the Lyell Highway from the eastern boundaries of each lot as shown on the subdivision plan in Appendix 1 and the Bushfire Hazard Management Plan in Attachment 1.

## **1.3 Site Description**

The proposed 0.41 ha property (two titles: 233565/5 & 223796/4) is located at 6977 Lyell Highway, Ouse, approximately 0.6 km west from the Ouse Golf Course and 5.4 km north-west from Meadowbank Lake (Figure 1). The site is situated in the north-western part of the Ouse township on gentle slopes (0 to 5 degrees) with a south-easterly aspect and a range of 95 to 100 m above sea level. The lands surrounding the site consist of:

- North and south – existing dwellings on small size lots in a residential landscape (small township),
- East – small residential lots, the Ouse River, and the Ouse Golf Course beyond,
- North-west – Ouse Primary School and grasslands beyond,
- West – large scale grasslands beyond.



Figure 1 – Site Location Plan (Image source: LISTmap 2023)

A context and zoning map is provided in Figure 2 which illustrates the site and the surrounding lands. Lands to the north, east, and south are zoned village with existing residential development. Lands to the north-west and west are zoned community purpose and supports the Ouse Primary School with grassland to the west. Lands further to the east are zoned as recreation and support the Ouse Golf Course. Land beyond the Ouse township are zoned agriculture and are predominantly occupied by grasslands.

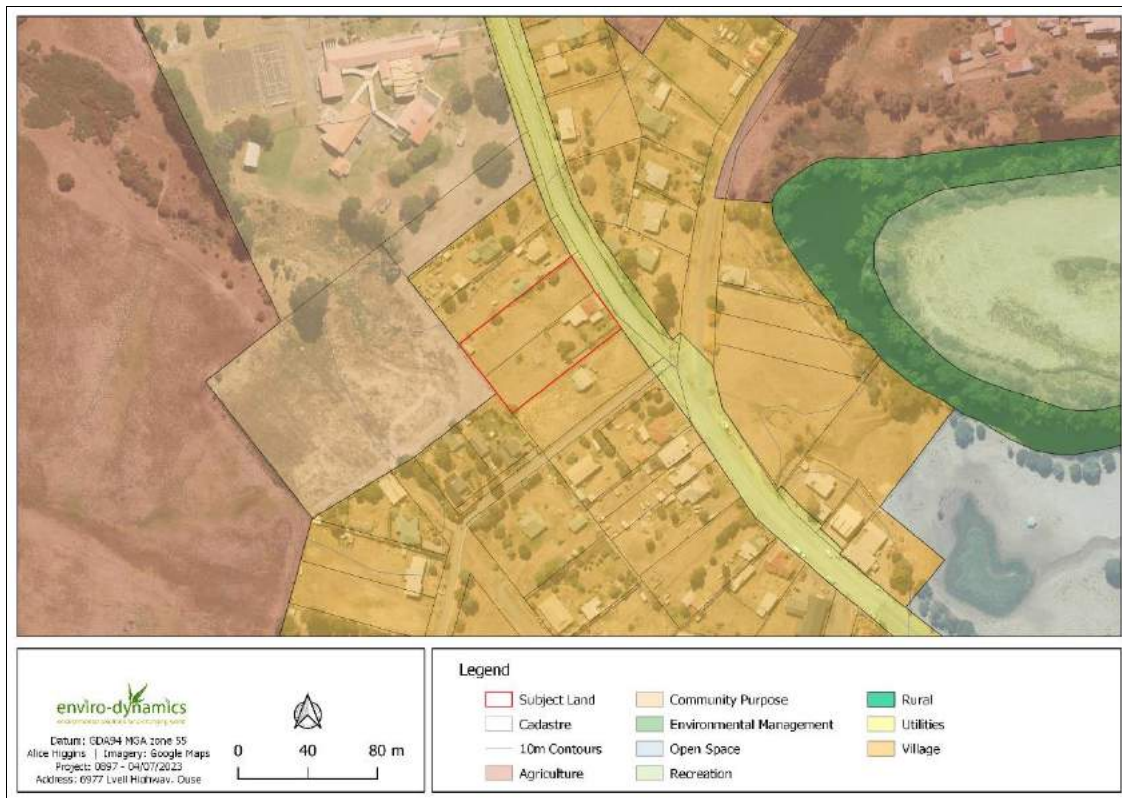


Figure 2 – Site context and zoning map (Image source: LISTmap 2023)

## **2 Bushfire Attack Level Assessment**

The following is a summary of the bushfire risk at the property.

Bushfire Hazard: Slope and grassland vegetation, and fuel loads.

Bushfire Attack Mechanisms: Radiant heat, ember attack, wind, direct flame, and smoke.

Bushfire Threat Direction

The highest bushfire threat to the future proposed habitable buildings within the provided building envelopes is from the grassland across and upslope from the north-west and west. The prevailing wind direction is from the north-west during bushfire season. The fire history layer on LISTMap (theLIST, 2023) indicates that a grassland fire from the west came within 1.5 km of the proposed development in 2009 and a native forest vegetation fire came from the north-west to within 0.5 km of the proposed development in 2019. No other fires are recorded.

Fire Danger Index: FDI 50 (this index applies across Tasmania).

Vegetation & Slope

The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.4 (A to H) was used to determine bushfire prone vegetation types within 100 m of the proposed 4-lot subdivision (Tables 1 to 4 inclusive).

Vegetation to the north-west and west consists predominantly of grassland across flat ground. Lands adjoining the proposed development to the north, east, and south consist of existing urban development and are considered managed land.



Significant Natural Values:

No threatened flora species were recorded on the site (LISTmap 2023) during the bushfire assessment (July 2023). The vegetation community on the site is Modified Land (Urban Areas – FUR) as per TASVEG 4.0. There is no native forest vegetation within or adjoining the proposed development area and therefore does not contain mature trees with potential to provide fauna habitat. It is possible to implement bushfire protection measures and achieve bushfire hazard management outcomes without affecting any significant values.

Refer to Tables 1 to 4 inclusive and Figure 3 for a summary of the Bushfire Hazard Assessment for the proposed habitable building areas.

Table 1 – Separation distances for proposed subdivision - Lot 1 (existing habitable building)

Direction	Vegetation Classification <sup>#</sup>	Effective Slope under classified vegetation	Approx. distance from building Area (m)	Current BAL rating	Separation distance for BAL 12.5 (m)	Prescribed minimum HMA
North	Managed land*	Upslope	0-100	BAL LOW	N/A	Title Boundary
East	Managed land*	0 to 5° Downslope	0-54	BAL LOW	N/A	Title Boundary
	G. Grassland <sup>A</sup>	0 to 5° Downslope	54-100	BAL LOW	N/A	
South	Managed land*	0 to 5° Downslope	0-100	BAL LOW	N/A	Title Boundary
West	Managed land*	Flat (across slope)	0-47	BAL LOW	N/A	Title Boundary
	G. Grassland <sup>A</sup>	Flat (across slope)	47-100	BAL 12.5	14-<50	

- \* Exclusion under AS3959-2018 2.2.3.2 (a), (e) and (f),
- <sup>A</sup> Vegetation classification as per AS3959-2018, Table 2.3 and Figures 2.4(A) - 2.4(H)
- N/A Not applicable

Table 2 – Separation distances for proposed subdivision - Lot 2 (undeveloped)

Direction	Vegetation Classification <sup>#</sup>	Effective Slope under classified vegetation	Approx. distance from building Area (m)	Current BAL rating	Separation distance for BAL 12.5 (m)	Prescribed minimum HMA
North	Managed land*	Upslope	0-100	BAL LOW	N/A	Title Boundary
East	Managed land*	0 to 5 <sup>0</sup> Downslope	0-96	BAL LOW	N/A	Title Boundary
	G. Grassland <sup>A</sup>	0 to 5 <sup>0</sup> Downslope	96-100	BAL LOW	N/A	
South	Managed land*	0 to 5 <sup>0</sup> Downslope	0-100	BAL LOW	N/A	Title Boundary
West, south-west	G. Grassland <sup>A</sup>	Flat (across slope)	0-100	BAL FZ	14-<50	14 m

- \* Exclusion under AS3959-2018 2.2.3.2 (a), (e) and (f),
- <sup>A</sup> Vegetation classification as per AS3959-2018, Table 2.3 and Figures 2.4(A) - 2.4(H)
- N/A Not applicable

Table 3 – Separation distances for proposed subdivision - Lot 3 (undeveloped)

Direction	Vegetation Classification <sup>#</sup>	Effective Slope under classified vegetation	Approx. distance from building Area (m)	Current BAL rating	Separation distance for BAL 12.5 (m)	Prescribed minimum HMA
North	Managed land*	Upslope	0-100	BAL LOW	N/A	Title Boundary
East	Managed land*	0 to 5° Downslope	0-70	BAL LOW	N/A	Title Boundary
	G. Grassland <sup>A</sup>	0 to 5° Downslope	70-100	BAL LOW	N/A	
South	Managed land*	0 to 5° Downslope	0-100	BAL LOW	N/A	Title Boundary
West	Managed land*	Flat (across slope)	0-44	BAL LOW	N/A	Title Boundary
	G. Grassland <sup>A</sup>	Flat (across slope)	44-100	BAL 12.5	14-<50	

- \* Exclusion under AS3959-2018 2.2.3.2 (a), (e) and (f),
- <sup>A</sup> Vegetation classification as per AS3959-2018, Table 2.3 and Figures 2.4(A) - 2.4(H)
- N/A Not applicable



Table 4 – Separation distances for proposed subdivision - Lot 4 (undeveloped)

Direction	Vegetation Classification <sup>#</sup>	Effective Slope under classified vegetation	Approx. distance from building Area (m)	Current BAL rating	Separation distance for BAL 12.5 (m)	Prescribed minimum HMA
North	Managed land*	Upslope	0-100	BAL LOW	N/A	Title Boundary
East	Managed land*	0 to 5° Downslope	0-100	BAL LOW	N/A	Title Boundary
South	Managed land*	0 to 5° Downslope	0-100	BAL LOW	N/A	Title Boundary
West, south-west	G. Grassland <sup>A</sup>	Flat (across slope)	0-100	BAL FZ	14-<50	14 m

- \* Exclusion under AS3959-2018 2.2.3.2 (a), (e) and (f),
- <sup>A</sup> Vegetation classification as per AS3959-2018, Table 2.3 and Figures 2.4(A) - 2.4(H)
- N/A Not applicable

<sup>A</sup> Vegetation within 100 m of the proposed subdivision is identified as Modified Land – Urban Areas (FUR) (TasVeg 4.0) and is comprised of grassland. The areas classified as managed land are the Lyell Highway (sealed), Ouse Primary School and adjoining residential titles.

The Bushfire Attack Level is classified BAL—LOW where the vegetation is one or a combination of any of the following:

- Non-vegetated areas, including, **roads, footpaths, buildings**, and rocky outcrops.
- Low threat vegetation, including grassland managed in a minimal fuel condition, **maintained lawns**, golf courses, maintained public reserves and parklands, vineyards, orchards, **cultivated gardens**, commercial nurseries, nature strips and windbreaks. NOTE: minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognisable as short-cropped for example, to a nominal height of 100 mm).

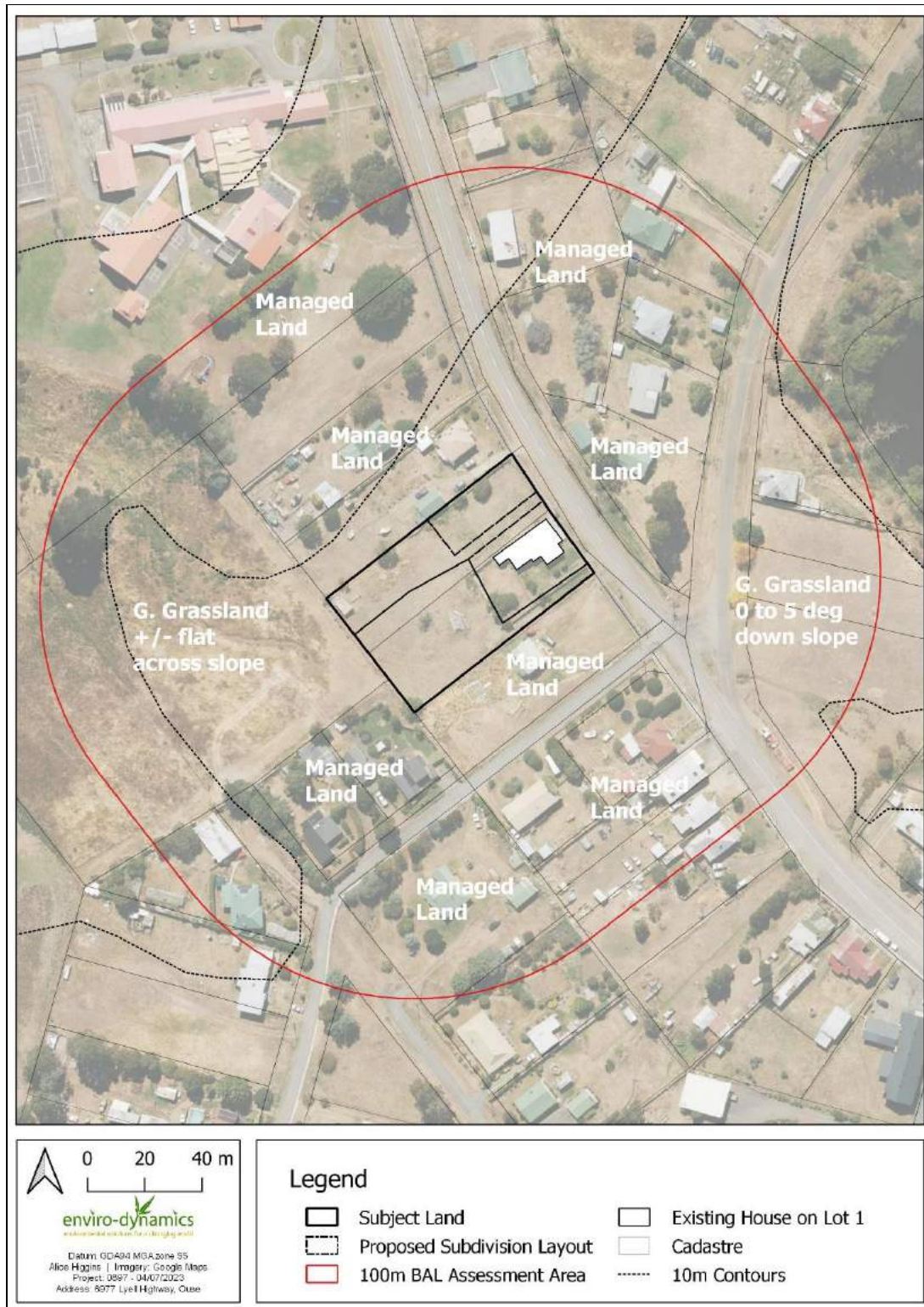


Figure 3 – Aerial photo of site showing managed land/low threat vegetation and vegetation types within 100 m radius BAL Assessment area and slopes. Refer to Appendix 2 for photos. (Image source: LISTmap 2023)

### 3 Bushfire Protection Measures

The site is within a defined Bushfire-Prone Area as defined by the Tasmanian Planning Scheme – Central Highlands.

As such, a subdivision development at the site must meet minimum development standards.

These development standards are set out under clause C13.6 of the code and include Provision of HMA (C13.6.1), Public and firefighting access (C13.6.2) and Provision of water supply for fire-fighting purposes (C13.6.3). The subdivision development must comply with the following clauses of C13.0 – Bushfire-Prone Areas Code (shaded clauses in Table 3).

If future development is undertaken in compliance with the Bushfire Hazard Management Plan associated with this report, a building surveyor may rely upon it for building compliance purposes if it is not more than six years old.

Table 5 – Compliance with C13.0

CLAUSE	ISSUE
C13.2	Application of Code
C13.3	Definition of terms in this Code
C13.4	Use or development exempt from this Code
C13.5	Use Standards
C13.5.1	Vulnerable Uses
C13.5.2	Hazardous Uses
C13.6	Developments Standards
C13.6.1	Subdivision: Provision of hazard management areas (HMA)
C13.6.2	Subdivision: Public and fire-fighting access
C13.6.3	Subdivision: Provision of water supply for fire-fighting purposes



### **3.1 Development Standards**

The Bushfire-Prone Area Code C13.0 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies. The existing developed lot 1 and the undeveloped lots 2, 3, and 4 will need to comply with sections 3.2, 3.3, 3.4 and 3.5 of this report. These specifications will need to be implemented upon approval of the building applications.

### **3.2 Hazard Management Areas**

Bushfire hazard management areas (HMA) provide a cleared space between buildings and the bushfire hazard. Any vegetation in this area needs to be strategically modified and then maintained in a low fuel state to protect buildings from direct flame contact and intense radiant heat thereby allowing them to be defended from lower intensity bushfires. Fine fuel loads must be minimal to reduce the quantity of windborne sparks and embers reaching buildings, to reduce the radiant heat at the building, and to halt or check direct flame attack.

Further information on the maintenance of the equivalent 'defendable space' are provided on the Tasmania Fire Service website ([www.fire.tas.gov.au](http://www.fire.tas.gov.au)).

The current conditions and the compliance of the four lots affected by potential bushfire-prone vegetation are described below.

The Bushfire Prone Areas Code requires the HMA be contained within the development site, or a formal agreement entered with the owner of any adjoining land that needs to be managed as part of the HMA. In this circumstance, it is possible for all lots 1 to 4 inclusive, to maintain a hazard management area within the proposed title boundaries and comply with Hazard Management Area standards within each lot in conjunction with the adjoining properties/roadways which are assessed as managed land.

### 3.2.1 Requirements:

To comply with Acceptable solutions under C13.6.1 – A1. Acceptable solutions A1 the plan of subdivision must:

- show building areas\* for each lot
- indicate HMAs which separate building areas from bushfire prone vegetation with separation distances required for BAL 12.5 as a minimum as per Table 2.6 of AS 3959-2018 Construction of Buildings in Bushfire Prone Areas
- is accompanied by a bushfire hazard management plan that addresses all the individual lots as a minimum as per Table 2.6 of AS 3959-2018 Construction of Buildings in Bushfire Prone Areas
- formal agreement with Council for ongoing management of vegetation in HMAs located on public land.

*\* Refer to disclaimer re setback requirements for planning.*

### 3.2.2 Current conditions:

- 6977 Lyell Highway, Ouse is currently developed with an existing habitable building on the south-east title (CT: 233565/5) and comprises managed gardens and short grass.
- The adjoining title to the north-west is currently undeveloped and comprises short grass.
- The existing residential development to the north, east, and south with the Lyell Highway to the east is assessed as managed land or low threat vegetation. As such this managed land contributes to the prescribed Hazard Management Area.

### 3.2.3 Compliance:

- Lots 1 to 4 inclusive have a designated building area, which extends to the title boundaries except the south-western boundary of Lots 2 and 4 where the proposed development adjoins bushfire prone grassland vegetation.
- Lots 1 to 4 inclusive will have HMAs applied to the whole lot to provide protection for future habitable buildings in the subdivision and any alterations and additions to the existing habitable building on Lot 1 (Attachment 1).
- The vegetation across Lots 1 to 4 inclusive within the bushfire HMA must be maintained with short grass (<100mm), horizontal separation between tree (if planted in the future) canopies and the

removal of low branches to create vertical separation between the ground and the canopy to reduce fuel loads and protect future habitable buildings from direct flame contact and intense radiant heat. In addition, clearing and clean-up of leaf litter, branches and bark is required as on-going management.

#### **3.2.4 Staging Requirements:**

The proposed subdivision will not be staged. Hazard management areas are to be established to the title boundaries for each lot once habitable buildings are developed on lots 2, 3, and 4.

#### **3.2.5 Maintenance of Hazard Management Areas**

The HMAs applied to the titles, must always be maintained in a minimal fuel condition to ensure bushfire protection mechanisms are effective. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season and any flammable material such as leaves, litter, wood piles removed.

### **3.3 Construction Standards**

All future habitable buildings (Class 1a buildings) on proposed lots 2, 3 and 4, or any alterations and additions to the existing habitable building on Lot 1 will comply with construction standards for **BAL 12.5** as per AS3959-2018 (Sections 3 and 5). If future buildings are located on lots 2, 3, and 4 and if any alterations and additions to the existing building on Lot 1 are within the building areas and comply with the minimum setbacks for the lot, the buildings may be constructed to the bushfire attack level assigned to that lot i.e., BAL 12.5. If associated structures like sheds or other non-habitable buildings exist or are proposed, they do not need to conform to a BAL unless they are within 6 m of the habitable building.

### **3.4 Public and Fire-fighting Access**

#### **3.4.1 Requirements:**

There is no proposal for the construction of new public roads and therefore no standards apply.

**Property access** is less than 30 m and access is not required for a fire appliance to access a firefighting water point as there is a TasWater fire hydrant in Lyell Highway. No specific design and construction standards apply as per C13.6.2 and Table C13.2 Element A of the code.

#### **3.4.2 Current conditions:**

- Lot 1 has an existing crossover.
- Lots 2, 3, and 4 have proposed access crossovers.

#### **3.4.3 Compliance:**

- Lots 1, 2, 3 and 4 access to the proposed subdivision will comply with C.13.6.2 and Table C13.2 of the code as described above.

### **3.5 Reticulated Fire-fighting Water Supply**

An adequate, accessible, and reliable water supply for fire-fighting purposes must be supplied to allow for the protection of life and property from the risks associated with bushfire.

#### **3.5.1 Requirements:**

The fire hydrants will be required to conform with the following specifications:

- The building area to be protected must be located within 120 m of a fire hydrant, and
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

#### **3.5.2 Current conditions:**

Lots 1 to 4 are serviced by existing reticulated water supply managed by TasWater. Hydrants are in the Lyell Highway corridor.

#### **3.5.3 Compliance:**

The proposed subdivision will be fully serviced with a reticulated water supply and complies with the preceding requirements and Table C13.4 Elements A, B, and C. The fire hydrant locations are indicated on the Bushfire Hazard Management Plan (Attachment 1).



## 4 Conclusions

The assessment of the bushfire risk of a proposed 4-lot subdivision at 6977 Lyell Highway, Ouse indicates that it can achieve the requirements of, C13.0 Bushfire-Prone Areas Code provided compliance with the following measures:

- Building areas are designed for all proposed lots 1 to 4 inclusive, as indicated on the BHMP (Attachment 1).
- Hazard Management Areas (HMAs) for lots 1 to 4 inclusive are managed in a low fuel condition to the lot boundaries as per the Bushfire Hazard Management Plan (Attachment 1).
- Future habitable buildings (Class 1a buildings) on lots 2, 3 and 4 and any alterations and additions to the existing habitable building on lot 1 will comply with minimum construction standards for BAL 12.5 as per AS 3959 -2018 (Sections 3 and 5).
- Property access to lots 1 to 4 inclusive is not required for a fire appliance to access a firefighting water point. The furthest part of the building area for each lot is within 120 m, measured as a hose lay, from an existing water connection point. In this circumstance property access meets the requirements C13.6.2 and Table C13.2 Element A of the Code.
- The proposed subdivision area is serviced by an existing reticulated water supply system with a water connection point (hydrant) within 120 m measured as a hose lay, of the furthest part of the building areas on each lot is indicated in the BHMP (Attachment 1). Provision of fire-fighting water supply meets the requirements C13.6.3 and Table C13.4 of the Code.

#### **4.1 Limitations of Plan**

The bushfire protection measures outlined in the Bushfire Hazard Management Plan (Attachment 1) are based on a Fire Danger Index of 50 (FDI 50) which relates to a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS3959-2018 on days when the fire danger rating is greater than 50 (i.e., 'severe' or higher) is not recommended.

Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

## 5 Glossary and Abbreviations

**AS** – Australian Standard

**BAL – Bushfire Attack Level** – a means of measuring the severity of a building’s potential exposure to ember attack, radiant heat, and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2018).

**BFP – Bush Fire Practitioner** – An accredited practitioner recognised by Tasmania Fire Service.

**BHMP – Bushfire Hazard Management Plan** – plan for individual habitable buildings or subdivision identifying separation distances required between a habitable building(s) and bushfire prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

**Class 1a building** – is a single habitable building being a detached house; or one of a group of attached habitable buildings being a town house, row house or the like (NCC 2016).

**FDI – fire danger index** – relates to the chance of a fire starting, its rate of spread, its intensity, and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2018).

**HMA – Hazard Management Area** – the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

**m** – metres

**ha** – hectares

**NASH** – National Association of Steel Framed Housing

## References

AS3959-2018. Australian Standard for Construction of buildings in bushfire-prone areas. SAI Global Limited Sydney, NSW Australia.

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.  
<https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Act 2016. Director's Determination – Bushfire Hazard Areas (v1.1). Director of Building Control  
[https://www.cbos.tas.gov.au/\\_\\_data/assets/pdf\\_file/0019/607006/directors-determination-bushfire-hazard-areas-v1\\_1-2021.pdf](https://www.cbos.tas.gov.au/__data/assets/pdf_file/0019/607006/directors-determination-bushfire-hazard-areas-v1_1-2021.pdf)

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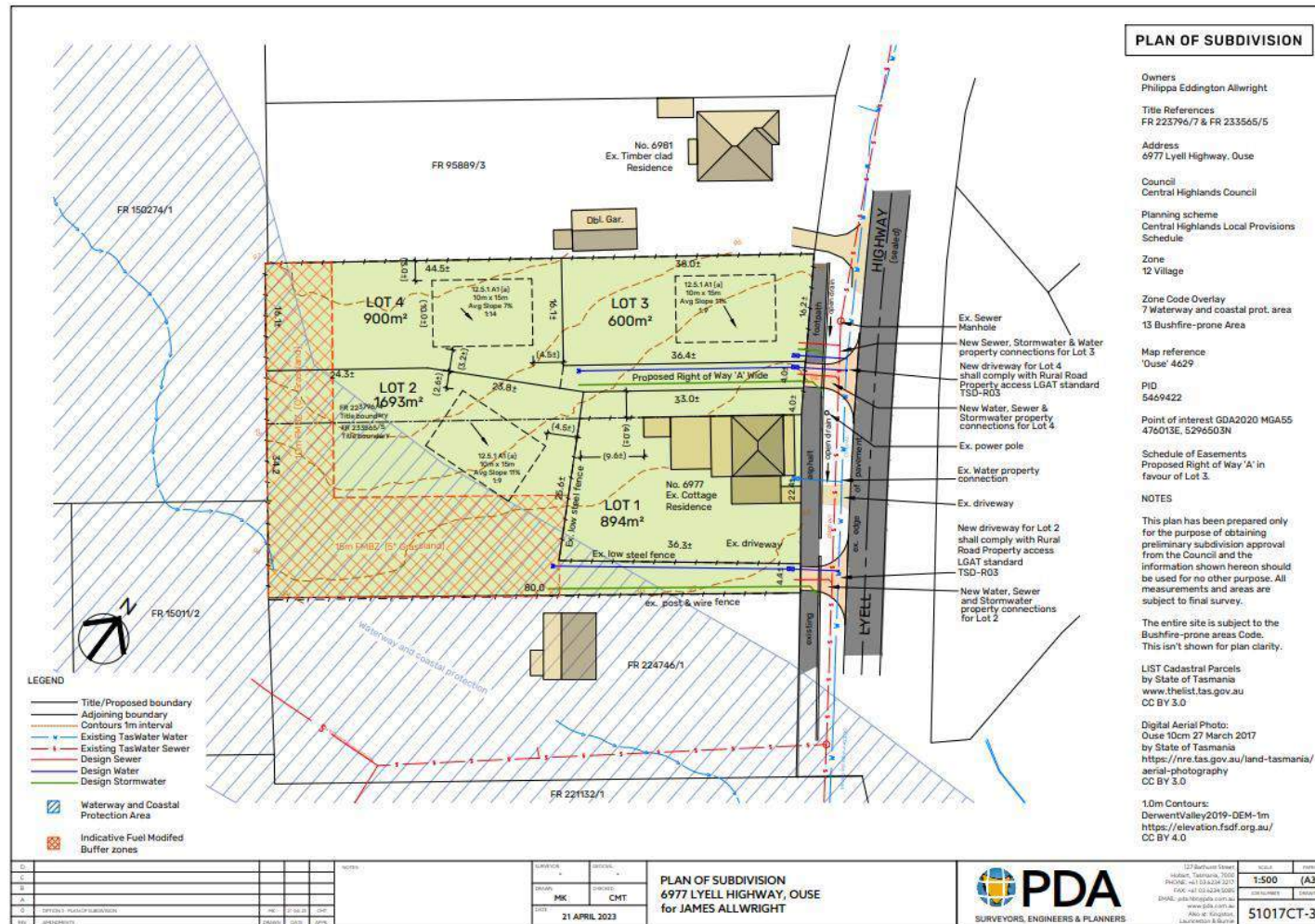
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TPSCHI. Tasmanian Planning Scheme – Central Highlands.  
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TFS 2005. Guidelines for Development in Bushfire prone Areas of Tasmania. Living with Fire in Tasmania. Bushfire Planning Group of Tasmania Fire Service, Tasmania.



## APPENDIX 1 – Plan of Subdivision



## APPENDIX 2 – Photos of site, surroundings, and vegetation.



Photo 1 – Looking north-west at existing habitable building on Lot 1 and adjoining managed land – upslope.



Photo 2 – Looking south-east at existing habitable building on Lot 1 and adjoining managed land – 0-5 deg downslope.





Photo 3 – Looking north-west from Lot 4 at grassland across slope.





Photo 4 – Looking south-west from Lyell Highway at proposed lots 3 and 4 – Across slope.



*Photo 5 – Looking north-east from existing access on Lot 1 at managed land 0 to 5 deg downslope.*

ATTACHMENT 1 – Bushfire Hazard Management Plan – July 2023



For: J. Allwright at 6977 Lyell Highway, Ouse

Title: 233565/5 & 223796/4 PID: 5469422

Assessment #: ED0897

**Alice Higgins – ENVIRO-DYNAMICS**  
ACCREDITED BUSHFIRE ASSESSOR (BFP-165)  
CERTIFICATE No: ED0897 DATE: 5/07/2023

Signed



NOTES

Hazard Management Area

- HMA to be established on lots 1 to 4 as indicated on this plan and as set out in Tables 1 to 4 for BAL 12.5 as a minimum.
- Vegetation in the HMA must be strategically modified and maintained in a low fuel state to protect future habitable buildings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of windborne sparks and embers reaching buildings; and to halt or check direct flame attack.
- Some trees can be retained or planted provided there is 6 m horizontal separation between tree canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps/row of established trees and/or shrubs may act to trap embers and reduce wind speeds.
- No trees to overhang houses to prevent branches or leaves from falling on the building.
- Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
- Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).

Construction Standards

- Any future habitable buildings on lots 1 to 4 are to be constructed to comply with BAL 12.5 as a minimum and as per AS3959-2018 (Sections 3 and 5).

Public and Fire-fighting Access Requirements

- Access to lots 1 to 4 are less than 30 m long and are not required for a fire appliance to access firefighting water points. Access requirement will comply with section 3.4 of the Bushfire Hazard Report.

Reticulated Fire-fighting Water Supply

- There are existing fire hydrants on the Lyell Highway and within 120m measured as a hose lay from the furthest part of the building envelopes on lots 1 to 4. The hydrant locations are shown on this plan. Water supply requirements will comply with Section 3.5 of the Bushfire Hazard Report.

This plan is to be printed at A3 and read in conjunction with the preceding Bushfire Hazard Assessment Report (Enviro-dynamics July 2023, v1.0).



## ATTACHMENT 3 – Planning Certificate

### BUSHFIRE-PRONE AREAS CODE

#### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

##### 1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

6977 Lyell Highway, Ouse, TAS, 7140

Certificate of Title / PID:

233565/5 & 223796/4

##### 2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of land resulting in 4 lots

Applicable Planning Scheme:

Tasmanian Planning Scheme – Central Highlands

##### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Proposed Subdivision	PDA Surveyors, Engineers and Planners	21/04/2023	51017CT - 3

<sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.



Bushfire Hazard Report 6977 Lyell Highway, Ouse. July 2023. ED0897. v1.0	Alice Higgins	7/05/2023	1
Bushfire Hazard Management Plan 6977 Lyell Highway, Ouse. July 2023. ED0897. v1.0	Alice Higgins	7/05/2023	1

#### 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
	<b>Compliance test</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	<b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<b>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</b>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	<b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<b>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</b>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>

<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<b>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</b>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots as a minimum
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and firefighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<b>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</b>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input checked="" type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for firefighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table

<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective
--------------------------	--------------------------------	---

## 5. Bushfire Hazard Practitioner

Name: Alice Higgins

Phone No: 03 6295 3262

Postal Address:

Enviro-dynamics  
16 Collins Street  
Hobart, TAS, 7000

Email Address:

Alice.higgins@enviro-dynamics.com.au

Accreditation No: BFP – 165

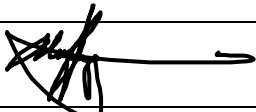
Scope: 1, 2, 3a, 3b

## 6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:  
certifier



Name:

Alice Higgins

2/11

7/05/2023

Certificate  
Number:

ED0897

(for Practitioner Use only)

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

Qualified person:   
Address:  Phone No:   
  Fax No:   
Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise:  (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

## Details of work:

Address:  Lot No:   
  Certificate of title No:   
The assessable item related to this certificate:  (description of the assessable item being certified)  
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

## Certificate details:

Certificate type:  (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work: ☒

or

a building, temporary structure or plumbing installation: ☐



In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report (BHR) for a proposed 4 lot subdivision at 6977 Lyell Highway, Ouse. v1.0 (Enviro-dynamics, July 2023) Bushfire Hazard Management Plan (BHMP) for a proposed 4 lot subdivision at 6977 Lyell Highway, Ouse. v1.0 (Enviro-dynamics, July 2023) and Form 55.
Relevant calculations:	BAL assessed as per AS3959-2018 for building area identified in the BHMP
References:	Building Regulations 2016 Director's Determination – Bushfire Hazard Areas v1.1 (8 <sup>th</sup> April 2021) National Construction Code (NCC) – Vol. 2 AS3959-2018 Construction of Buildings in Bushfire Prone Areas

*Substance of Certificate: (what it is that is being certified)*

Subject to implementing the above mentioned BHMP, the development can meet the requirements of the Director's Determination.

Design and construction of Class 1a buildings within the building areas must be to a minimum standard of **BAL-12.5** (sections 3 and 5 of AS3959-2018).

*Scope and/or Limitations*

Scope: The bushfire hazard assessment was undertaken at the site to determine whether there is sufficient risk posed by the proposed subdivision from bushfire to warrant specific bushfire hazard management measures.

Limitations

- The assessment relates to bushfire hazard only.
- The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.
- The recommendations made in the bushfire hazard assessment are based on the conditions of the site at the time of the assessment. No liability will be accepted by the assessor for actions undertaken by the owners or others that compromise the effectiveness of the measures outlined in this assessment.

The effectiveness of the Bushfire safety measures outlined in the assessment are reliant on their implementation and ongoing maintenance.

**I certify the matters described in this certificate.**

*Signed:*

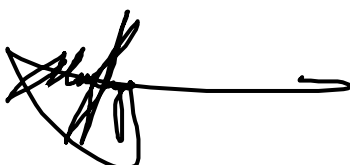
Qualified person:

*Certificate No:*

ED0897

*Date:*

5/07/2023






# CIRCULAR HEAD MUNICIPALITY

## Scenic Values Assessment and Management



in association with  entura

Prepared for Circular Head  
Council



---

JULY 2022

# **DRAFT CIRCULAR HEAD MUNICIPALITY SCENIC VALUES ASSESSMENT AND MANAGEMENT**

Prepared for Circular Head Council

## **Inspiring Place**

210 Collins Street  
Hobart 7000

P 03 6231 1818

E [johnhepper@inspiringplace.com.au](mailto:johnhepper@inspiringplace.com.au)

M 0419305539

Direct enquiries to:

John Hepper

Director, Inspiring Place

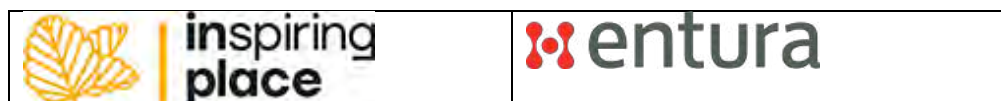
Inspiring Place is a Unit Trust incorporated in Tasmania.

The Company Directors are John Hepper and Jerry de Gryse

ABN 58 684 792 133

ACN 085 559 486

<b>Date</b>	<b>Version</b>
7.07.21	Draft Stage 1 Report to Council for initial review
16.07.21	Revised Draft Stage 1 Report for presentation to Councillor Workshop
March – May 2022	Stakeholder and community review of the Draft Stage 1 Report
23.06.22	Draft Stage 2 Report to Council for initial review and presentation to Councillor Workshop
12.07.22	Final Report submitted to Council



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## SECTION 1 INTRODUCTION

### 1.1 BACKGROUND

*“The Circular Head municipal area covers 4,917 square kilometres.*

*Forestry plantations and agricultural land dominate the area which, along with the aquaculture industry, provides Smithton, Stanley and the Tarkine main employment and income. Stanley and the Tarkine boast one of the longest coastlines of any Tasmanian municipal area, with golden sands, wild conditions, and rugged rock faces.*

*Circular Head is the largest dairying and prime beef producing area in Tasmania. Other industries include fishing, oyster and abalone farming, tourism, processing of many raw products including vegetables, timber, meat, milk, and the major iron ore pelletising plant at Port Latta.*

*Stanley, one of the most iconic destinations in the region is known for 'The Nut', a solidified lava lake of a long – extinct volcano. The Nut was sighted by Bass & Flinders on their historic circumnavigation of Tasmania in 1798. Popular with tourists, it boasts perfectly preserved colonial buildings, genteel cafés and quality B&B cottages, arts and cultural boutiques, and historical points of interest, all sheltering in the imposing shadow of the Nut.*

*The most North-western point of the Tasmanian mainland is a place called Cape Grim, it was a place of great calamity, shipwreck and dispossession of native tribes, and renowned for the freshest air and cleanest water in the world.*

*The Tarkine (Takayna) is the newest tourism experience within this region. The 447,000 hectare Tarkine Wilderness Area is Australia's largest tract of unprotected temperate rainforest, and it contains vast forests of myrtle, leatherwood and pine*

*trees. It is home to one of the greatest concentrations of Aboriginal cultural and heritage sites in Australia.”<sup>1</sup>*

Circular Head’s landscape is highly diverse and much admired for its spectacular, rugged natural beauty and productive landscapes. The scenery of the place is loved and valued by locals and visitors alike and is a core element of the municipality’s brand. Therefore, the local community want due consideration given to any development that might irrevocably impact the scenic values of the region.

The Circular Head Council (hereinafter referred to as Council) recently adopted the Statewide Planning Scheme. The Scheme includes a range of zones and codes to help guide future use and development and a Scenic Protection Code which provides interim direction for managing development within prescribed scenic areas. Locations currently identified in the Scenic Protection Code include Green Hills at Stanley and three defined scenic road corridors (Stanley Highway, Marcus River Road and Green Point Road).

During the preparation of the planning scheme, Council identified the need for further strategic assessment and public consultation to help identify and document other areas of high scenic quality. Most other councils in the State have also identified this need, given the lack of rigorous evidence on which to develop the Scenic Protection Code and planning conditions or development in areas with significant scenic value.

Pressure for new developments of various scales has highlighted the importance of having scenic quality information so that Council has the appropriate controls and impact mitigation measures can be identified.

## **1.2 PURPOSE**

To address this issue, Council engaged Inspiring Place, supported by GIS specialists at Entura, to assess the municipality’s scenic quality and to identify management directions arising from this assessment.

---

<sup>1</sup> Circular Head Destination Action Plan 2017-2020, Tasmanian Government, Cradle Coast Authority and Circular Head Council

Council identified a two-stage process for the conduct of the study – the first stage, and the focus of this report, being to assess scenic quality and potential management directions. The objectives for this first stage are to:

- define the landscape character of the municipality;
- identify areas of scenic quality within it and which of these areas are most sensitive to change;
- understand the processes that threaten scenic values; and
- explore the mechanisms for managing scenery to protect sensitive values while encouraging development in the region.

The first stage was completed in July 2021. Council decided to then proceed with Stage 2 in February 2022.

Stage 2 involved:

- public review and comment on the Stage 1 report that included an invitation for the community and stakeholders to complete an online survey and written submissions;
- review of the key findings from the community and stakeholders feedback comments on the draft Scenic Quality Assessment and Management report;
- consultation with the Tasmanian Planning Commission and State Planning Office;
- consultation with key stakeholders and community groups with an interest or involvement in managing scenic values;
- further site visits to review and revise the recommended Scenic Protection Areas and Scenic Road Corridors listed in draft Scenic Quality Assessment and Management report;;
- and
- development of scenic management guidance about preferred methods of scenic management, including justifications to support additional provisions in the planning scheme and/or mechanisms to assist developers, the community and Council to protect and manage scenic values.



## **1.3 APPROACH**

Stage 1 was undertaken in five phases:

**Phase 1** – liaise with Council and Entura, identify background research and review of policies affecting scenery in the municipality;

**Phase 2** – Entura to collate digital data required to use GIS software combined with high resolution aerial photography to evaluate the scenic quality of the municipality;

**Phase 3** – meetings with Council staff, undertaking ground-truthing of the scenic quality mapping and presentation to Councillors;

**Phase 4** – prepare a report outlining the key findings including the:

- extent and character of the landscape and its values and significance;
- an outline of the processes affecting the retention of landscape character and the scenic values of the landscape of the municipality; and
- a discussion of the options for managing the landscape of the municipality including discussion of potential policies, planning instruments, community engagement, further studies, training, land management, etc; and

**Phase 5** – presenting the report findings to Council.

A range of background reports and information were reviewed in preparing the report:

*Tasmanian Planning Scheme - Circular Head 2021;*

*Submissions and Section 35F Report – Response to Representations to the Circular Head Draft Local Provisions Schedule;*

*Circular Head Strategic Asset Management Plan 2020;*

*Department of Agriculture, Water and the Environment 2013, Listing of National Heritage Places – Western Tasmania Aboriginal Cultural Landscape*

*Cradle Coast Natural Resource Management Strategy 2015–2020;*

*Cradle Coast Regional Land Use Planning Framework 2010;*

*Living on the Coast : The Cradle Coast Regional Land Use Strategy 2010–2030;*

*Forest Practices Code 2020;*

Mount, R.E., V. Prahalad, C. Sharples, J. Tilden, B. Morrison, M. Lacey, J. Ellison, M. Helman, J. Newton (2010) *Circular Head Coastal Foreshore Habitats: Sea Level Rise Vulnerability Assessment: Final Project Report to Cradle Coast NRM*. School of Geography and Environmental Studies, University of Tasmania, Hobart;

*Circular Head Council Open Space, Sport and Recreation Plan 2017–2027; and*

*Circular Head Destination Action Plan 2017–2020.*

During Stage 2, other background reports were reviewed in preparing the final report:

*Geoscene International 2022, Stanley Coastal Landscape Assessment, Preliminary Draft Feb 2022;*

*GHD 2021, Robbins Island Renewable Energy Park – Development Proposal and Environmental Management Plan;*

*Orbit Solutions Pty Ltd 2021 Robbins Island Renewable Energy Park – Appendix AA Visual Impact Assessment;*

*Tasmanian Government 2021, Tasmanian Renewable Energy Action Plan;*

*Tasmanian Government Climate Change Action Plan 2017–2021; and*

Community Power Agency Consultation Paper –  
Communities and Renewable Energy Development in  
Tasmania : A guideline for community engagement, benefit  
sharing and local procurement.

## **1.4 ASSESSING SCENIC VALUES**

There is a long history of scenic values assessment and management dating from the 1960s in the United States. By the 1980s, the systematic approach of the US Forest Service had come to Australia as proponents of the US Forest Service system immigrated here.

In Tasmania, the US system was largely adopted by the Forestry Commission Tasmania (now Sustainable Timber Tasmania - SST) to guide its practices since the 1980s. The Commission published its methods in *A Manual for Forest Landscape Management*<sup>2</sup> in 1990. This document was revised in 2006.

Within Tasmania, the Forestry Commission system has been the primary visual management tool employed by Tasmanian professionals. Those working in the field have applied the system to the evaluation of the visual impact of wind farms, pumped hydro, transmission line developments, heavy industry, residential development, waste disposal operations, roads and bridges and tourism attractions. Not unexpectedly, the techniques of evaluation have varied appropriately to meet the management needs of varying agency missions and client requirements and the situation to which the method is being applied.

Elements of the Forestry Commission system are applied herein to describe the landscape character of the municipality and to identify those areas of high scenic quality.

## **1.5 LIMITATIONS**

It should be noted that the scenic quality of the landscape is only one element of how it is perceived. Researchers have consistently shown how people's emotional attachments and the cognitive meanings they 'see' in the landscape affect how they perceive the beauty of a place and how this can be analysed.

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<sup>2</sup> Forestry Commission Tasmania 1990 (reprinted 2006). **A Manual for Forest Landscape Management**  
Forestry Commission of Tasmania, Hobart.

Multiple sensory inputs, cultural background and personal experience all affect how a viewer responds to a scene<sup>3</sup>.

To fully understand the ‘aesthetics’ of a place requires a multi-dimensional analysis: one that defines and analyses the physical attributes of the place, one that examines the social attachments people have with it and one that looks at how human activities and the nature of the place combine to make a ‘cultural landscape’. In professional planning three inter-related skill sets have developed to cover this range of activities:

visual management which systematically analyses the compositional elements of the landscape;

social values assessment which uses a phenomenological approach<sup>4</sup> to the evaluation of personal meaning to the appreciation of the visual value of the landscape, information that is typically gleaned from community engagement but also through review of artistic sources, myth, legend and local folk lore; and

cultural landscape assessment which uses historical analyses to understand the layers of activity that influence a landscape setting<sup>5</sup>.

The latter two of these variables is outside the scope of the proposed project. Nonetheless, by focusing on the visual elements of the landscape and the contrast between what is and what could be, the visual management system to be employed aims to provide a reliable, valid, and representative mechanism for evaluating the aesthetic of the landscape and potential impacts to it.

This report has not been prepared as a landscape visual impact assessment for future development within the municipality. It provides information about the scenic values and potential opportunities for managing these values. An

3 Van Heijgen, E. 2013. Human Landscape Perception: Report on Understanding Human Landscape Perception and How to Integrate and Implement this in Current Policy Strategies report to the AONB High Weald Unit, United Kingdom.

4 Phenomenology is the study of human experiences, behaviours, situations and meanings as they arise in a person's everyday life i.e., their lifeworld, which is taken for granted, normally unnoticed and thus hidden as a ‘phenomena’. Various techniques of evaluating people's ‘lifeworld’ has enabled an identification of those places that have ‘social value’ to someone's daily life and therefore of consideration in an investigation of the impacts of a development.

5 The Western Tasmania Aboriginal Cultural Landscape was added to the National Heritage List in February 2013. It defines a linear coastal area extending from West Point to Duck Creek (north of Granville Harbour). The listing refers to indigenous people as the primary source of information on the value of their heritage and should be consulted on a proposed action likely to significantly impact on the listed Indigenous heritage values of the place and/or on a protected matter that has Indigenous heritage values (like listed threatened species). It indicates that prior to undertaking any action, proponents should contact the appropriate Aboriginal Traditional Owners and custodians of the land on which the action will occur that has listed values that may be significantly impacted, as well as the Aboriginal Traditional Owners and custodians of adjoining lands that may be significantly impacted by the action.



example of the process required for undertaking a landscape visual impact assessment is shown in Attachment 3.

## **1.6 KEY FINDINGS**

The report provides a context for why and how scenic quality has been generally identified and assessed within Tasmania in recent decades.

Four broad guiding principles provide an overall context for Council to consider when assessing opportunities for managing scenic values within the municipality:

**Guiding Principle 1 :** *The scenery of Circular Head is loved, esteemed and celebrated by locals and visitors alike, values that need to be carefully considered when change is proposed and requires careful consideration if it is to be managed wisely.*

**Guiding Principle 2 :** *The scenic values of landscapes and their sensitivity to change varies across the municipality and should be assessed accordingly.*

**Guiding Principle 3 :** *Alterations that permanently or temporarily deviate from the existing character are considered visual impacts which need to be managed.*

**Guiding Principle 4 :** *There are multiple tools available to manage scenic values that require appropriate application to the task.*

A set of scenic quality maps have been prepared for the whole of the municipality and a range of potential scenic management tools has been reviewed and assessed.

The key issues for managing scenic quality within the municipality are:

- loss of native vegetation;
- plantation forestry;
- diminishing cultural landscape;
- climate change; and

large scale industrial and infrastructure developments such as industrial sites, windfarms, transmission powerlines, major roads, fish farms, ports and communication towers.

The practical opportunities for managing scenic values include:

adoption/use of zones and code provisions within the Tasmanian Planning Scheme – Circular Head;

the recognition of scenic values within the actions outlined in management plans;

the requirement for landscape visual impacts assessments (LVIA) for major projects; and

establishing or supporting collaborative arrangements with landowners to manage scenic values.

Council has no jurisdiction in the Tasmania Planning Scheme –Circular Head to assess forestry development undertaken in accordance with the Forest Practice Code.

The key recommendations for Council in revising the Tasmania Planning Scheme –Circular Head in the future are to:

create a Stanley Peninsula Scenic Protection Area to better manage the whole landscape given the high scenic values of The Nut, Green Hills and the coastline including Stanley Peninsula, Perkins Bay, West Inlet, East Inlet, Black River Inlet, Black River Beach, and Peggs Beach (this would replace the need for the existing Green Hills Scenic Protection Area and Stanley Highway Scenic Road Corridor);

create a Marrawah Scenic Protection Area to better manage the whole landscape and replace the existing Scenic Road Corridors along parts of Marcus Road and Green Point Road;

create a new Scenic Protection Area for the viewed area from the Sumac Lookout located off the Tarkine Drive (C218 loop);

create new Scenic Protection Area for the coastal estuaries and islands between Cape Grim and Smithton; and

create new Scenic Protection Area for the eastern ‘gateway’ into the municipality located along the Bass Highway near Rocky Cape National Park.

The draft Local Provision Schedule has been prepared for these recommended Scenic Protection Areas. In addition, guidelines have been prepared to assist Council and the community in considering the impacts and managing scenic values in these areas.

## **SECTION 2**

### **SCENIC VALUES**

#### **2.1 DESCRIBING LANDSCAPE CHARACTER**

Scenery is a composition of features that create a visual impression giving landscape character to a place. Landscape character varies with the arrangement of elements such as landform, vegetation, water and settlement patterns.

Landscape character types (LCTs) are “physiographic regions with common distinguishing visual characteristics of landform, waterform, vegetation and cultural influences. It is generally agreed there are 11 regional landscape ‘character types’ in Tasmania (Map 2.1). The Council area largely falls into the Far North-West Plateau and Plains LCT with only a sliver of the eastern boundary lying in the North-West Hills and Plains LCT. Importantly, the coast of the municipal area<sup>6</sup> falls into the Coastlines LCT which share characteristics of the entirety of Tasmania’s coast.

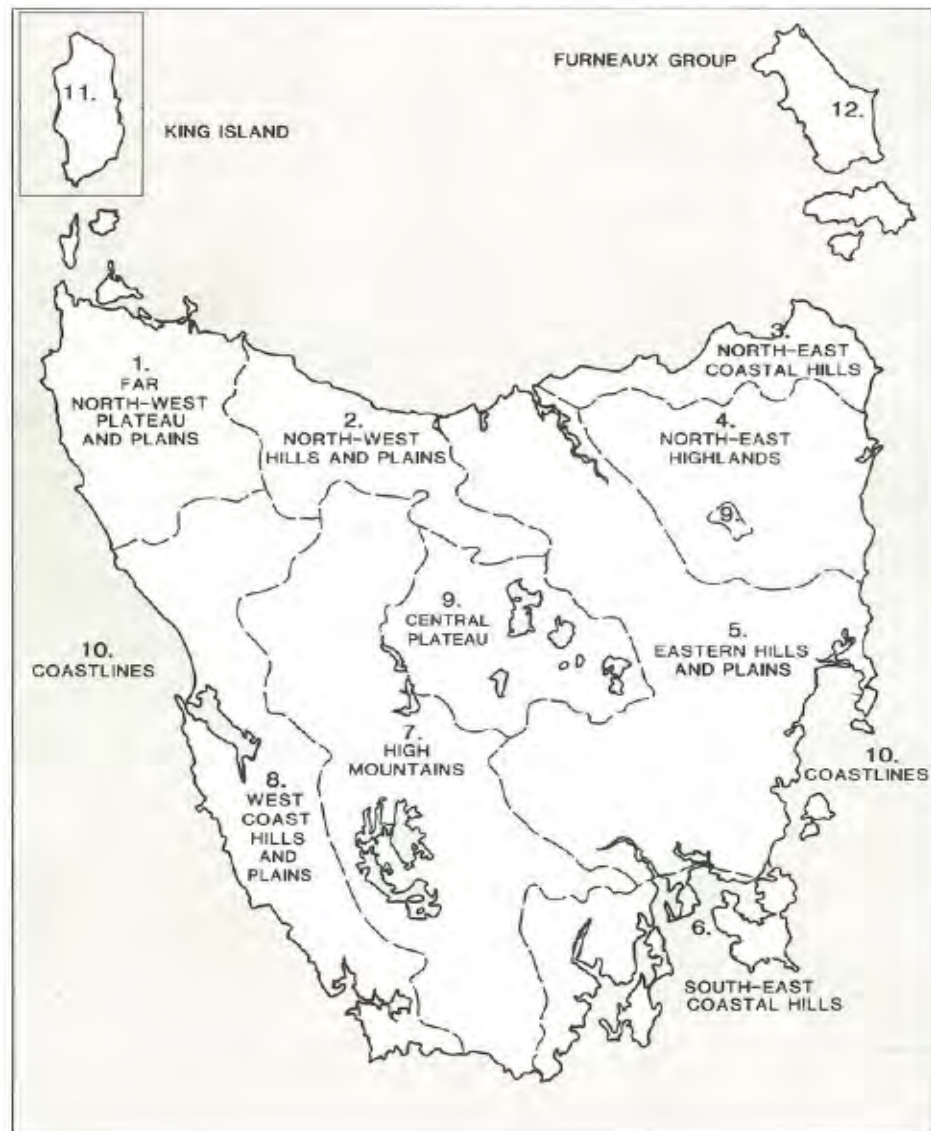
The Far North-West Plateau and Plains LCT is characterised as a sloping plateau rising from the coastal plains in the north to 600m in the south. Vegetation varies from wet sclerophyll forest to rain forest on shallow soils and button grass moors in the north and west on sandy or peat soils. Numerous rivers dissect the plateau. Large areas of the south of the LCT are designated reserves outside of which forestry and mining dominate, with grazing predominant on the coastal plains in the north.

The Coastlines LCT varies in width and includes a range of landforms and scenery with areas of extensive sandy beaches, coastal inlets and lagoons, river mouths, isthmuses, rocky headlands and capes. The Coastlines LCT also includes all the off-shore islands of the municipality.

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<sup>6</sup> The Coastlines LCT has been evaluated as an area within 1 kilometre inland of the high-water mark in line with the definition of the coastal zone defined by the *State Coastal Policy of 1996*. The later, draft Tasmanian Coastal Policy Statement definition of the coast was so broad as to not be useful in this preliminary study of scenic values requiring more considered evaluation than possible within the scope of this study.





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Map 2.1 Regional landscape Character Types

## 2.2 DEFINING SCENIC QUALITY

Classification of scenic quality in each is based on the degree of variety, uniqueness, prominence and naturalness of the landform, vegetation, and water form. Higher scenic quality is associated with greater topographical relief, variety and diversity of vegetation, naturalness, and the presence of unusual features. Patterned variation is valued over a lack of features. Common features are rated as moderate. Those areas with little or no diversity are classed as being of low scenic quality.

In agricultural areas, high scenic quality is associated with a diversity of vegetation and mosaic patterns of woodlands, crops and openings and gradual transitions between agricultural use and adjacent natural areas.

To ensure consistency of evaluation, descriptive 'frames of reference' has been developed for the Far North-West Plateau and Plains LCT and the Coastlines LCT that enable aspects of scenic quality to be assessed into classifications of high, moderate, and low based on the attributes of the landscape character type area (Attachment 1).

High scenic quality landscapes in the North-West Plateau and Plains LCT include those containing:

landforms – isolated peaks or those that act as focal points in the landscape, well defined V-shaped valleys and deep gorges, rock outcrops and cliff faces;

vegetation – strongly defined vegetation communities over small areas and distinct areas of tall forest; and

water form – major rivers, lakes and medium-sized rivers with waterfalls and rapids.

High scenic quality landscapes in the Coastlines LCT Include those with:

landforms – Irregular coastal edges and islands with high, sheer cliffs;

vegetation –strongly defined combinations of eucalyptus forest, dune vegetation, it-tree scrub and or barren rock; and

water form – small coastal lagoons and tidal entrances.

A frame of reference for agricultural landscapes has also been developed which focuses on vegetation patterns, transitions between settled and natural

landscapes, unique architecture and featured trees or rows of trees. The agricultural frame of reference is not a stand-alone one but rather is intended as a supplement to the scenic quality classification criteria of the appropriate LCT.

## **2.3 MAPPING SCENIC QUALITY**

Scenic quality mapping has been derived from publicly available information using the frames of reference for the Far North-West Plateau and Plains, the North-West Hills and Plains and the Coastlines LCTs.

Map 2.2 is an overview of the scenic quality of the municipal area. The map highlights extensive areas of high to moderate scenic quality particularly in the south and east of the municipality in areas of with extensive tree cover and/or higher elevation.

Map 2.2 also shows a strong correlation between low scenic quality and agricultural landscapes albeit threaded through with patches of high and moderate scenic quality even in the most productive settings such as south from Smithton out to Edith Creek.

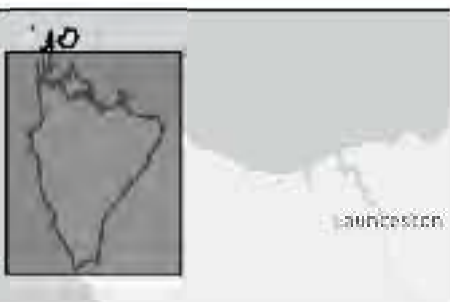
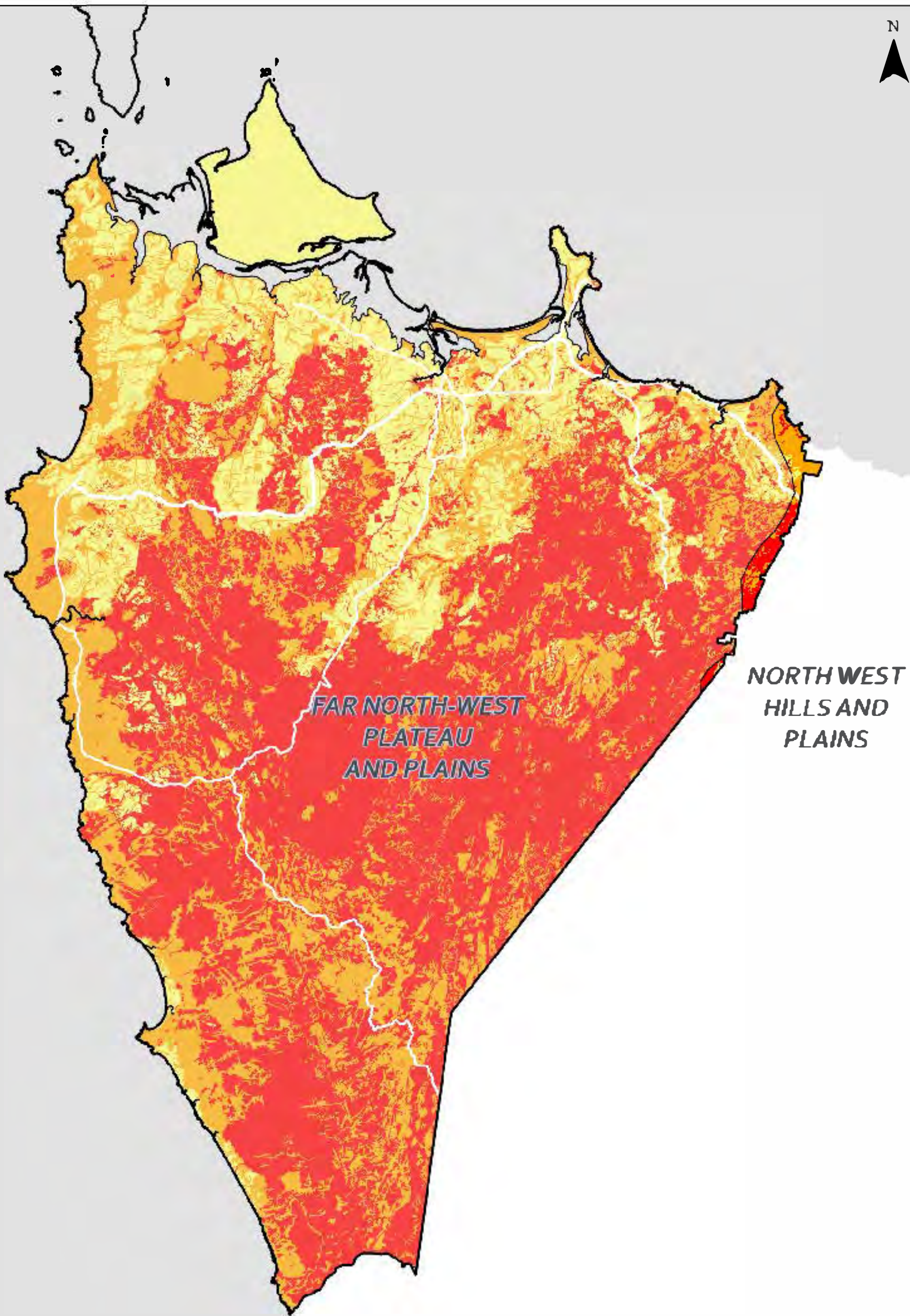
Maps 2.3 -2.5 breakdown this evaluation based on landform, vegetation and waterform. These maps illustrate the strong influence of retained vegetation on scenic quality<sup>7</sup> with large areas of the south and east rated as having high scenic quality arising from the strongly patterned mix of vegetation communities and patches of tall forests that occur there.

Landform has a lesser influence on scenic quality albeit with notable scenic stand outs at Mt Cameron, the Nut and the Norfolk Ranges as peaks with strong forms and portions of the Arthur and Savage Rivers as well-defined valleys incised into the plateau. Elsewhere, the varied higher ground of the Tarkine has large areas of moderate scenic quality interspersed pockets of high scenic quality and/or areas of low scenic quality on the flatter areas of the plateau.

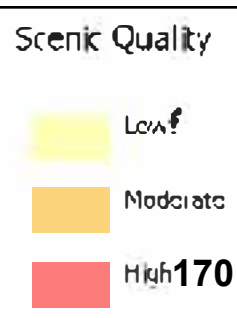
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<sup>7</sup> Note that the resolution of the mapping is such that plantations are not necessarily differentiated in areas of contiguous vegetation cover and/or harvesting is more recent than the aerial photography on which the mapping is based. For these reasons, site specific and up to date information should always be required as part of any environmental impact assessments for major development proposals.



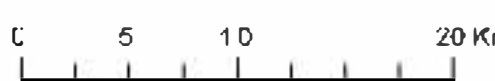


**Map 2.2**  
**Overview**



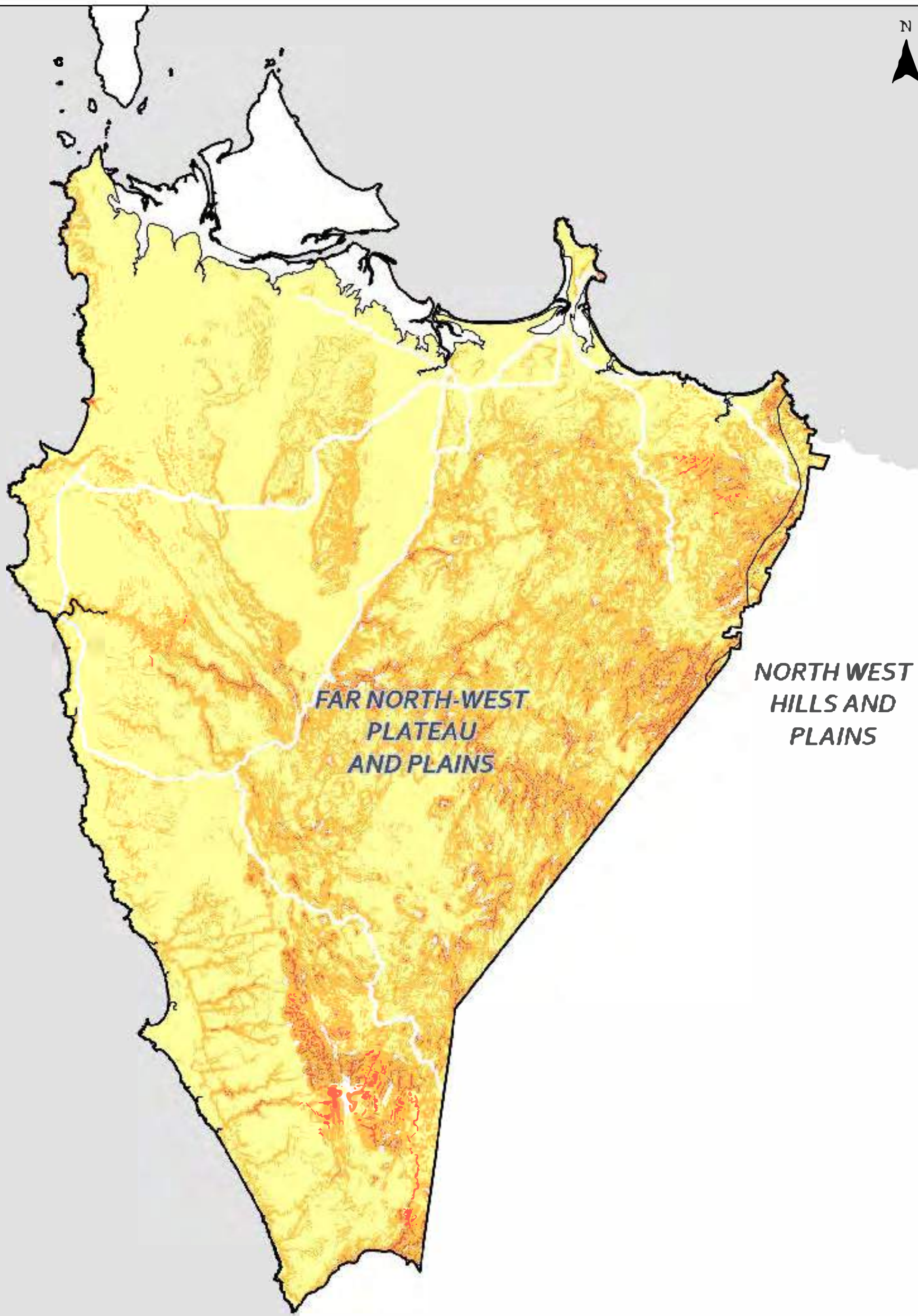
Scenic quality is derived from publicly available using in an interpretation of the Landscape Character Types as defined by in Forestry Commission Tasmania's Manual for Forest Landscape Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006).

Data derived from the ISEA website (www.isea.org.au) and State of Tasmania (2019). All reasonable care has been taken in collecting and recording the information shown on this map. The authors assume no liability for errors or omissions in this information or its use in any way. © 2021 Hydro Tasmania.









#### Scenic Quality

- Low
- Moderate
- High

Scenic quality is derived from publicly available using in an interpretation of the Landscape Character Types as defined by in Forestry Commission Tasmania's Manual for Forest Landscape Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006).

Date data from that is T www.tas.gov.au/ All reasonable care has been taken in collecting and recording the information shown on this map. Entura assumes no liability resulting from error or omissions in this information or its use in any way. © 2021 Hydro Tasmania

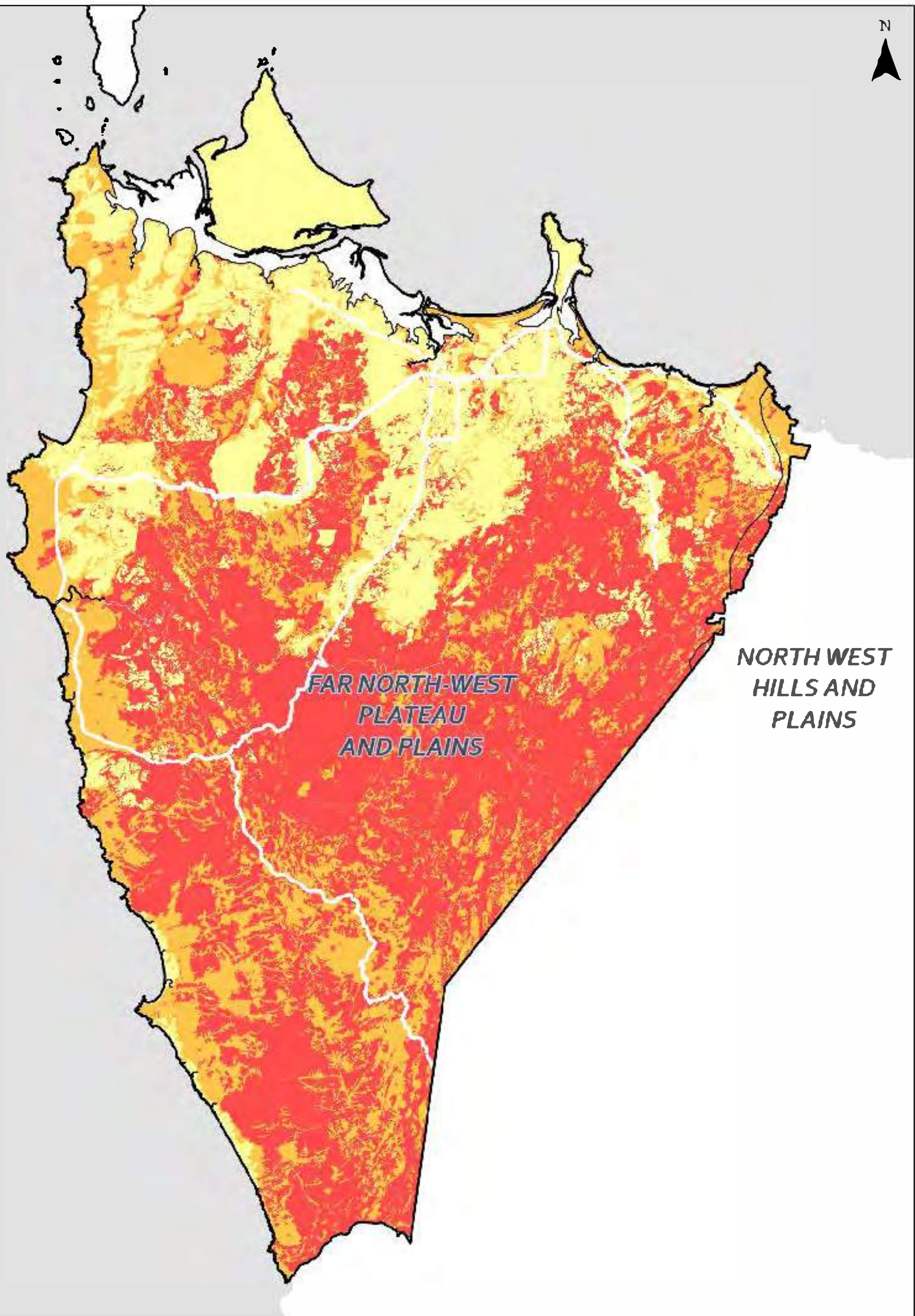
0 5 10 20 Km

**Map 2.3**  
**Landform**

1000000

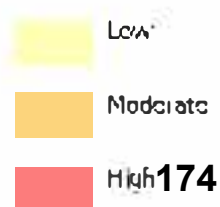






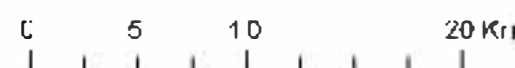
**Map 2.4  
Vegetation**

**Scenic Quality**



Scenic quality is derived from publicly available using an interpretation of the Landscape Character Types as defined by in Forestry Commission Tasmania's Manual for Forest Landscape Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006).

Data derived from the ISEA website (www.isea.org.au) and State of Tasmania (2010). All reasonable care has been taken in collecting and recording the information shown on this map. Entura assumes no liability resulting from error or omission in this information or its use in any way. © 2011 Hydro Tasmania.











The mapping of waterform illustrates the highly dissected nature of the LCT with numerous rivers and streams across the whole of the area. Prominent for their high scenic quality are the Arthur, Savage, Frankland (Lindsey and Leigh), Montagu, Duck and Black Rivers. Moderate scenic quality is assigned to the multiple medium to small streams of the LCT. Minor streams less than 1m wide with intermittent or slight flow are rated low.

Map 2.6 is an overview of the scenic quality of the Coastline LCT. The map indicates the high scenic quality along much of the coast and portions of the offshore islands. The rating of high scenic quality arises from a mix of factors including the extensive areas of retained vegetation and/or the rocky coastlines and the prominent intermittent cliffs and headlands (Cape Grim), peaks of distinctive form (the Nut, Mt Cameron, and Rocky Cape) and small sandy beaches along the west coast (Maps 2.7 and 2.8). High scenic quality on the north coast is associated with the large expanses of coastal lagoons and tidal areas that occur there (Map 2.9) running from Woolnorth in the west to Smithton and the East and West Inlets either side of the neck at the Stanley Highway and on the west of the Stanley Peninsula.

## **2.4 CONSIDERATIONS IN SCENERY MANAGEMENT**

Not all landscapes with high scenic value require the same level of management. A range of factors needs to be taken into account in making considered judgements about how scenic values are to be cared for. This includes how sensitive is the landscape to change (Section 2.5.1), what is the inherent capacity of the landscape to absorb change (Section 2.5.2) and what, if any, aspects of a proposed development may lend positive character to the landscape (qualities that are considered 'scenic interest' as opposed to scenic quality (Section 2.5.3).



### **2.4.1 Visual Sensitivity**

Visual sensitivity is a gauge of the contribution a landscape makes to the sense of place, and the sensitivity of an area to the alteration of its character.

Sensitivity is a measure of public concern for scenic quality. Various factors contribute to sensitivity including the:

location of a viewpoint ('from where is the landscape seen?')

- the most sensitive viewpoints are from major roads (particularly those with sweeping views), constructed lookouts and interpretation nodes or from known tourist destinations, especially those used in materials used to promote the State and/or the region;

frequency of viewing ('how often is a part of the landscape viewed?') - relative sensitivity increases where views from various locations overlap;

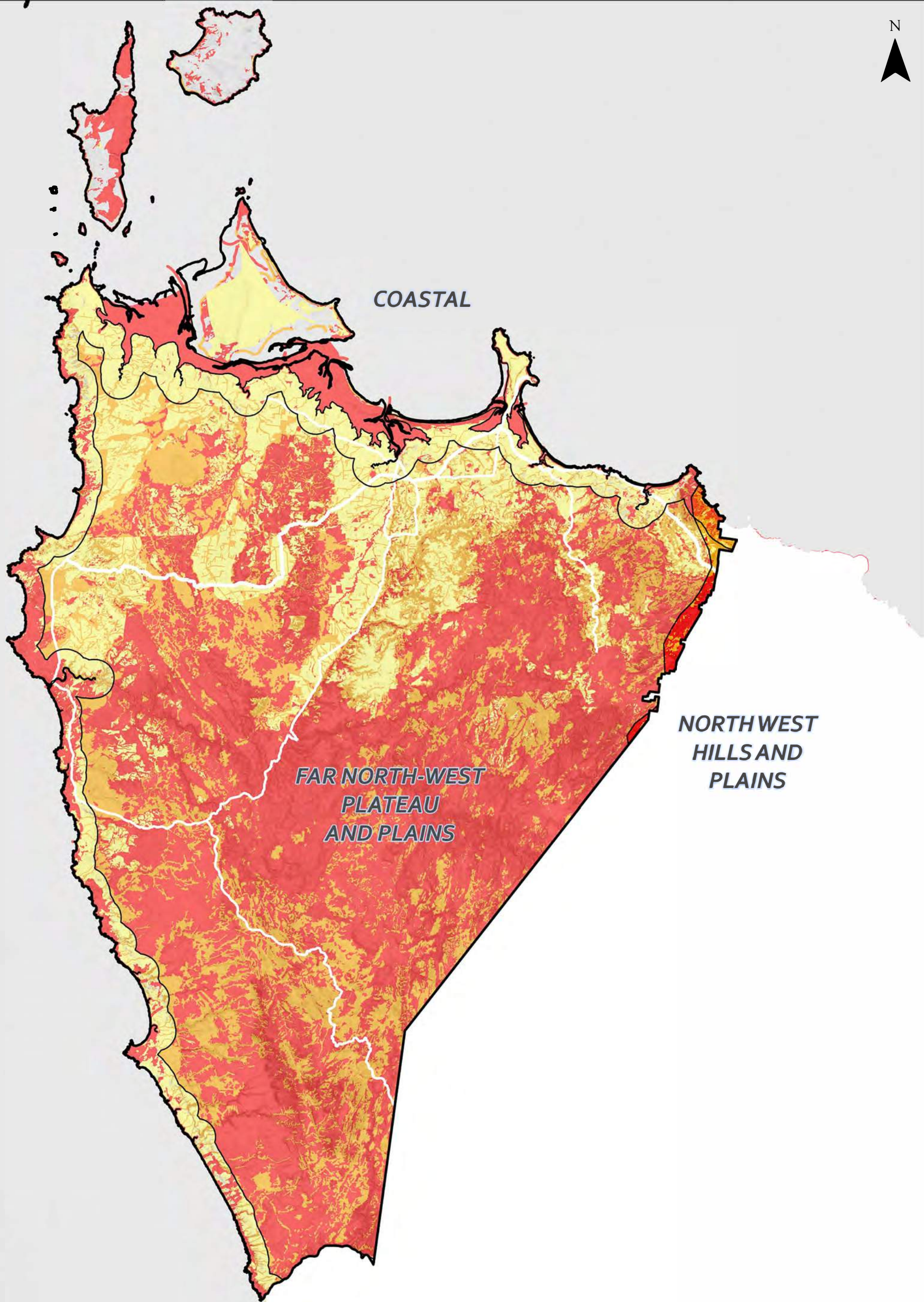
viewing distance ('from how far away is the landscape seen?')

- proximity affects perception, at a far distance colours are mute, and textures less obvious, close up greater detail is visible, and objects occupy a greater portion of an observer's field of vision and thus have a greater impact;

duration of viewing ('for how long is part of the landscape viewed?') - views of long duration have a lower capacity to absorb change than those that appear as fleeting glimpses, the longer the viewing opportunity the more an observer becomes aware of the presence of features in the landscape and their detail.

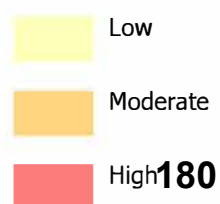
expectations of the viewer ('who is doing the viewing and what do they expect or prefer to see?') - the more routine the scene is to a viewer, the less sensitive they will be to change, the more unique, the greater the sensitivity thus alterations in the landscape will appear to have greater impact to visitors than to say long-time residents who may have become accustomed to a change.





## Map 2.6 Overview

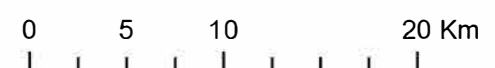
### Scenic Quality



180

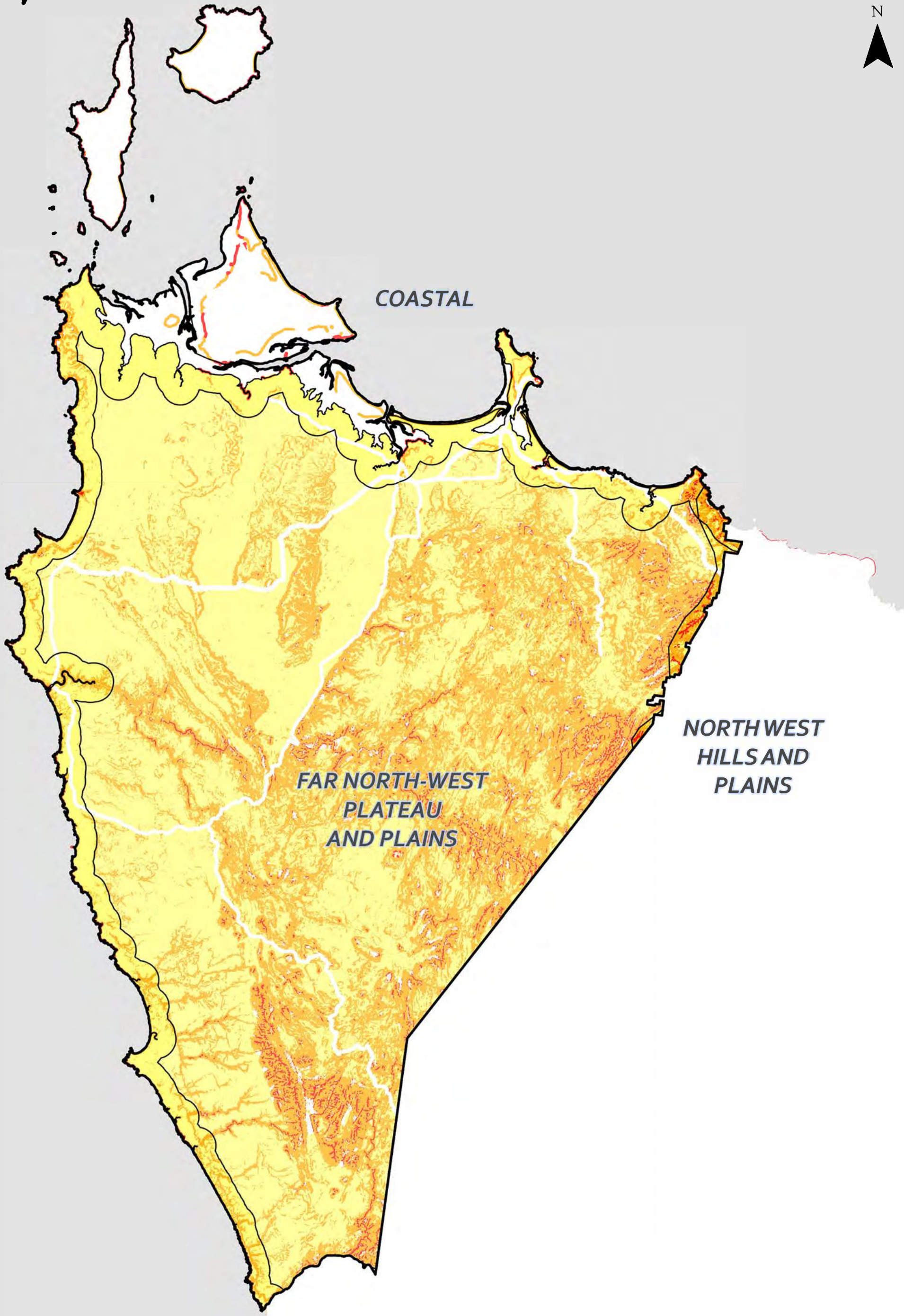
Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

Base data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au))  
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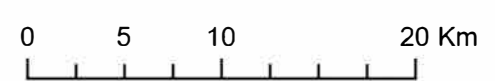
**Map 2.7**  
**Landform**

**Scenic Quality**

- Low
- Moderate
- High

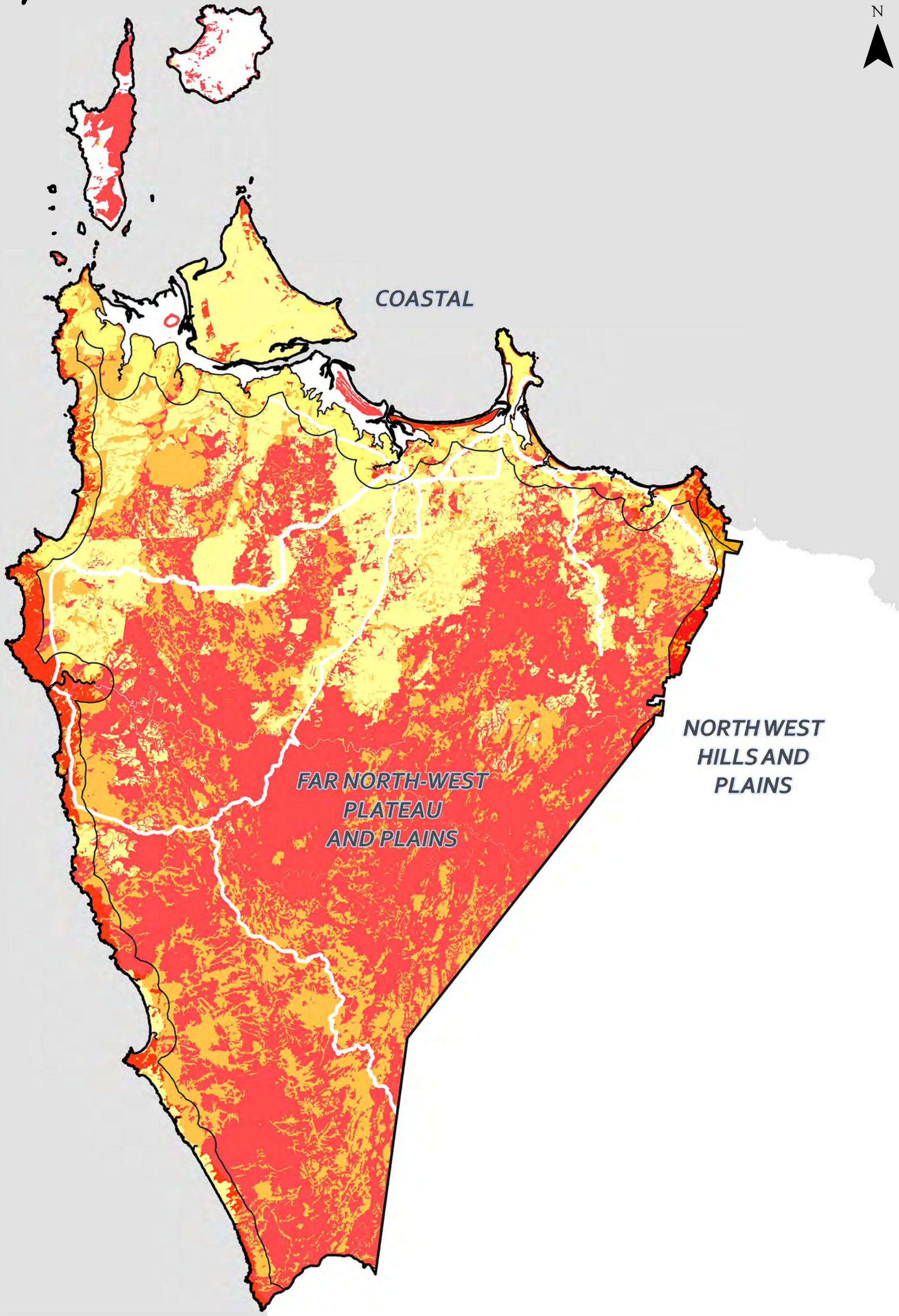
Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

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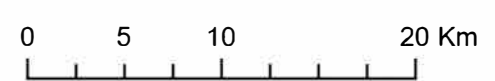
**Map 2.8**  
**Vegetation**

Scenic Quality

- Low
- Moderate
- High

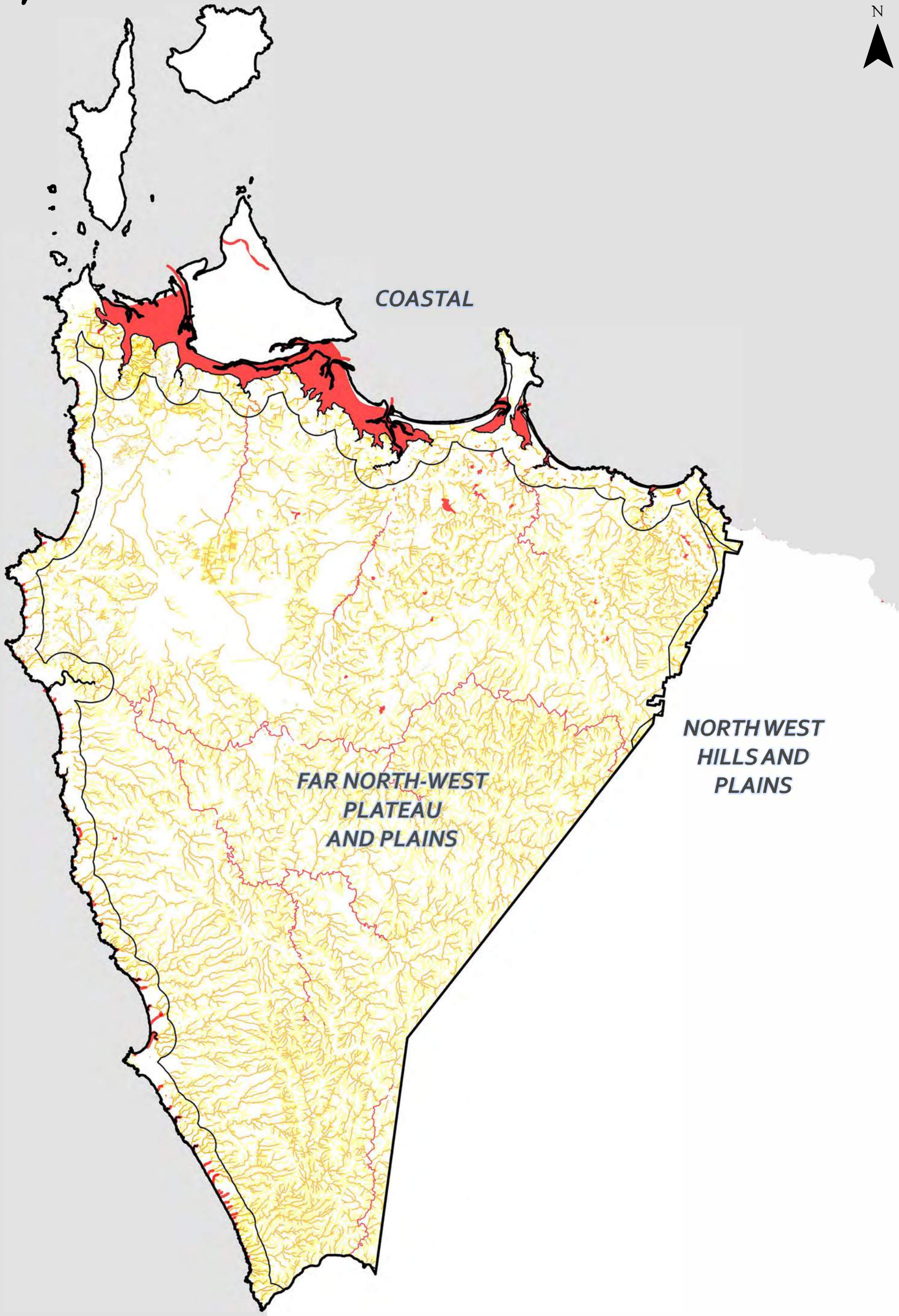
Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

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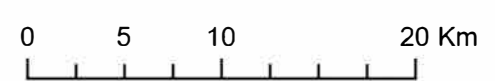
**Map 2.9**  
**Waterform**

**Scenic Quality**

- Low
- Moderate
- High

Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

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## 2.4.2 Visual Absorption Capability

Visual absorption capability (VAC) is a measure of the relative Inherent ability of a landscape to accommodate visual change. Landscapes with a high VAC are more readily accepting of change than those with a low VAC. Visual absorption capability is affected by:

physical factors (slope, prominence, vegetation, and soils);

perceptual factors (distance, aspect to the viewer, and duration); and

the nature of the proposed development (contrast of form, scale, colour within the surrounding landscape and permanency of the alteration).

Table 2.1 concerns itself with the physical factors affecting VAC and how they range from high to low across each factor with boundaries between ranges strongly influenced by local conditions.






Factor	High VAC	Moderate VAC	Low VAC
<b>Slope</b>	Flat		Steep
<b>Prominence</b>	Development proposal seen against the skyline or on a ridgeline		Development proposal seen against a backdrop
<b>Vegetation</b>	Tall		Low height
	Open, patterned		Uniformly dense vegetation
<b>Soils</b>	Dark		Light

Table 2.1 Visual Absorption Capacity for Various Factors

## 2.4.3 Scenic Interest

In trying to understand the potential impact of a development on scenic values, it is important to consider the aspects of a development that may lend positive character to the landscape. These qualities are considered 'scenic' interest as opposed to scenic value. Such an evaluation answers the question, 'Isn't that interesting?' as opposed to 'Isn't that beautiful?' Measuring and ascribing value

to scenic interest attempts to account for the value development may have in the visual landscape for the fascination that may be found in its form or the expression of its working.

More specifically, scenic interest is associated with:

the design aesthetic – the harmony of design and planning;

a unity of function – where unity refers to the perception that form and function share a common association;

legibility – that is, the rational and understandable layout of features and a strong and fitting relationship between the proposed elements and the character of their surrounds;

a general sense of order – e.g., tidiness, the rehabilitation of disturbances and the lack of incongruous elements that detract from a sense of hierarchy or the integrity of a development;

a strong presence generated by scale or colour and valued where these are in keeping with the character and scale of the development's surrounds; and

the excitement and possibilities of a new technology – the evident suggestion of new, environmentally friendly and highly engineered and designed facilities, including use of modern materials, to lend interest to otherwise utilitarian functional elements.

In response to these factors a scenic frame of reference for rating scenic interest has previously been developed and later refined in other Tasmanian studies (Attachment 2). While scenic interest does not necessarily mitigate negative visual impacts, it does, nonetheless, ameliorate them by adding positively to the landscape setting thus contributing to the acceptability of an impact.

## 2.5 KEY ISSUES

The key issues for managing scenic quality within the municipality are:

- climate change (Section 2.5.1); and
- loss of native vegetation (Section 2.5.2);
- plantation forestry (Section 2.5.3);
- diminishing cultural landscape (Section 2.5.4);
- large scale industrial and infrastructure developments such as industrial sites, windfarms, transmission powerlines, major roads, fish farms, ports and communication towers (Section 2.5.5); and
- the national, state and regional policy framework for renewable energy (Section 2.5.6).

### 2.5.1 Climate change

Natural coastal processes make some of this coastline vulnerable to being eroded away or flooded by the sea. There is an increasing risk over time that erosion or flooding will create hazards for people, natural assets or property because the level of the sea is rising in response to rising global average temperatures. Rising sea levels and increased storm surge are likely to have a significant adverse impact on the coastal infrastructure, habitats and associated biodiversity.

Additional adverse impacts on coastal vegetation and species are expected to result from additional salt intrusion into freshwater systems, and an increase in storm surge and salt spray, which result in additional biological and ecological pressures. Changes in coastal geomorphology can have profound impacts on the availability of different habitats along the coast. (Wohler E, 2016).

Research investigations by Mount et al (2010)<sup>8</sup> indicated that if sea levels continue to rise as predicted in Circular Head, the most likely and significant impacts that have economic and social implications include:

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<sup>8</sup> Mount, R.E., V. Prahalad, C. Sharples, J. Tilden, B. Morrison, M. Lacey, J. Ellison, M. Helman, J. Newton (2010) *Circular Head Coastal Foreshore Habitats: Sea Level Rise Vulnerability Assessment: Final Project Report to Cradle Coast NRM*. School of Geography and Environmental Studies, University of Tasmania, Hobart.



changes in shoreline position as the foreshore profile responds to sea level rise including increased coastal erosion;

coastal flooding of low-lying privately-owned land;

seabed instability with associated decreases in water clarity;

changes in water quality through reduced filtering and sequestration of nutrients and sediments by habitats;

changes in the primary productivity of the habitats and an associated reduction in food security benefits; and

reduced carbon sequestration rates and possible loss of large carbon reservoirs.

The main implications for scenic values are:

recognising the coastline is dynamic and that rising sea levels will continue to impact on accessibility, infrastructure and natural scenic values of the coastline;

understanding that the current infrastructure and any future planning for new infrastructure and development along the coastline must consider the potential impacts of coastal erosion and inundation – this includes minimising new developments of infrastructure to help protect natural values, assessing the suitability of a location for any future infrastructure, achieving low maintenance outcomes and having the capacity to protect or repair damage; and

recognising the potential for a coordinated and long-term response to coastal risks and hazards including options for adaptation and managing retreat pathways.

Bushfire is common in the Tasmanian landscape as a natural occurrence, as a purposeful management tool or as a result of human sources such as sparks from machinery, downed powerlines and/or arson.

Fire is known to have been used as a management tool by Aboriginal people to create a landscape conducive to their needs. In more recent times, fire has been used as a tool in the regeneration of harvested forests, to promote ecosystem diversity and/or to reduce fuel loads and the potential catastrophic effects of wildfire.

While the occurrence of catastrophic fire is rare, predicted climate change suggests that more frequent and more intense fires will occur.

Whatever the source, bushfire has the potential to have significant impacts on the landscape with long term effects including the screening provided by existing vegetation. Depending on the nature of the fire, it may encourage replacement of vegetation communities or species that may/or may not have good screening potential.

### **2.5.2 Loss of native vegetation**

In the years since settlement by Europeans, a large area of the municipality has been cleared for agriculture and other purposes. The bulk of this clearing has been on arable land, with limited clearing on poorer soils and steep slopes.

Scenic quality in many parts of the municipality is reliant on the variety and quality of remnant native vegetation. While retention of large areas of contiguous cover are valued, small pockets of native vegetation and riparian vegetation threaded through areas of pasture or crops also contribute to the uniqueness of scenery in the north-west and to the scenic quality of agricultural lands. Loss of these pockets of vegetation can threaten the scenic values of the municipality.

Council has no jurisdiction in the Tasmania Planning Scheme –Circular Head to assess forestry development undertaken in accordance with the Forest Practice Code. Guidance and controls over forestry activities to protect scenic values are set out in the *Forest Practices Code* and the *Manual for Forest Landscape Management*. Controls on removal of native vegetation for other purposes where it impacts scenic values are less strict and poorly defined.

### **2.5.3 Plantation forestry**

The establishment of hardwood and softwood plantations has occurred at varying scales within the municipality throughout the last century. Since the 1970s, while native forest clearing has continued, the economic benefits and incentives for plantation forests (as opposed to native forest regeneration) have facilitated a growing emphasis on plantation-based forest production both on lower quality rural land as well as in areas of better-quality native forest.

Potential loss of scenic values occurs where plantations:

are established on previously cleared land and lead to the loss of important vistas from public viewpoints and roads and cause a loss in the traditional rural visual character;

are of a large scale and of similar age, as these create strong visual elements of continuous colour and texture, which become dominant in the landscape;

are poorly integrated with existing scenic features or replace features including exotic and native vegetation important to the visual diversity of the rural character of an area;

are not properly screened in views from the road (i.e., where vegetation is removed to the immediate edge of the road right-of-way);

introduce harsh rectilinear edges or shapes and patterns which are inappropriate in the existing landscape; and/or

occur at elevated locations and/or on steep slopes where the visual impact of periodic harvesting is more prominent.



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Photo 2.1 Loss of roadside buffers has exposed expanses of plantation forests along the tourist route to Blue Hills Honey and Dip Falls. Note also the negative visual impact of weed invasion along the fence line.

### 2.5.4 The diminishing cultural landscape

As well as native vegetation, agricultural fields, historic homesteads and exotic vegetation contribute to the visual character of the municipality. Historic buildings and homesteads, such as Highfield House, often occur as isolated buildings or clusters of buildings and therefore stand out as features in the landscape. Hedgerows, windbreaks and well-tended fields also contribute to scenic values. Areas or vistas dominated by such features are often termed 'cultural landscapes' within which scenic quality can be assessed using the Agricultural LCT.

In general, the key scenic value associated with cultural landscapes arise from:

*orderliness* (maintained paddocks, fences, hedgerows, farm roads and farm buildings etc.);

*productivity* (presence of crop growth, green paddocks, livestock and rural management activities including farm dams);

*history* (presence of old buildings and mature exotic trees);  
and

a degree of *openness* (with associated capacity for out-viewing, to see the sky and weather moving through).



Photo 2.2 Retained vegetation, hedgerows, ordered pastures and high to moderate scenic quality backdrop of Rocky Cape National Park contribute to the scenic value of the gateway experience to the municipality from the east (Source Google Maps).



Retained pockets of vegetation in clusters or along watercourses and a backdrop of areas of high to moderate scenic quality further contribute to the scenic value of agricultural areas.

### **2.5.5 Large Scale Industrial and Infrastructure Developments**

Large scale industrial and infrastructure developments with the potential to impact on scenic values include industrial complexes, transmission powerlines, major roads, windfarms, fish farms, ports and communication towers. Some descriptions of major industrial and infrastructure developments are described below.

*Large industrial complex* - Large scale industrial buildings and fittings, specific to a manufacturing process which form a visual whole (that is an apparently visual solid) with total site disturbance and with no landscaping or landscaping with limited visual usefulness (i.e., over scaled by the buildings and often with distinct boundaries (ie mown lawn to a fenced edge). Requires large relatively flat site for scale of buildings involved. (Examples of this type of complex include Comalco Bell Bay, Temco.)

*Disbursed industrial complex* - Moderate to large scale industrial buildings and fittings appear as separate elements. Site disturbance is more limited with landscaping or remnant vegetation capable of having some visual impact (i.e., breaks down scale as it interweaves with buildings). Potential for less distinct boundaries with some feathering of remnant vegetation or landscaping to edges of site, occasionally unfenced. Could include large or closely spaced materials stockpiles (e.g., woodchips, coal, bulk materials, timber pallets/flitches, etc.). Could be built on more sloping site where separate buildings do not require same floor level. (Examples include Pasminco-EZ, Norske Skog Boyer, large scale food processing plants.)

*Light industrial uses* - Smaller scale industrial building(s) potentially with small materials stockpiles. Often located close to urban areas and transport routes. Often landscaped to boundaries, possibility of near to total screening through landscaping or retention of native vegetation.

*Rural industrial facilities* – light-industrial buildings related to the surrounding landscape by shared function (e.g., vegetable processing). This type of use could include silos or other taller features (e.g., drying tunnels, ‘smoke’ stacks, etc.) which rise above the otherwise small scale building(s). Possibility that the scale of the buildings could be such that total screening is possible

*At-grade infrastructure* – Infrastructure developments which are largely flush with surrounding levels including water storage, stormwater detention, sewage treatment works, waste recycling/transfer and/or tip sites. Some minor, single story buildings may be associated with these developments (e.g., pumping stations, offices, etc.).

*Transmission/utility corridors and towers* – Overhead developments such as power lines, telephone, conveyors, slurry pipelines etc. Often require clearance or modification of vegetation below and/or within a buffer distance of the towers or structures. The infrastructure may occasionally be associated with small buildings or other integral infrastructure (e.g., sub-stations).

*Transportation corridors* – Linear developments including highways, roads and rail that may require major cut and fill changes to the landscape.

*Windfarms* – are designed and located to take advantage of available wind and are often found in elevated, open and/or coastal environments where they are ideally located in close proximity to electricity grid infrastructure e.g. transmission lines.. The scale of the wind towers and blades and their movement makes them inherently prominent. Associated visual impacts include clearing of vegetation and/or ground for set down during construction, road access, required transmission lines and monitoring equipment. In Tasmania, wind farms have been developed at Woolnorth, Musselroe, Heemskirk and Cattle Hill. Proposals for new wind farms have been approved in Circular Head (Jims Plain and Mawbanna Road) and a development application for a windfarm at Robbins Island has been submitted to Council. Further proposals being planned at Stanley Peninsula and Whaleback Ridge (north of Granville Harbour).

*Fish farms* – structures in and on the water are often very visible due to the scale of infrastructure which often includes cages, boats, feed storage, buoys, lights, moorings and onshore facilities. The fish farms can also provide a strong contrast between the organic shape of the landform and coastline with the very regular and geometric shape and alignment of cages or lines. New farms in less developed stretches of the coastline can alter the perceived wildness and sense of remoteness. There are likely to be some coastal areas which cannot easily accommodate additional aquaculture development because of potential cumulative landscape and visual effects.

These large scale industrial and infrastructure developments have the potential to:

- have an immense scale and visibility, so as to present an overwhelming line, form, texture or colour which contrasts strongly with its surrounds;

- be inappropriately sited, so as to be a focal point in the landscape which contrasts strongly with its surrounds; and

- have 'discharges' which strongly contrast with the surrounding apparently natural context (as might occur with excessive night lighting and/or through visible emissions from 'smoke' stacks).

Attachment 2 indicates a scenic frame of reference for rating scenic interest using examples of large scale industrial and infrastructure developments.

Increasingly governments at all levels are seeking landscape visual impact assessments (LVIA) for major projects to better understand the potential visual impacts of new infrastructure and the opportunities to eliminate or mitigate, as far as practical, any negative consequences that might arise.

## **2.5.6 Policy Framework for Renewable Energy**

The Commonwealth Government has set a target to deliver net zero emissions by 2050 with the intention to unlock new areas of industry growth and diversify economic activity in the regions under the Long-Term Emissions Reduction Plan. The incoming new Government has set higher targets for net zero reductions in the coming decade.

Infrastructure Australia (IA) has been established by the Australian Government to upgrade the quality of infrastructure planning and delivery throughout Australia. It has identified renewable energy expansion zones, with Tasmania's north west, including Circular Head municipality, being one of many zones across the nation. The region was recognised as a priority for future connectivity, improved network access to energy storage and renewable energy sources.

In November 2020, the State Government legislated a new Tasmania Renewable Energy Target aimed at increasing the state's renewable energy output by 200% by 2040. The *Tasmanian Renewable Energy Action Plan* provides a vision and a suite of actions to develop renewable energy

generation in Tasmania over the coming twenty years. The Government has also set an interim target of 15,750 GWh of electricity generation from renewable energy sources by 2030 (a target of 150%). The Government has established Renewables Tasmania within State Growth to drive the Government's renewable energy policy agenda.

The increased supply of renewable energy is to be derived from investment in a range of projects including renewable hydrogen, Project Marinus, Battery of the Nation (pumped hydro), solar windfarms and other possible renewable energy initiatives.

Local community concern has been raised in the public media about proposals for future windfarms at Robbins Island and North Point. At present, all wind farm proposals are occurring in the absence of an over-arching strategy for the distribution of wind farms at a Statewide, regional or local government level or for the transmission of the power they generate. Further each proposal is being assessed on its individual merits rather than being understood as having a cumulative impact on the scenic values of the region. A strategic approach to the development of wind farms in the municipality based on potential visual impacts and other possible impacts might consider the advantages of the clustering windfarms to contain viewing opportunities to a portion or portions of the landscape to:

- avoid the random positioning of installations across a widespread geographic area;

- take advantage of areas with a high visual absorption capability; and

- locate installations in areas with low sensitivity (i.e., away from main and tourist roads, urban areas, statutory protected areas, high value tourism, recreation or cultural areas and/or scenic sites or promoted walking tracks).

In the absence of a strategic assessment, the proponent is responsible for identifying prospective sites, largely driven by the economic feasibility and return for private investment.

It is recognised that scenic values are only a part of assessing the landscape visual impact of a development, and consequently only a part of any overall economic, environmental and community impact assessments that need to be prepared for major development proposals.





## SECTION 3 OPPORTUNITIES FOR MANAGING SCENIC VALUES

This section of the report:

sets out guiding principles for managing scenic values (Section 3.1);

identifies the potential tools for managing scenic values within the municipality (Section 3.2);

undertakes an analysis of land tenure and planning scheme zones in relation to scenic values (Section 3.3); and

reviews the practical opportunities for Council to help manage scenic values within the municipality (Section 3.4).

### 3.1 GUIDING PRINCIPLES

Four broad guiding principles provide an overall context for Council to consider opportunities for managing scenic values within the municipality.

**Guiding Principle 1:** *The scenery of Circular Head is loved, esteemed and celebrated by locals and visitors alike, values that need to be carefully considered when change is proposed and requires careful consideration if it is to be managed wisely.*

Circular Head's natural and cultural landscape is much admired and is celebrated in the arts and the promotional materials designed to brand the place as a 'coming home to wilderness' ... 'on the edge of the world'. Meanwhile, Tourism Tasmania's advertising campaigns tell us that 'behind the scenery', lies our point of difference in the world. For these reasons, caution needs to be exercised and due consideration given to development that might impact the scenic values of Tasmania's landscape.

**Guiding Principle 2 :** *The scenic values of landscapes and their sensitivity to change varies across the municipality and should be assessed accordingly.*

There is a long history of scenic values assessment and management, the techniques of which can be used to:

- evaluate scenic quality;
- assess the sensitivity of a landscape to change;
- consider the ability of the landscape to absorb visual change;
- and
- rate the magnitude and significance of change.

These techniques should be applied where development proposals have the potential to change the character of the landscape.

**Guiding Principle 3 :** *Alterations that permanently or temporarily deviate from the existing character are considered visual impacts which need to be managed.*

In many landscapes, change is occurring as resources are developed, patterns of settlement evolve and processes such as bushfire, soil erosion and species loss and weed invasion take place, the latter all potentially exacerbated by climate change.

Change is expected and acceptable in many landscapes where consideration of impacts and appropriate management occurs. While visual variety is valued, alterations that permanently or temporarily deviate from the existing character are considered a visual impact.

**Guiding Principle 4 :** *There are multiple tools available to manage scenic values that require appropriate application to the task.*

Tools for managing scenic values include planning scheme provisions, the Forest Practice Code, management and master plans, visual impact assessments for major projects leading to recommendations for elimination or mitigation of impacts and collaborative arrangements between landowners and the community to understand and protect visual values.

One of the objectives for the project is to determine how Council, given its limited resources, can best achieve improved management of scenic values within the municipality (Section 3.2).

## **3.2 TOOLS FOR MANAGEMENT OF SCENIC VALUES**

The potential tools for managing scenic values include:

- adoption/use of zones and codes provisions within the Tasmanian Planning Scheme - Circular Head (Section 3.2.1);
- support (albeit outside of Council jurisdiction) the application of the visual landscape provisions within the Forest Practice Code to all forestry operations (Section 3.2.2);
- the recognition of scenic values within the actions outlined in management plans (Section 3.2.3);
- the requirement for landscape visual impacts assessments (LVIA) for major projects (Section 3.2.4); and
- establishing or supporting collaborative arrangements with landowners to manage scenic values (Section 3.2.5).

### **3.2.1 Tasmanian Planning Scheme - Circular Head**

The opportunities within the Tasmanian Planning Scheme - Circular Head to assist with managing scenic values include:

- Scenic Protection Code
- Zones
- Other Codes

#### Scenic Protection Code

The Tasmanian Planning Scheme (TPS) seeks to provide consistent state-wide provisions across the whole of the State. The TPS consists of State Planning Provisions (SPPs) which are generic provisions for all planning schemes. Local councils are required to prepare their Local Provision Schedules (LPSs) in accordance with Guideline No. 1 Local Provisions Schedule (LPS) outlining zone and code application.

The SPPs establish a Scenic Protection Code (SPC) to protect local areas of significant landscape value – this allows for scenic protection areas and road corridors to be included in the LPS. This allows Council to include specific scenic values and management objectives for the scenic protection areas and road corridors. The scenic protection area and scenic road corridor overlays



may be applied to land identified at the local or regional level as being important for the protection of scenic values. It indicates that these may include areas:

containing significant native vegetation or bushland areas with important scenic values (such as skyline areas); or

identified for their significant scenic views.

The scenic protection area and scenic road corridor may only be applied to selected zones – Rural Living Zone, Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone or Open Space Zone.

The Code identifies a range of developments that are exempt from the provisions of the Code, including agricultural buildings and works (includes structures for controlled environment agriculture) within an Agriculture Zone or Rural Zone. There are exemptions for alterations or extensions to an existing building if specified criteria are met (e.g., floor area not increased by more than 25%, no increase in height, same/similar external finishes). The Code sets out acceptable solutions and performance criteria for development within a scenic protection area and scenic road corridor.

The Code is applied state-wide, and the above provisions are unlikely to be changed. However, Council may apply the Code to selected scenic protection areas and scenic road corridors within the LPS with a description, outline of the scenic value and a management objective.

The Tasmanian Planning Scheme – Circular Head has:

a scenic protection area for the Greens Hills at Stanley with the management objective to maintain rolling hills as the dominant feature;

a scenic road corridor for Green Point Road at Marrawah with the management objective to maintain the broad views of the coastline free of development which may detract from the natural landscape (1 km length);

a scenic road corridor for Marcus River Road at Marrawah with the management objective to maintain the broad views of the coastline free of development which may detract from the natural landscape (2.5 km length); and

a scenic road corridor for Stanley Highway with the management objective to maintain the broad views of the coastline from 'The Nut' through to Rocky Cape National Park free of development which may detract from the natural landscape (1.45 km length).

### Zones

There are four main Zones relevant to managing scenic values within the municipality, outside of the towns - the Agriculture Zone, Rural Zone, Landscape Conservation Zone and Environmental Management Zone. A brief summary of the provisions relating to scenic values management are presented in Table 3.1.

Zone	Outline of Provisions relevant to Scenic Quality Management	Assessed capacity to assist with managing scenic values
Agriculture Zone	<p>This zone is widespread across the municipality and primarily covers the majority of land in freehold ownership established for productive agricultural use (refer to Map 3.7 later in report).</p> <p>The main purpose of the Zone is for the use and development of land for agricultural purposes, to protect and support land for that use. There is no specific reference to maintaining or protecting scenic values.</p> <p>Agricultural buildings and outbuildings are exempt from control subject to meeting prescribed requirements.</p> <p>Vegetation removal is exempt provided it accords in with safety provisions and other legislative controls e.g., <i>Forest Practices Act 1985, Forest Practices Regulations 2007, Fire Service Act 1979, Local Government Act 1993</i>.</p> <p>There are development standards for buildings and works which are intended to protect operational use and minimise adverse impacts on neighbouring properties (although scenic values are not included) but may indirectly assist with reducing some visual impacts in relation to building height and setbacks.</p>	<p>Minimal capacity</p> <p>There may be some additional capacity if any Codes provide provisions to help assess the impacts from development and use.</p>
Rural Zone	<p>This zone is widespread across the municipality and primarily includes land identified for permanent timber production and/or future potential production forest (refer to Map 3.8 later in the report).</p> <p>The main purpose of the Zone is to provide for a range of use or development in a rural location, to minimise loss of rural land for non-agricultural use and to ensure the use or development is of a scale and intensity appropriate for a rural location.</p> <p>The same exemptions apply and the provisions for development standards are similar to that of the Agriculture Zone with no reference to managing visual impacts. The development standards that refer to the scale and intensity of development are primarily about not compromising the function of surrounding settlements.</p> <p>Vegetation removal is exempt provided it accords in with safety provisions and other legislative controls e.g., <i>Forest Practices Act 1985, Forest Practices Regulations 2007, Fire Service Act 1979, Local Government Act 1993</i>.</p>	<p>Minimal capacity</p> <p>There may be some additional capacity if any Codes provide provisions to help assess the impacts from development and use.</p>

Table 3.1 Summary of Planning Scheme Zoning Provisions

Zone	Outline of Provisions relevant to Scenic Values Management	Assessed capacity to assist with managing scenic values
Landscape Conservation Zone	<p>This zone only includes a small number (&lt;10) of freehold land pockets within the municipality. In some locations these pockets are surrounded by public land. One of the main purposes of the Zone is to provide for the protection, conservation and management of landscape values to ensure development does not adversely impact on these values. (refer to Map 3.10 later in the report)</p> <p>There are no exemptions for agricultural buildings or outbuildings in the Zone. Vegetation removal is exempt provided it accords in with safety provisions and other legislative controls e.g., <i>Forest Practices Act 1985</i>, <i>Forest Practices Regulations 2007</i>, <i>Fire Service Act 1979</i>, <i>Local Government Act 1993</i>. Exemptions for vegetation removal apply to all Zones.</p> <p>The use standards (e.g., visitor accommodation, discretionary use) identify not causing unreasonable impact on the landscape value within the performance criteria. The development standard for building height, siting and exterior finishes also refers to minimising the impact on landscape values. The development standard for setbacks refers to being compatible with the landscape values of the surrounding area including the appearance when viewed from roads and public places. The development standard for landscape protection refers to native vegetation removal and buildings and works having regard to the landscape values of the site and surrounding area.</p>	<p>Some capacity but the zone only applies to a very small extent of land and most likely where the landowner has entered into some agreement to protect natural values on their land.</p> <p>Capacity would be increased were Codes provisions applied to help assess the impacts from development and use.</p>
Environmental Management Zone	<p>This is an extensive zone across the municipality largely covering public land that has not been developed for agricultural purposes or that is not currently committed to forestry operations. The zone includes tracts of public land with remnant native vegetation, coastal habitats and wetlands. (refer to Map 3.9 later in the report)</p> <p>The main purpose of the zone is to protect, conserve and manage land with significant ecological, scientific, cultural or scenic values. The purpose also indicates that compatible use or development is allowed provided it is consistent with the other objectives for land management and with reserve management plans.</p> <p>There are no exemptions for agricultural buildings or outbuildings in the Zone. Vegetation removal is exempt provided it accords in with safety provisions and other legislative controls e.g., <i>Forest Practices Act 1985</i>, <i>Forest Practices Regulations 2007</i>, <i>Fire Service Act 1979</i>, <i>Local Government Act 1993</i>.</p> <p>The development standards for building height, setback, siting and exterior finishes refers to having regard to character of the surrounding area and the appearance when viewed from roads and public places. The development standard for vegetation management has provisions aimed at restricting vegetation removal and impact on the site and surrounding areas.</p>	<p>Some capacity.</p> <p>Capacity would be increased where Codes provisions applied to help assess the impacts from development and use.</p>

Table 3.1 Summary of Planning Scheme Zoning Provisions (cont)



### Other Codes

The Tasmanian Planning Scheme - Circular Head includes two other codes that have potential to assist with management of scenic values. These are the Local Historic Heritage Code and the Natural Assets Code.

#### LOCAL HISTORIC HERITAGE CODE

The purpose of the Local Historic Heritage Code is to recognise and protect the historic heritage significance of local places, precincts, landscapes, significant trees and areas of archaeological potential.

The Tasmanian Planning Scheme - Circular Head includes the Stanley Conservation Area as a Local Heritage Precinct. The aim of the precinct is to protect and conserve its urban form and built environment, and in particular, to retain the fabric and context of the original buildings that contribute to the historic character of Stanley.

There are no specific local historic landscape precincts included within the Code. A local historic landscape precinct is defined as an area that has been identified as having particular historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value.

The development standards for a local historic landscape precinct refer to ensuring that demolition does not have an unacceptable impact on the heritage significance of a place and that any development is sympathetic to the character of the particular precinct. The performance criteria for new development (new buildings and extensions) must be assessed with regard to a range of values including the character and appearance of the surrounding areas.

#### NATURAL ASSETS CODE

The Code applies to development on land within a waterway and coastal protection area, a future coastal refugia area and/or priority vegetation areas. The code can be applied to areas within many of the Zones listed in the scheme.

The overall purpose of the code is to protect important natural assets and waterways including vulnerable coastal areas and to minimise impacts on these areas.

The code establishes protection 'buffer' distances for waterways, coastal protection areas and wetlands within the municipality other than within the Agricultural Zone and Rural Zone (the two largest planning scheme zones in freehold land tenure and public ownership designated for agricultural use and forestry operations). There are also a range of exemptions for application of the Code, including:

clearance of native vegetation within a priority vegetation area on existing pasture or crop production land; and

forest practices or forest operations in accordance with a forest practices plan certified under the *Forest Practices Act 1985*.

The development standards do not specifically mention protection of scenic values or landscape but do include provisions to reduce the impact on natural assets. In doing so, some of the values that may contribute to the scenic or landscape values e.g., vegetation, waterways, coastal values may be protected.

### 3.2.2 Forest Practices Code

Council has no jurisdiction in the Tasmania Planning Scheme -Circular Head to assess forestry development undertaken in accordance with the Forest Practice Code. However, it is important to recognize what the intent of the Forest Practice Code is for managing scenic values.

The *Forest Practices Act 1985* (FPA) establishes the Forest Practice Code (FPC) to guide sustainable forest management practices. The FPC provides a practical set of guidelines and standards for forest practices to protect natural and cultural values and visual impacts.

Section D5 of the Forest Practices Code: Visual Landscape sets out the following general principles:

forest practices will have regard to the sensitivity of visual landscapes and amenity values to alteration by forest practices;

the impact of forest practices on visual landscapes will consider public sensitivity, the distance of forest practices from the viewer, and the scenic quality of the local area;

forest practices generally cannot, and need not, be hidden from public view; and

sources of further information may include the FPA's *A manual for forest landscape management*, historical mapped data and computer modelling packages.

The FPC suggests an operational approach that:

addresses the sequencing and timing of forest practices in relation to long-term cumulative visual effects will be considered during the planning process;

evaluates the effects of forest practices on the visual landscape be evaluated as outlined in the *FPA* process for visual landscape special values assessment and planning;

recommend consultation with Local government regarding areas with landscape protection provisions in planning schemes; and

takes into account the risk of tree loss due to windthrow in forests retained to meet visual management objectives (e.g., on skylines, in road and stream buffers) during the planning process – noting that the retention of trees to meet visual management objectives may increase risks to public safety.

Trees planned to be retained will be assessed using the FPA risk assessment form and any resulting prescriptions included in the FPP.

The FPC also outlines principles and operational guidelines for roads, quarries, harvesting and plantation development aimed at reducing visual impacts.

Most forest removal requires a certified forest practices plan. The effects on the visual values of the forest landscape must be considered by the Forest Practices Officer planning the forest operations. The assessment requires a formal process be applied to the determination of the priority for visual values protection including background research, consideration to timing and the treatments for managing landscape impacts, field inspection, visual impact analysis and the finalization of the boundaries of the operation and prescriptions for management of visual landscape values and for this work to be included in the forest practices plan.

The forest practices system combines self-regulation by the industry and landowners under the FPC with independent monitoring and enforcement by

the Forest Practice Authority (FPA). Compliance with the FPA and the FPC is enforced through the provisions of the FPA, with an emphasis on fostering improved standards through management systems, training and education or corrective actions and penalties for serious cases of non-compliance. The FPA also contains compliance requirements in relation to monitoring and reporting on plans, the FPC and other provisions of the FPA. The FPA conducts independent audits of compliance. Some Forest Practice Officers may be delegated by the FPA.

### 3.2.3 Management Plans

Management plans are important tools to assist with the management of scenic values on public land within the State.

For instance, the Tasmanian Parks and Wildlife Service (PWS) manages over 800 reserves around Tasmania, including large areas that are designated as conservation areas, nature reserves, nature recreation areas, state reserves and marine reserves.

Their management plans typically outline the values and significance of a reserve, management goals and objectives and the strategies to guide management. PWS are required to carry out their duties to the reserve for the purpose of meeting the provisions of the management plan.

Management plans may identify the importance of scenic values and recommend actions that will help reduce conflicts and impacts on these. The main limitation is that only a small number of reserves in the State have management plans and there are limited resources for PWS to prepare such plans.

Of the publicly owned land within the municipality that is managed by the PWS, management plans have been prepared for the:

*Arthur-Pieman Conservation Area Management Plan 2002;*  
and

*Nut State Reserve Management Plan 2003.*

The *Arthur-Pieman Conservation Area Management Plan* covers 100,135 ha and provides protection to an extraordinary richness of Aboriginal cultural heritage, highly significant and diverse ecosystems, spectacular coastal landscapes and wilderness values. The *Arthur-Pieman Conservation Area Management Plan 2002* sets out aims to protect the wilderness landscape,



Aboriginal landscape and other natural values. It seeks to exclude intrusive elements by adopting measures to limit off-road vehicles, adopt fire management practices and require environmental impact assessments to be undertaken.

Extensive parts of the Arthur–Pieman Conservation Area are listed on the now superseded Register of the National Estate and lack the protections previously afforded under National Estate legislation.

In 2013 the coastline of the Arthur–Pieman reserve was included on the National Heritage List for its considerable value as the Western Tasmania Aboriginal Cultural Landscape where many of the landforms and plant communities have been altered, maintained and managed through past Aboriginal land management practices, not least the use of fire. As a site on the National Heritage List, the area is afforded protections under that *Environmental Protection and Biodiversity Conservation Act 1999* (the EPBC).

*The Nut State Reserve Management Plan* outlines objectives, policies and actions to protect, maintain and monitor the natural landscape. The Nut State Reserve protects the most significant landform on the north-west coast of Tasmania and one of the most well-known landforms in Tasmania. It is recognised as a tourism icon for the north-west region and is an integral part of the life and landscape of Stanley, the historic town lying at its foot.

The Nut was listed on the Register of National Estate due to its significance as the most prominent and dramatic landmark on the northern coast of Tasmania (Australian Heritage Commission 1981). The Register of National Estate has been superseded by the National Heritage List and, therefore, the Nut lacks the protections previously afforded under National Estate legislation.

There are many other reserves within the municipality that have scenic values but do not have a management plan in place.

### **3.2.4 Landscape Visual Impact Assessments**

Increasingly governments at all levels are seeking landscape visual impact assessments (LVIA) for major projects to better understand the potential visual impacts of new infrastructure and the opportunities to eliminate or mitigate, as far as practical, any negative consequences that might arise.

The techniques of visual impact analysis management have been employed by multiple agencies around the world. In general, landscape analysis seeks to

identify the visual character of an area and then through appropriate management to retain that established character (Section 1.4).

As discussed, landscape visual impact assessments in Tasmania have been guided by the principles outlined in the Forestry Commission's *Manual for Forest Landscape Management*<sup>9</sup>. The system of analysis in the manual is premised on consideration of factors that determine how people react to changes to the visual qualities of a place including: landscape character, sensitivity to change and the nature of the proposed alteration to determine the magnitude/significance of impact or the extent to which the development unacceptably alters the character of its landscape setting. Attachment 3 shows an indicative framework for the preparation of a LVIA.

In most cases of application, a landscape visual impact assessment is one of the many variables used to inform development approval. Often the analysis is part of the process of assessing the potential benefits or consequences of the proposed development from an economic, social/community, environmental and political perspective.

Council can advocate or request the preparation of a landscape visual impact assessment for proposed developments that are likely to have the potential to impact adversely on scenic values.

### **3.2.5 Collaborative Arrangements with Private Landowners**

#### **PRIVATE LAND CONSERVATION PROGRAM<sup>10</sup>**

Landowners may enter into a Conservation Covenant to manage defined areas specifically for nature conservation. Covenants are legally binding under the *Nature Conservation Act (2002)* and are registered on the land title. Although a Covenant is usually assigned in perpetuity, it may be registered for a fixed-term. There were 890 covenants covering 110,765 ha of land in Tasmania as of June 2019.

The Private Land Conservation Program (PLCP) was established in 2006 to provide a single point of management for all of the Department of Primary Industries, Parks Water and Environment conservation programs that focus on private land. The PLCP works with landowners to sustainably manage and conserve natural values (e.g., native flora and fauna, natural wetlands, geo-

<sup>9</sup> Forestry Tasmania 1990 (updated 2006). *Op cit.*

<sup>10</sup> This information has been sourced from <https://dpiipwe.tas.gov.au/conservation/conservation-on-private-land/private-land-conservation-program>

conservation areas) on private land. The PLCP aims to develop and encourage an integrated approach to private land management and planning that helps landowners fully benefit from the sustainable management of their properties' natural diversity. Landowners could be eligible for an exemption from land tax (land under covenant only), rate rebates in some Council areas and support for funding applications for environmental works.

The PLCP is currently not accepting new applications but is supporting current covenant owners and Land for Wildlife members.

Previous conservation programs such as the Non-Forest Vegetation Project, the Forest Conservation Fund and the Private Forest Reserves Program have been closed.

#### OTHER ARRANGEMENTS

There are several arrangements which allow private landowners to become involved with conservation programs that may indirectly assist the care of scenic values on private land. There are all volunteer programs that allow people to become active in conservation programs.

The Tasmanian Land Conservancy Foundation (TLC) was established in 2009 as a not-for-profit, apolitical, science and community-based organisation that raises funds from the public to protect irreplaceable sites and rare ecosystems by buying and managing private land in Tasmania. TLC works with landholders across Tasmania to identify, protect and manage important areas through the establishment of conservation agreements. It purchases, protects (through the establishment of a conservation covenant) and re-sells land to new owners keen to support conservation.<sup>11</sup>

There are a number of properties within the municipality that are subject to conservation covenants under Part 5 of the *Nature Conservation Act 2002*. Private properties under such covenants form part of the national reserve estate.

The TLC have taken on the role of managing the Land for Wildlife program, a nonbinding voluntary scheme which encourages, supports and recognises private landowners who are taking a positive approach to land management by incorporating nature conservation on their properties. It requires that land has intact native vegetation or re-vegetated land, generally be greater than 2 ha in size, and increases connectivity of habitat across landscapes. TLC also offers volunteers the opportunity to become involved in all areas of the organisation

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<sup>11</sup> <https://tasland.org.au/about-the-tlc/>

including science projects, ecological monitoring, reserve management activities, governance, event support, mail outs and photography.

Bush Heritage Australia is an independent not-for-profit organisation that buys and manages land, and partners with Aboriginal people, so as to protect irreplaceable landscapes and magnificent native species. It focuses work in priority landscapes selected on the basis of national biodiversity priorities, location of existing reserves and opportunities for strategic partnerships. Bush Heritage work across 11.3 million ha of land in Australia, of which about 8,000 ha are protected in Tasmania. None of this land is within the Circular Head municipality.

Groups such as Landcare and Conservation Landholders Tasmania work together to conserve natural values on private land. Their work includes facilitating events and educational programs to assist landowners with the exchange ideas and information.

Wildlife Care encourages people's contributions to the conservation of wildlife in Tasmania. There is a Wildcare Friends of Three Hummock Island group who collaborate with Tasmanian Parks & Wildlife Service to ensure the protection and preservation of the natural values of the island including its endangered and critically endangered species.

Conservation Volunteers Australia also provides the opportunity for people to become active in conservation projects in Tasmania. Examples include Bushfire Recovery, Citizen Science, SeaToSource (ocean litter) and the Community Environment Program.



### 3.3 DEVELOPING A PRACTICAL MANAGEMENT APPROACH

This section of the report analyses land tenure and planning scheme zones in relation to the scenic quality maps developed as part of the project. The purpose of the analysis is to identify where Council could focus its attention to best manage scenic values within the municipality. The analysis is also based on a recent site visit and past visitation to the area<sup>12</sup> and a review of relevant background information (refer to Section 1.3).

#### 3.3.1 Analysis of Land Tenure

Map 3.1 shows the extent of private freehold land overlaying the scenic quality across the municipality that has been assessed against the criteria from the North-West Plateau and Hills and Coastlines LCTs frames of reference. The map indicates the majority of private freehold land has low scenic quality. Most of this land has been cleared for agricultural activity including clearing of vegetation, installing major drainage systems to convert marshy land to productive land, and through the development of roads and farm infrastructure. Where pockets of native vegetation remain along creeks, on higher landforms and/or on unproductive land, scenic quality has generally been assessed as moderate to high in many places.

Whilst most agricultural areas have been assessed as having low scenic quality, farming of the land still retains some scenic appeal and interest to locals and possibly visitors. Indeed, the Agricultural Landscapes LCT identifies qualities that contribute to high scenic quality on agricultural land.

Whilst the planning scheme has limited capacity to manage scenic values within the Agriculture Zone, any major developments should be subject to the preparation of a landscape visual impact assessment.

Map 3.2 shows the extent of land designated for permanent timber production overlaying the scenic quality across the municipality that has been assessed against the criteria from the North-West Plateau and Hills and Coastlines LCTs frames of reference. Map 3.2 indicates that much of this land is assessed as having moderate to high quality scenic quality based on the extent of existing vegetation cover, the complexity of the landforms and the multiple rivers and streams in these areas. The planning scheme provisions provide very limited capacity to manage scenic values given the objectives, provisions and

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<sup>12</sup> A three day visit was conducted during June 2020 and involved travelling along all the major public roads and to key destinations promoted as local or visitor attractions e.g., Stanley, Marawah, Arthur River, Rocky Cape, coastal areas and parts of the Arthur River Pieman, Mt Cameron West, Dip Falls etc. The consultant team has undertaken past work trips to Stanley, Smithton, Tarkine Conservation Area, Corinna and Woolnorth.

exclusions applying to the Rural Zone. The most available tool to manage scenic quality in these areas is the Forest Practice Code.

Council has no jurisdiction in the Tasmania Planning Scheme -Circular Head to assess forestry development undertaken in accordance with the Forest Practice Code but can collaborate with the forestry industry to help identify, assess and manage scenic quality.

Map 3.3 shows the extent of land designated as future potential production forest overlaying the scenic quality across the municipality that has been assessed against the criteria from the North-West Plateau and Hills and Coastlines LCTs frames of reference. Most of the land is assessed as being of high scenic quality, once again based on the extent of existing vegetation cover, the complexity of the landforms and the multiple rivers and streams in these areas. The planning scheme provisions provide very limited capacity to manage scenic values in these areas given the objectives, provisions and exclusions applying to the Rural Zone. The most useful tool to manage scenery is the Forest Practice Code and seeking collaboration with the forestry industry to help identify, assess and manage scenic quality.

Map 3.4 shows the extent of land designated as Conservation Area in the Tasmanian List Map with an overlay of the scenic quality across the municipality that has been assessed against the criteria from the North-West Plateau and Hills and Coastlines LCTs frames of reference. Land designated Conservation Area includes the Arthur Pieman Protected Area, Tarkine Savage River National Park, Hunter Island and various coastal bays and inlets. Most of the Conservation Areas are assessed as being of moderate to high scenic quality. The Conservation Areas are within the Environmental Management Zone in the planning scheme and would ideally have Management Plans in place to help guide protection of the natural and cultural values, including scenic quality. There are limited powers for Council other than to contribute to, and review Management Plans or to consider including designated areas with a Scenic Protection Zone.

Map 3.5 shows the extent of Regional Reserves overlaying the scenic quality across the municipality that has been assessed against the criteria from the North-West Plateau and Hills and Coastlines LCTs frames of reference. A Regional Reserve allows for the use of natural resources in conjunction with the protected area's conservation function. These reserves are mostly surrounded by land designated for permanent timber production or as future potential production forest. The planning scheme provides some capacity to manage scenic quality given these areas are within the Environmental Management Zone. The preparation of Management Plans could also assist

along by requiring landscape visual impact assessments for major development proposals.

Map 3.6 shows the extent of Crown Land overlaying scenic quality across the municipality that has been assessed against the criteria from the North-West Plateau and Hills and Coastlines LCTs frames of reference. There are only a few areas designated as Crown Land, most of which have high to moderate scenic quality. The planning scheme provides some capacity to manage scenic values as these areas are within the Environmental Management Zone.

### **3.3.2 Analysis of Current Planning Scheme Zones**

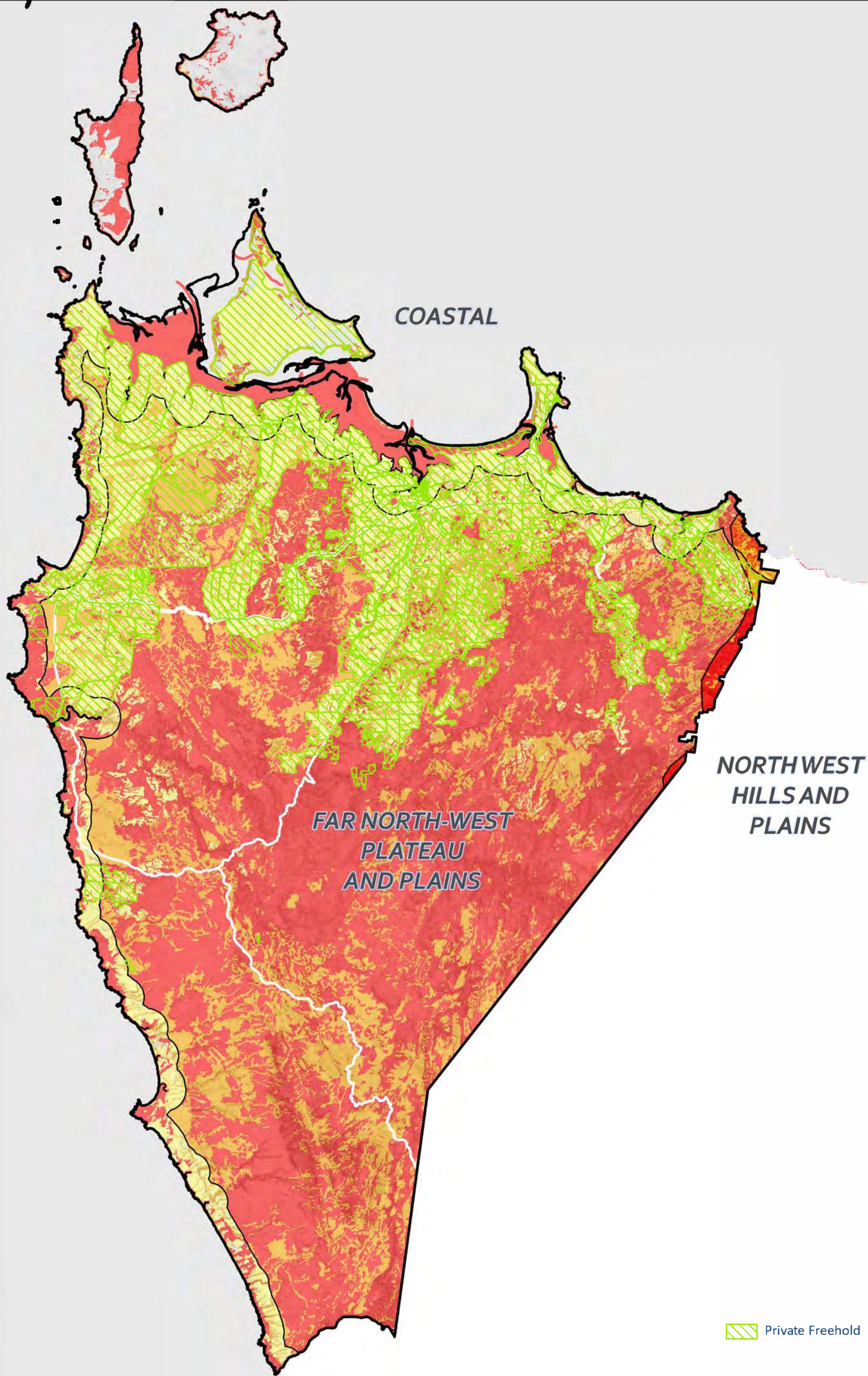
Map 3.7 shows the extent of the Agriculture Zone overlaying scenic quality across the municipality that has been assessed against the criteria from the North-West Plateau and Hills and Coastlines LCTs frames of reference. Most land in the Agricultural Zone is in freehold ownership and is generally assessed as being of low scenic quality. Whilst the planning scheme has limited capacity to manage scenic values within the Agriculture Zone, any major developments should be subject to the preparation of a landscape visual impact assessment.

Map 3.8 shows the extent of the Rural Zone overlaying the scenic quality across the municipality that has been assessed against the criteria from the North-West Plateau and Hills and Coastlines LCTs frames of reference. It primarily covers land designated for permanent timber production and future potential production forest. Most land in the Rural Zone is assessed as being of high scenic quality.

The planning scheme provisions provide very limited capacity to manage scenic values given the objectives, provisions and exclusions applying to the Zone. The most useful tool to protect scenic values in the zone is the application of the Forest Practice Code and seeking collaboration with the forestry industry to help identify, assess and manage scenic quality.




Map 3.9 shows the extent of the Environmental Management Zone overlaying scenic quality across the municipality assessed against the criteria from the North-West Plateau and Hills and Coastlines LCTs frames of reference. It includes National Parks, Conservation Areas, Regional Reserves, Crown Land and coastal waterways. The planning scheme provides some capacity to manage scenic values given the zone. In addition, Management Plans may exist or could be prepared for those public reserves managed by PWS. Any





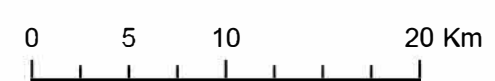
 Private Freehold

Scenic Quality

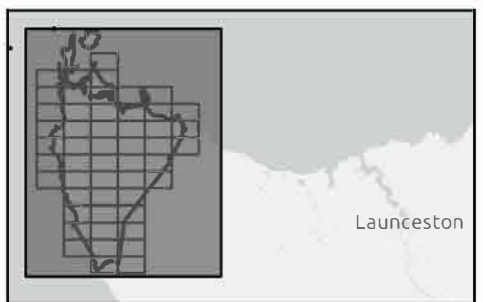
-  Low
-  Moderate
-  High

Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

Base data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au))  
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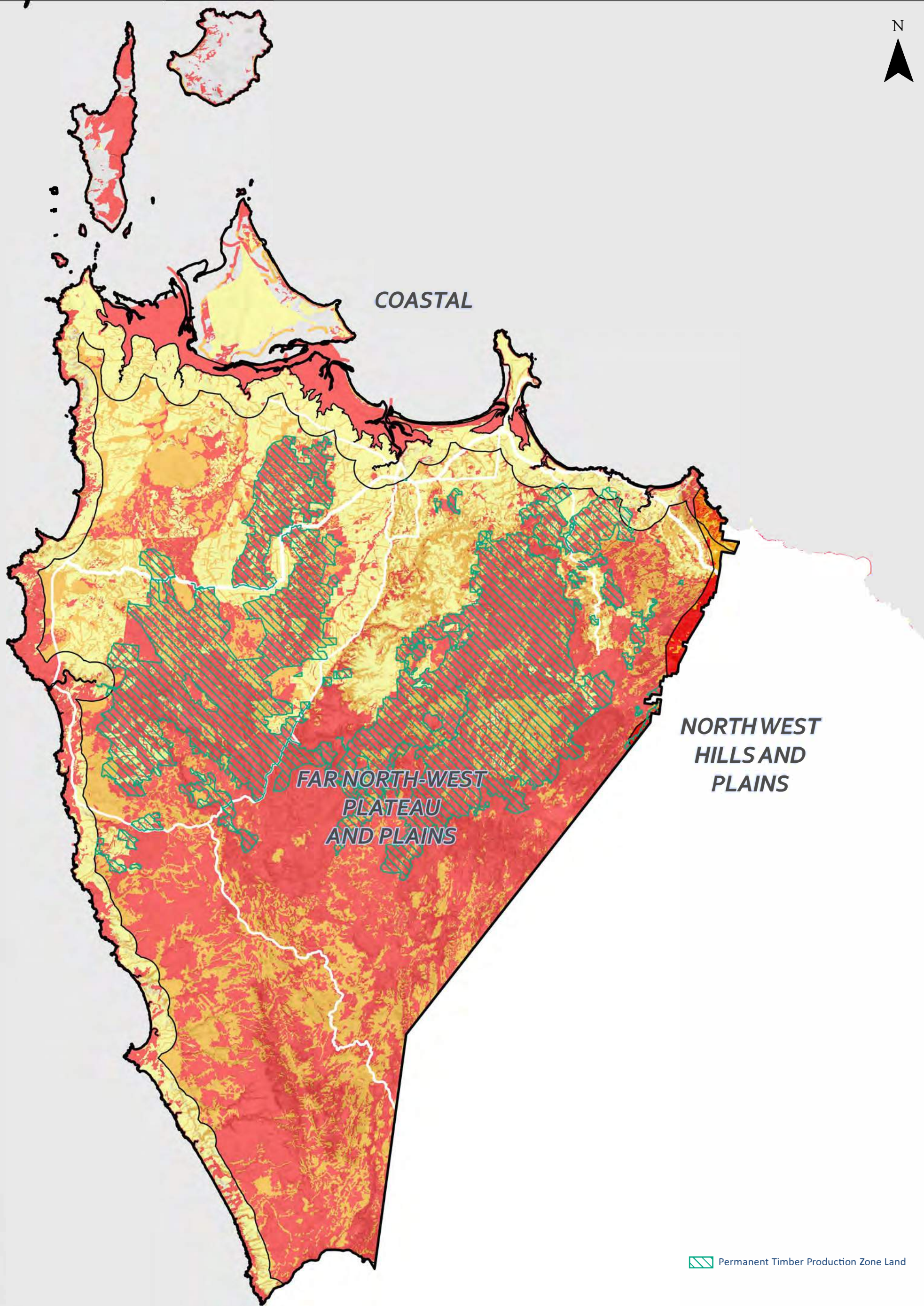
Map 3.1














 Permanent Timber Production Zone Land

#### Scenic Quality

-  Low
-  Moderate
-  High

Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

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0 5 10 20 Km

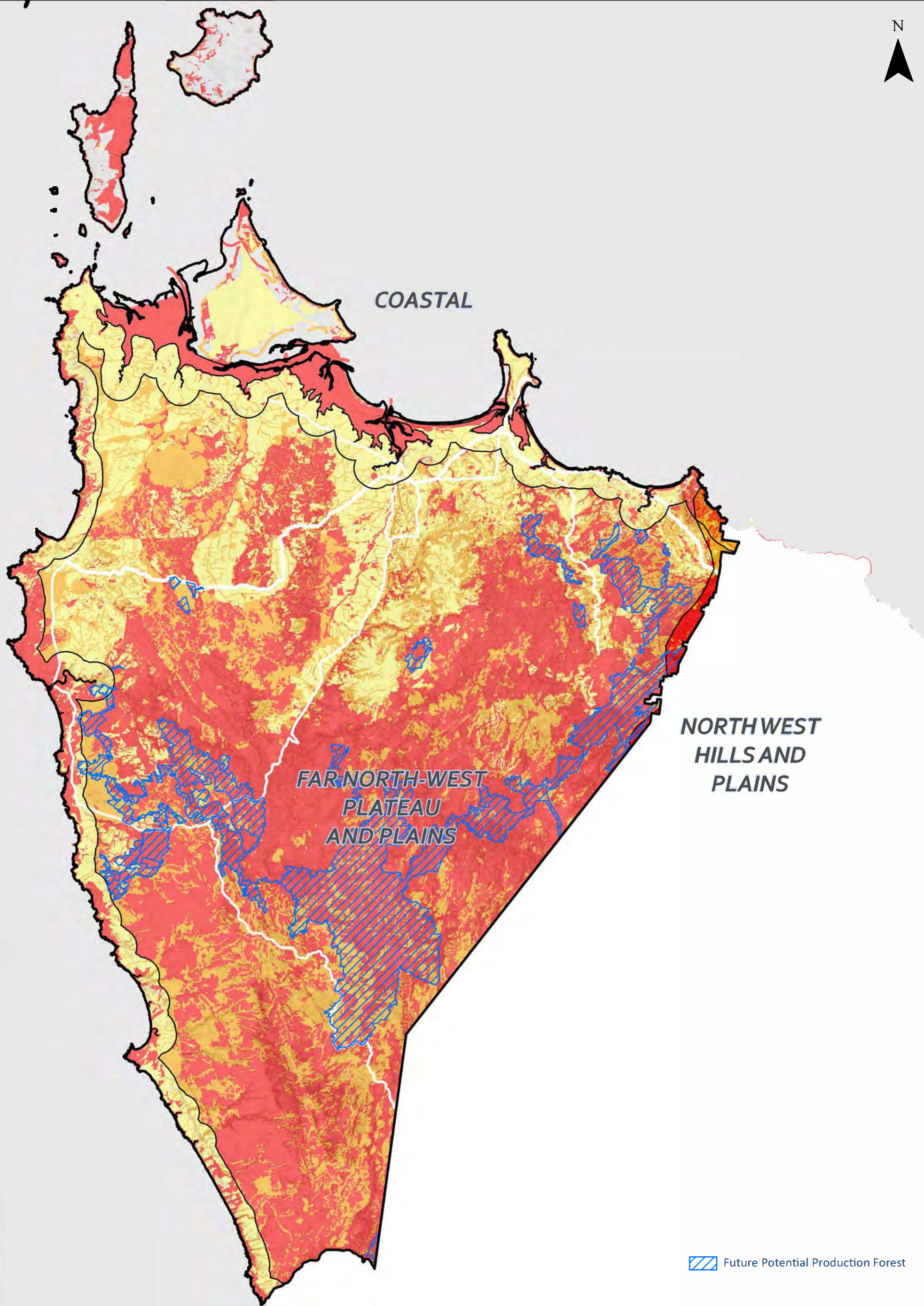
## Map 3.2














**NORTH WEST  
HILLS AND  
PLAINS**

**FAR NORTH-WEST  
PLATEAU  
AND PLAINS**

**COASTAL**

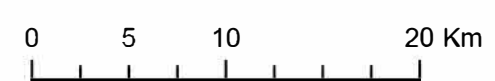
 Future Potential Production Forest

**Scenic Quality**

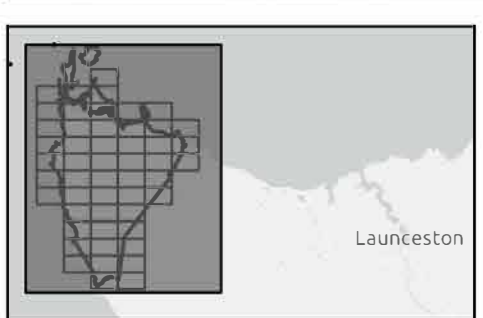
-  Low
-  Moderate
-  High

Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

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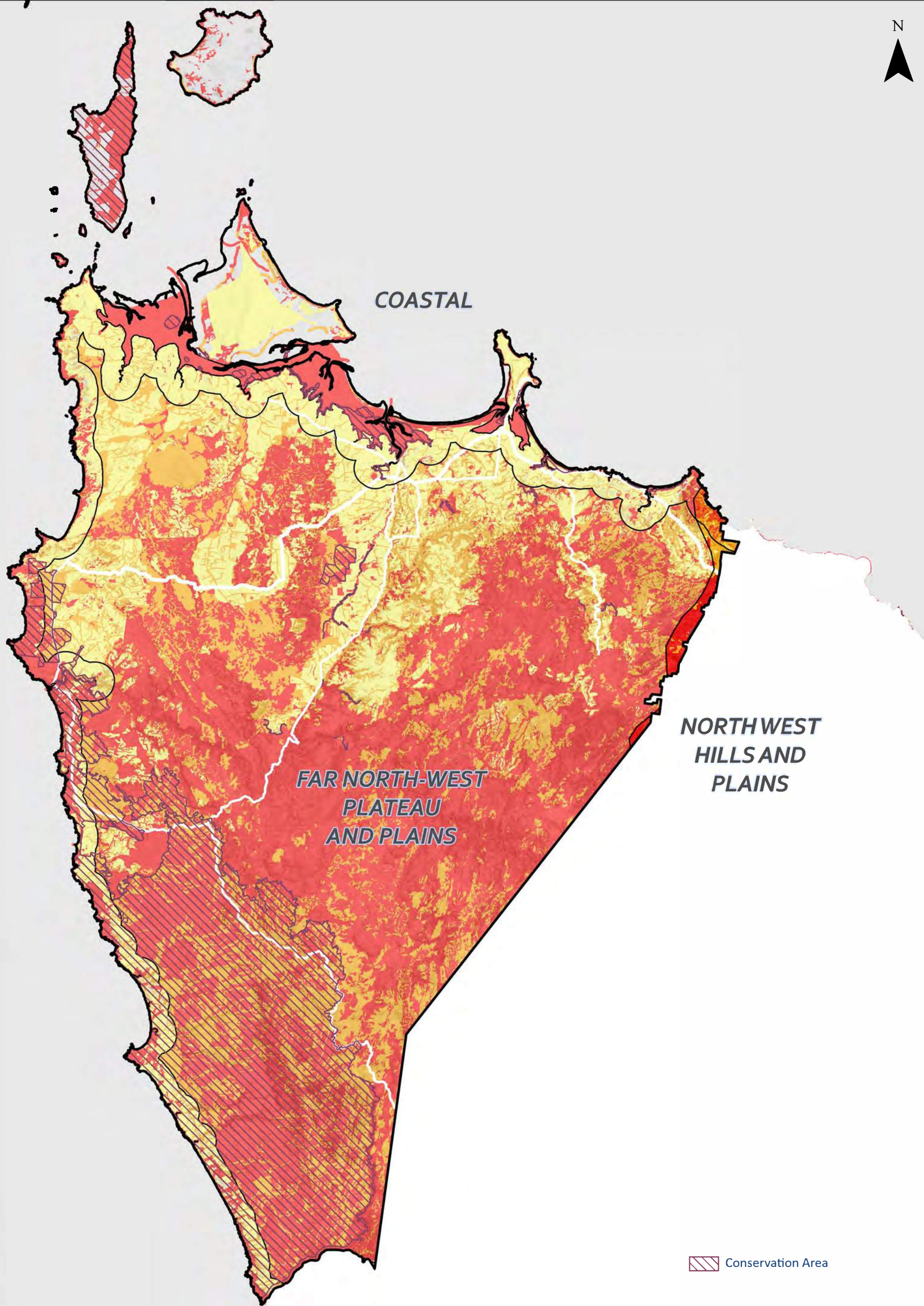
**Map 3.3**














 Conservation Area

#### Scenic Quality

-  Low
-  Moderate
-  High

Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

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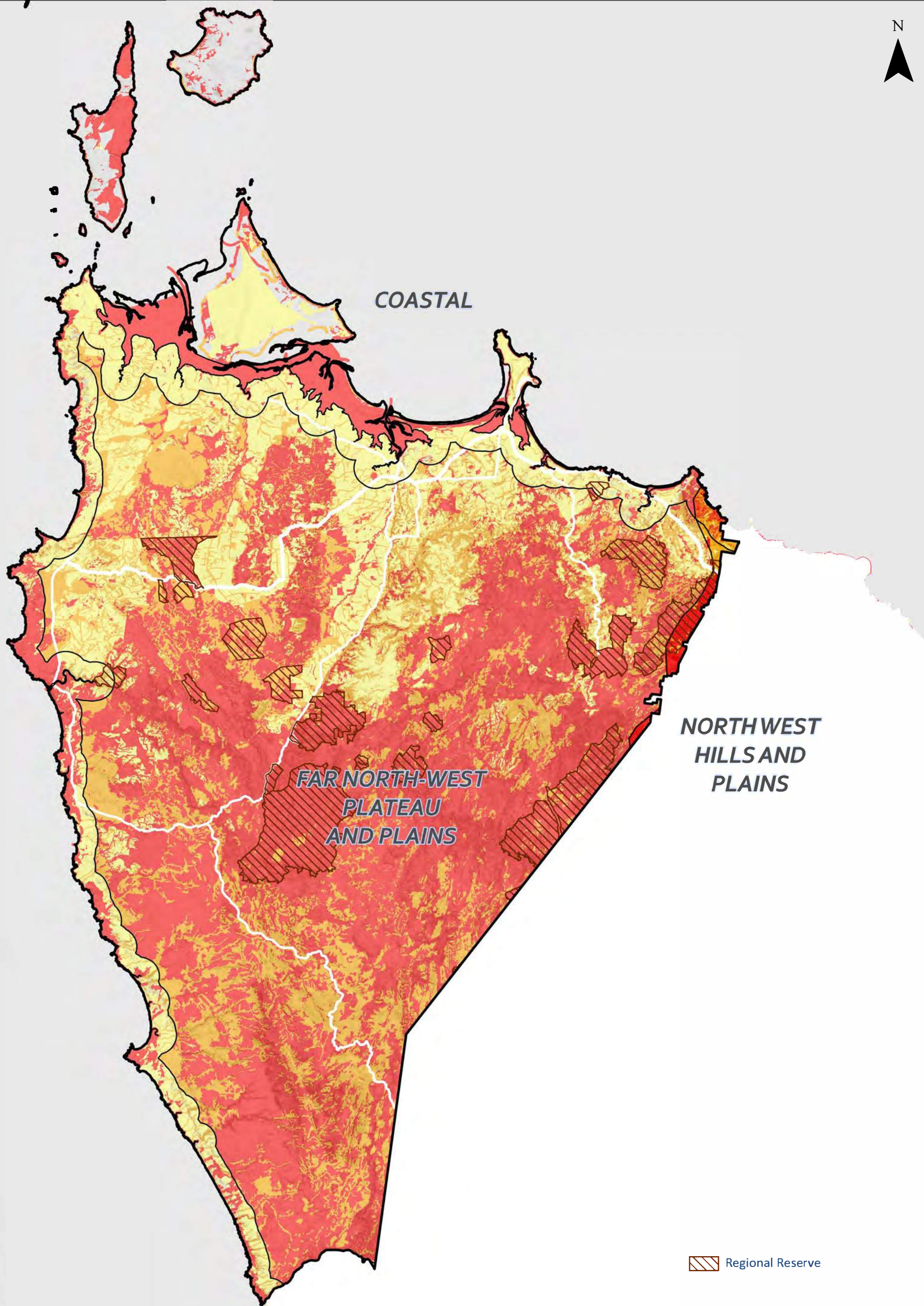
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## Map 3.4












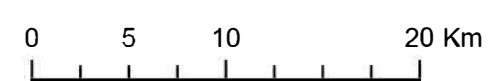
 Regional Reserve

Scenic Quality

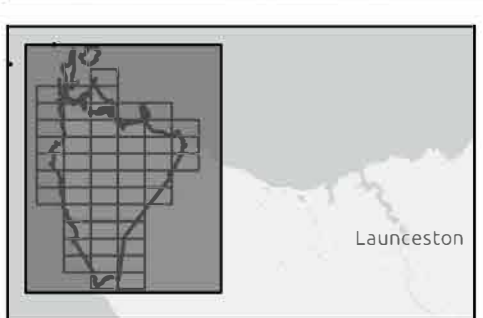
-  Low
-  Moderate
-  High

Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

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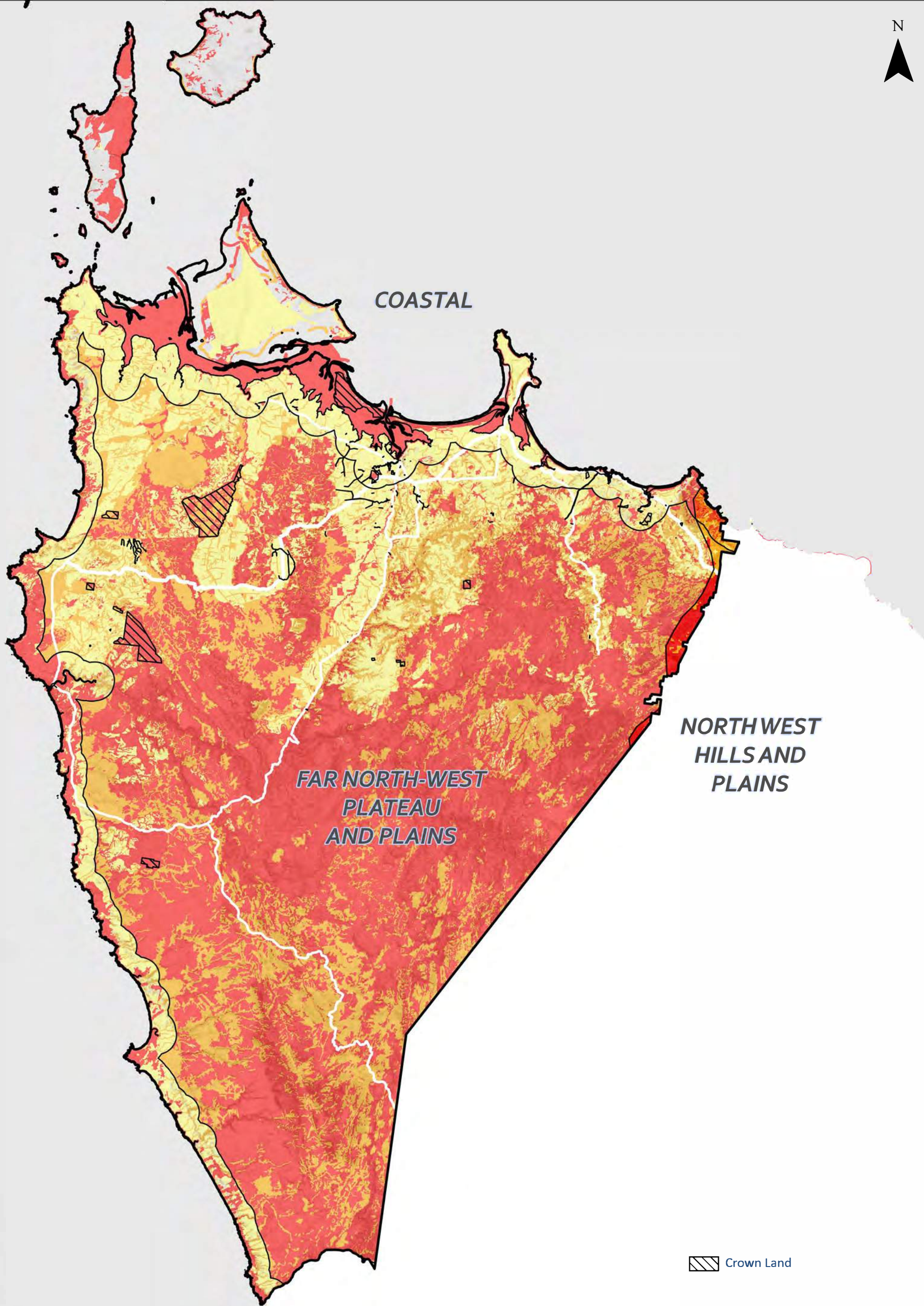


Map 3.5












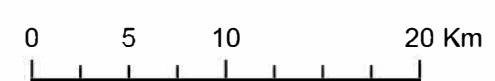
 Crown Land

Scenic Quality

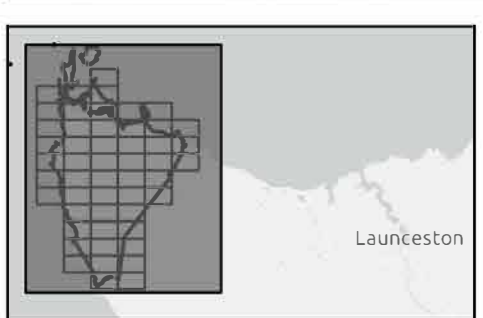
-  Low
-  Moderate
-  High

Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

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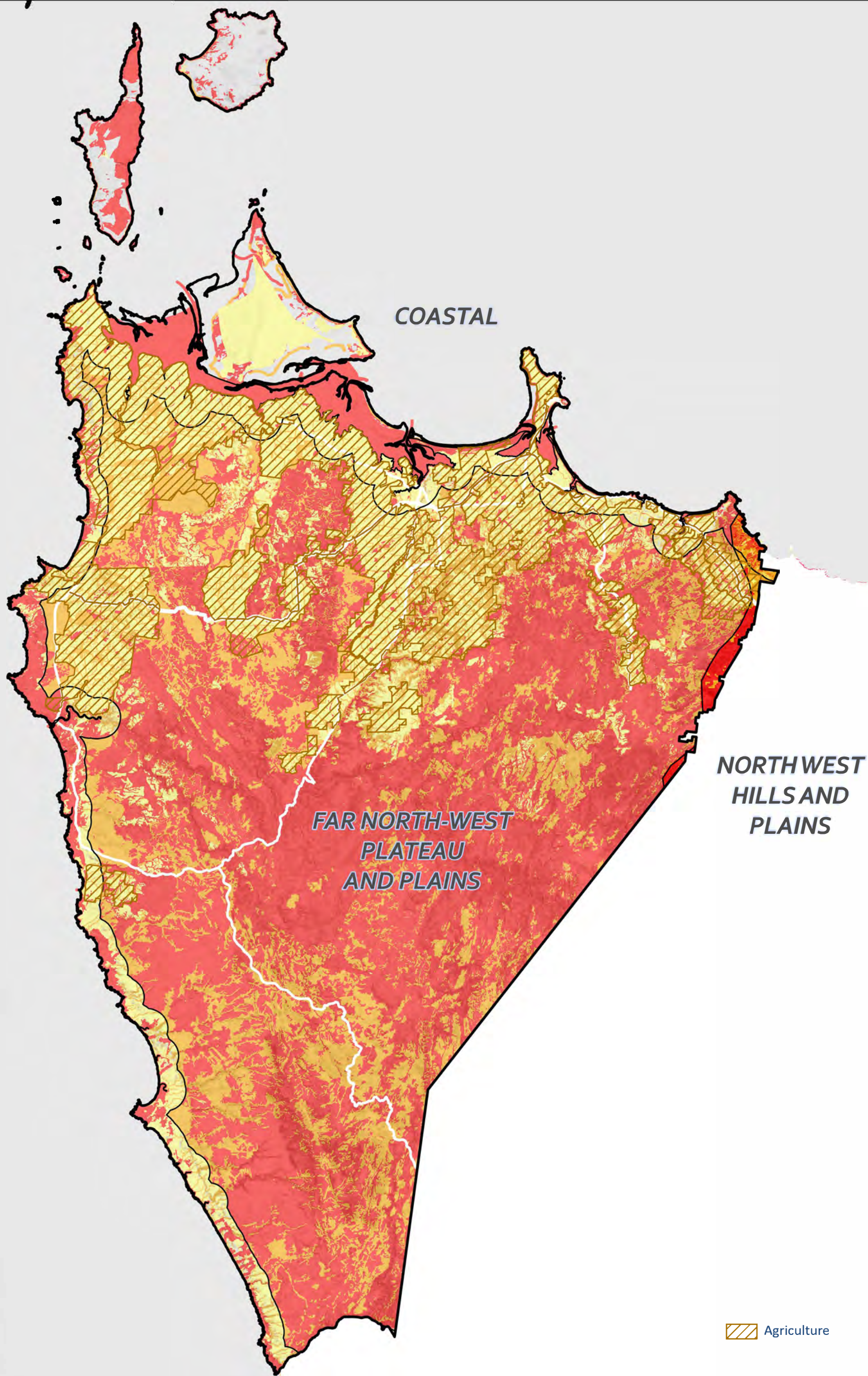


Map 3.6










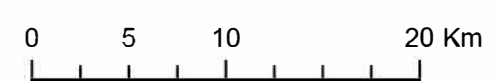
 Agriculture

Scenic Quality

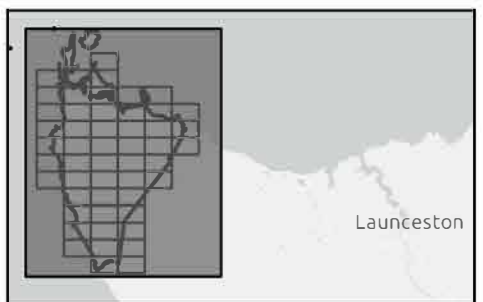
-  Low
-  Moderate
-  High

Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

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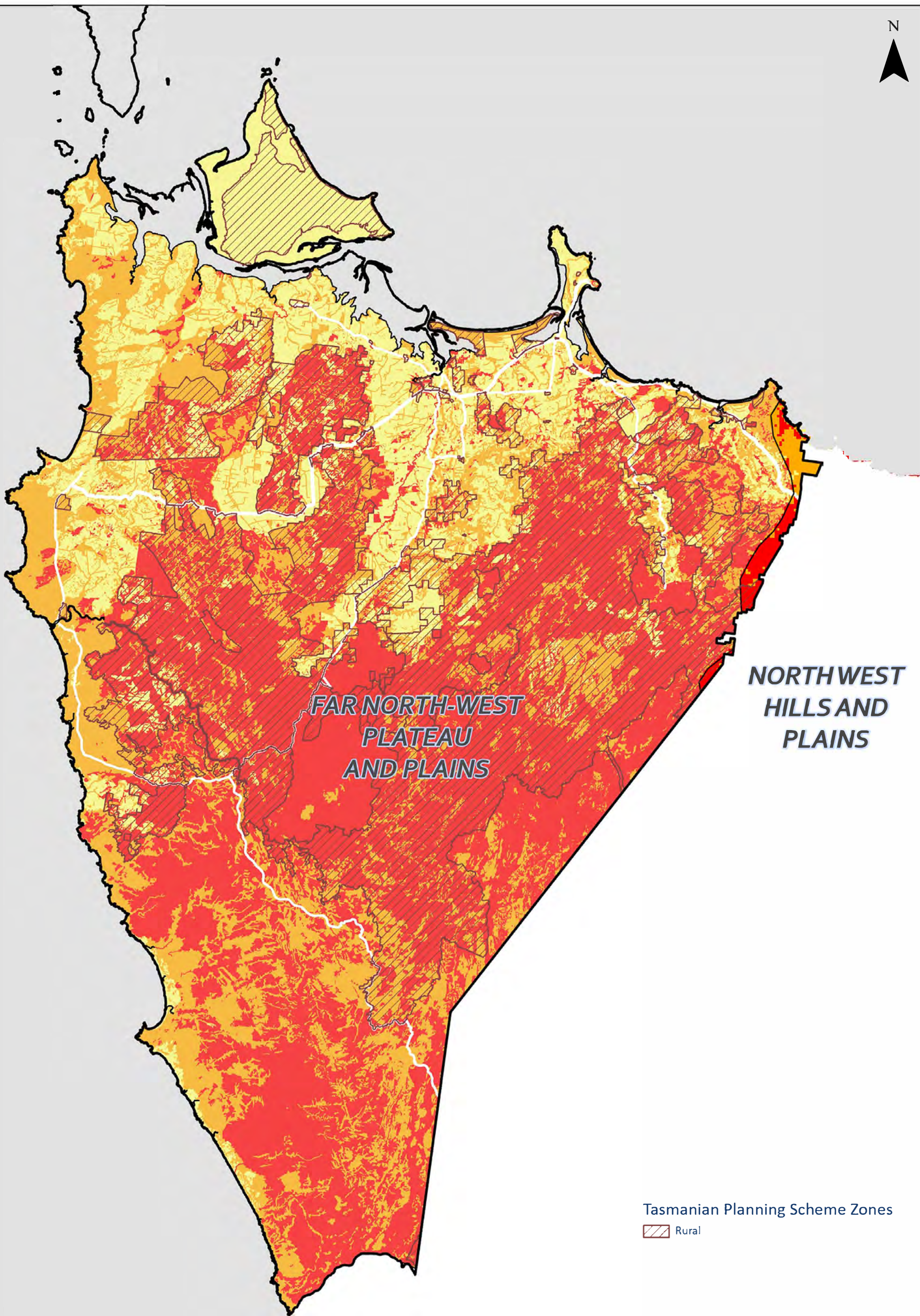
Map 3.7














**NORTHWEST  
HILLS AND  
PLAINS**

**FAR NORTH-WEST  
PLATEAU  
AND PLAINS**

Tasmanian Planning Scheme Zones  
 Rural

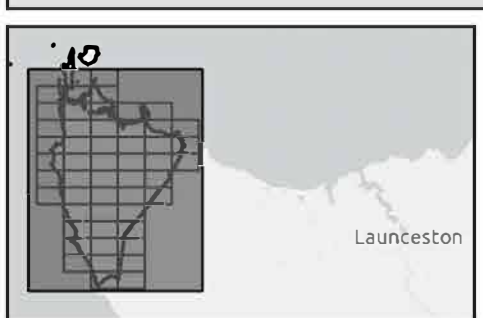
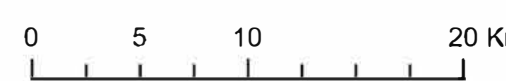
**Map 3.8**

**Scenic Quality**

-  Low
-  Moderate
-  High

Scenic quality is derived from publicly available using in an interpretation of the Landscape Character Types as defined by in Forestry Commission Tasmania's Manual for Forest Landscape Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006).

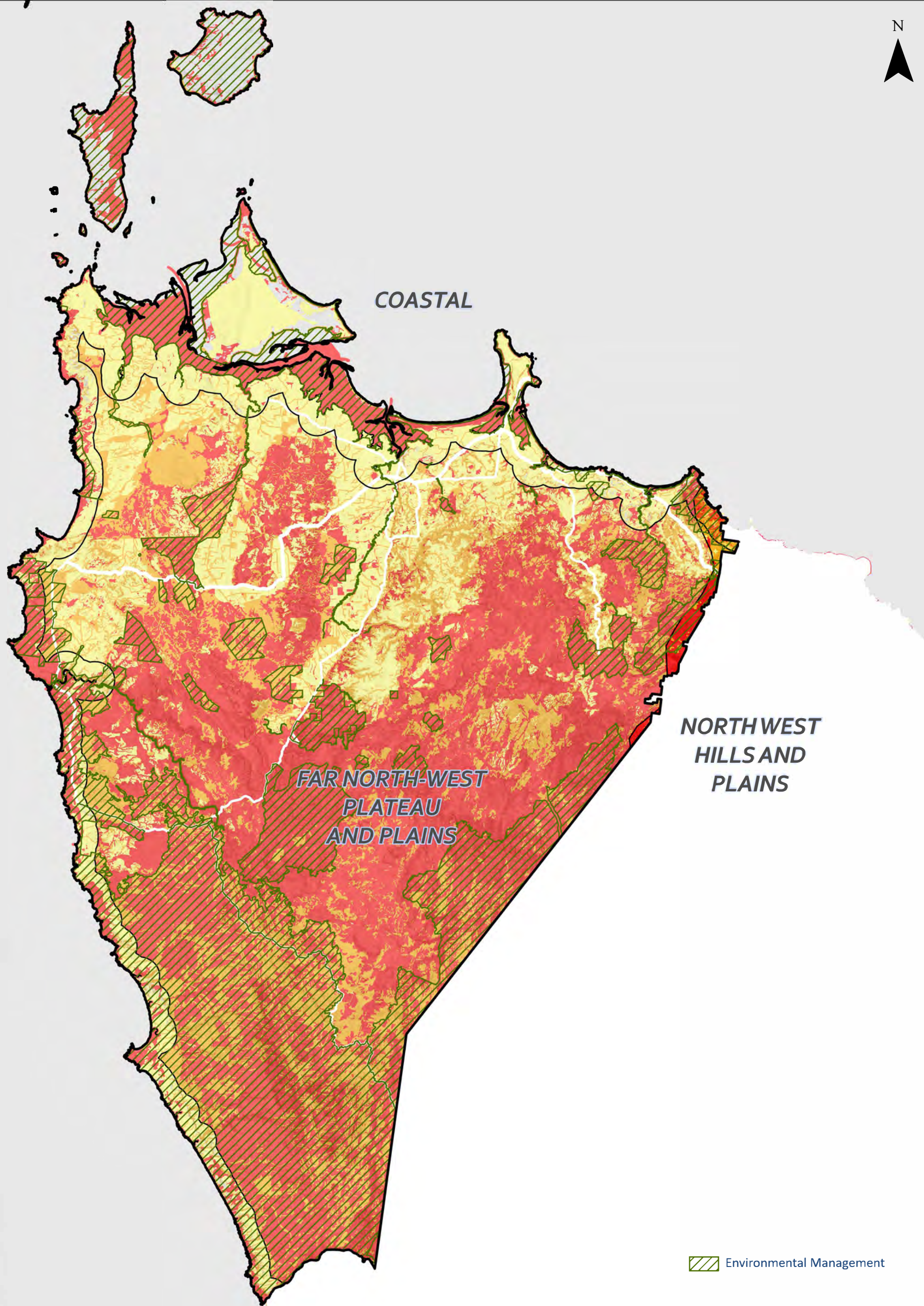
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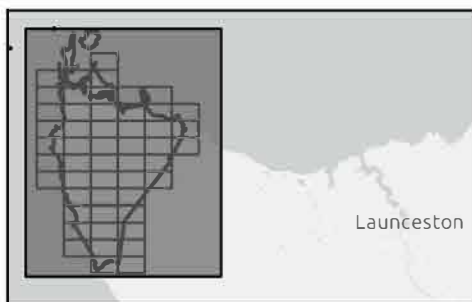











 Environmental Management



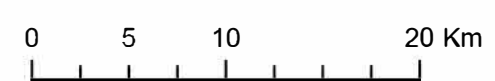
**Map 3.9**

**Scenic Quality**

-  Low
-  Moderate
-  High

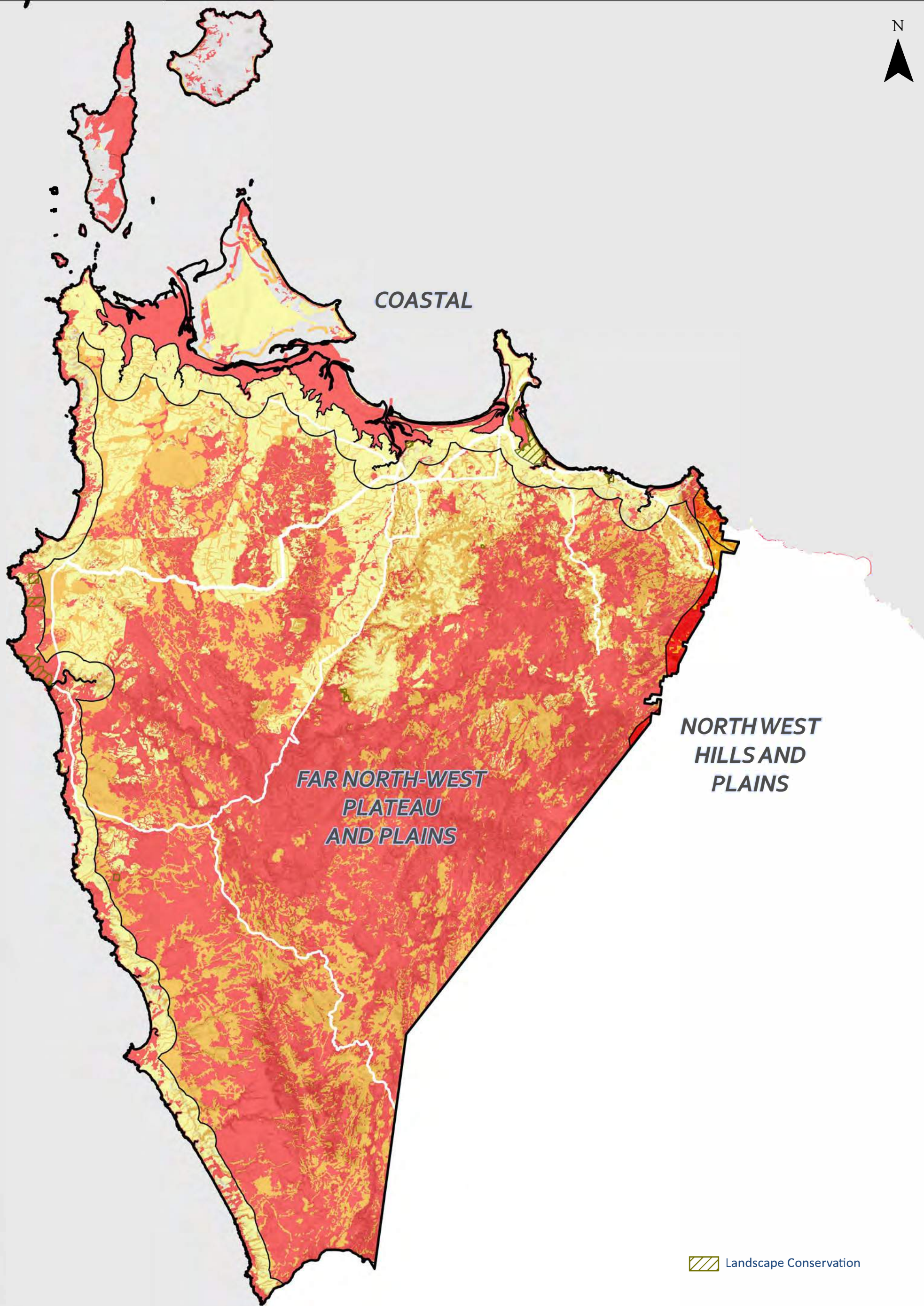
Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

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






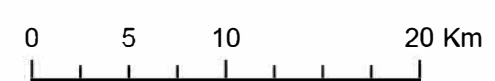
 Landscape Conservation

Scenic Quality

-  Low
-  Moderate
-  High

Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

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Map 3.10







major developments proposed within the zone should be subject to the preparation of a landscape visual impact assessment. Map 3.10 shows the extent of Landscape Conservation Zone overlaying scenic quality across the municipality assessed against the criteria from the North-West Plateau and Hills and Coastlines LCTs frames of reference. There are very few land areas within this Zone and most have moderate scenic quality. Whilst there may be some capacity to manage scenic values within these zoned areas, there is limited scope to manage the scenic values of larger landscapes of which the land may be part of.

The above discussion indicates that the current Planning Scheme Zones and Codes are limited in their capacity to manage scenic values in the municipality.

For instance, there is minimal capacity in the Agriculture Zone and Rural Zone where there are exemptions and no clear provisions for managing scenic values.

There is some capacity to manage scenic values in the Landscape Conservation and Environmental Management Zones where there are clear provisions for the protection of natural values. Likewise, there is capacity to manage scenic values on public land or where there is private landowner agreements/support. Capacity could be increased through the use of the provisions of the Natural Assets Code to help assess the impacts from development.

There has been and will continue to be substantial change in land use over time (especially the Rural Zone with forestry operations). Development under the Forest Practices Code is not assessed under the planning scheme. Retention of the land within the Landscape Conservation Zone and Environmental Management Zone will contribute towards managing scenic values.

Use of other Codes, such as the Local Historic Heritage Code and the Natural Assets Code, also has limitations. The Local Historic Heritage Code provides the opportunity to identify local historic landscape precincts that could help manage potential threats to the historic landscape. No local historic landscape precincts are included within the current planning scheme but could be added via future amendments. Controls would be limited to the extent of the defined historic landscape precinct.

While the Natural Assets Code does not specifically mention protection of the scenic value or landscape, it does include provisions aimed at reducing the impact on natural assets which might be construed to include scenery. Council



can seek to enforce the provisions of the Natural Assets Code when assessing developments that may impact on scenic values.

### 3.4 COMMUNITY AND STAKEHOLDER VIEWS

The draft *Circular Head Council Scenic Values Assessment and Management Report 2021* was released for public review and comment during March – April 2022. The community and stakeholders were invited to complete an online survey or to forward written submissions regarding the draft report.

A total of 249 online surveys were received. 137 respondents (55%) indicated that they lived within the Circular Head municipality of which 42.4% lived in Smithton postcode area, 48.2% in Stanley postcode area and 9.4% in the balance of the municipality.

There were 112 online surveys from people living outside of the municipality – 87.5% of these respondents lived elsewhere in Tasmania and 12.5% lived interstate.

Attachment 4 provides a summary of the results from the online survey and written submissions. The key findings from the online survey were:

there was general consistency in the responses between those that lived within the municipality and all respondents;

there was majority support for the guiding principles – 3 of the principles received 90–97%, whilst the other principle received 69% with 25% unsure;

there was majority support for the potential tools for managing scenic values within the municipality – ranging between 76%–91% agreement;

there was 86%–88%<sup>13</sup> agreement for having a Stanley Peninsula Scenic Protection Area;

there was 82%–84%<sup>14</sup> agreement for having a Marrawah Scenic Protection Area;

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<sup>13</sup> This indicates 86% support of total survey respondents and 88% of survey respondents living within the municipality.

<sup>14</sup> This indicates support from 82% of survey respondents living within the municipality and 84% of total survey respondents.

there was 84%-86%<sup>15</sup> agreement for having a Scenic Protection Area for coastal waterways and wetlands from Woolnorth to Smithton;

there was 82%-83%<sup>16</sup> agreement for having a Scenic Protection Area for the Western Explorer Road;

there was 76%-78%<sup>17</sup> agreement for having a Scenic Protection Area for the eastern gateway entry via the Bass Highway into the municipality; and

there was 81%-85%<sup>18</sup> agreement for having a Scenic Protection Area along the Tarkine Drive.

Six written submissions were received from the Circular Head Tourism Association, UPC/SAC Renewables Australia, Respect Stanley Peninsula – No Wind Turbines Inc and three individuals. These comments reflected the full spectrum of views about managing scenic values with particular reference to the proposed windfarm developments and perceived benefits and impacts on the local community.

During Stage 2, there were further consultations with key stakeholder groups<sup>19</sup> and the opportunity to revisit the proposed Scenic Protection Areas and Scenic Road Corridors that were listed in the *Circular Head Council Scenic Values Assessment and Management Report 2021*. A range of the initial recommendations were reviewed and revised following the feedback comments. The changes included:

retention of the proposed Stanley Peninsula SPA but with some review of the initial boundaries with the key findings from the Geoscene International 2022 report<sup>20</sup>;

retention of the proposed Marrawah SPA but with inclusion of Mt Cameron West;

<sup>15</sup> This indicates support from 84% of survey respondents living within the municipality and 86% of total survey respondents.

<sup>16</sup> This indicates support from 82% of survey respondents living within the municipality and 83% of total survey respondents.

<sup>17</sup> This indicates support from 76% of survey respondents living within the municipality and 78% of total survey respondents.

<sup>18</sup> This indicates support from 85% of survey respondents living within the municipality and 82% of total survey respondents.

<sup>19</sup> Contact and invitation for discussion was made with the Circular Head Council, Circular Head Tourism Association, Circular Head Aboriginal Corporation, Respect Stanley Peninsula, Circular Head Coastal Awareness Network, Tarkine Progress Group, Tasmanian Parks and Wildlife Service, Sustainable Timber Tasmania and the Stanley Chamber of Commerce.

<sup>20</sup> Geoscene International 2022, *Stanley Coastal Landscape Assessment*, Preliminary Draft Feb 2022

inclusion of coastal islands within the proposed coastal estuaries and islands SPA, being scenic elements of a significant coastal landscape;

retention of the proposed eastern 'gateway' SPA but with revised boundaries, especially at the western end, following community input and further fieldwork investigations;

changing the proposed Tarkine Drive SRC to become a Sumac Lookout SPA given the extent of working forests along the Drive; and

removing the proposed Western Explorer Road SPA given current Conservation Area status, Environmental Management Zoning, extent of future production forest operations, any major project would require a LVIA and the difficulty to have a realistic boundary for the ever-changing viewshed (e.g., viewing outlook) from the road.

### **3.5 RECOMMENDED DIRECTIONS FOR COUNCIL**

The key opportunities for Council to practically be involved with assisting managing scenic values within the municipality are:

creating new Scenic Protection Areas within the Local Provisions of the Tasmanian Planning Scheme - Circular Head and removing existing Scenic Road Corridors;

advocating for scenic values to be identified and managed in existing and future Management Plans;

requiring landscape visual impact assessments to be undertaken for all major developments that have the potential to adversely impact on the scenic values of the municipality; and

supporting collaborative arrangements with individual landowners that are willing to have covenants and management agreement to protect scenic values on their land.

### **3.5.1 New Scenic Protection Areas**

The Tasmanian Planning Scheme – Circular Head provides a statutory mechanism to ensure scenic values are considered as part of a development application within a prescribed Scenic Protection Area. These Local Provisions for Scenic Protection Areas can be updated in the future based on the scenic quality mapping and community input to better manage scenic values within the municipality.

The following areas are identified as having high scenic values deserving of being listed as Scenic Protection Areas in the Tasmanian Planning Scheme – Circular Head:

Stanley Peninsula;

Marrawah coastal area;

coastal estuaries and islands from Cape Grim to Smithton;

eastern ‘gateway’ into municipality (via Bass Highway near Rocky Cape National Park); and

Sumac Lookout off the Tarkine Drive.

Other areas of scenic values were considered for potential inclusion within a Scenic Protection Areas or Scenic Road Corridor but were not included in the priority listing. These areas were:

Arthur Pieman Conservation Area – this land is in public ownership, is included in the Environmental Management Zone and has a Management Plan with the objective to protect wilderness landscapes, Aboriginal landscapes, and other natural values.



Western Explorer Road is promoted as a scenic drive that extends from C214 (link road between Arthur River – Couta Rocks – Kununnah Bridge – the start of the Tarkine Drive) to Corinna at the municipal boundary. This was included in the Stage 1 Report as prospect for a Scenic Road Corridor however further fieldwork indicated the practical difficulty in establishing this given the ever-changing viewshed and scenic quality from the road and some areas identified for future production forest. The viewed area is within a Conservation Area and is included in an Environmental Management Zone which offers some protection. Any major development should require a LVIA to be undertaken.

Takayna/Tarkine – the assessment of scenic values management measures in this area is of a complexity beyond the resources/scope of the current project. However, the area has been recognised as having outstanding heritage and environmental values and was nominated to the Australian Heritage Council to be listed as a National Heritage Place in 2012. This recommendation was not adopted by the Commonwealth or State Governments with large areas remaining designated for Permanent Timber Production and Future Potential Production. Some areas have existing mining leases and operations in place and the Government continues to provide rights for mining exploration and future development. The land is primarily zoned Rural with the formal areas designated as part of the Comprehensive, Adequate and Representative (CAR) Reserve System are zoned Environmental Management.

#### PROPOSED STANLEY PENINSULA SCENIC PROTECTION AREA

A Scenic Protection Area exists in the Tasmanian Planning Scheme - Circular Head for Green Hills with the management objective to maintain rolling hills as the dominant feature to the west of Stanley. A Scenic Road Corridor is also provided for Stanley Highway with the management objective to maintain the broad views of the coastline from 'The Nut' through to Rocky Cape National Park free of development which may detract from the natural landscape (the corridor is 1.45 km in length).

The scenic quality mapping (refer to Map 2.6 and Attachment 5) indicated high scenic quality for The Nut, and the coastline including Stanley Peninsula, Perkins Bay, West Inlet, East Inlet, Black River Inlet, Black River Beach, Green

Hills ridge and Peggs Beach. Photos 3.1 – 3.3 show the scenic values of the area.

The Nut is one of Tasmania's most iconic landscape features and a key destination attraction for visitors to the northwest and the Circular Head Municipality. Stanley is one of Tasmania's outstanding historic villages. These features present the most significant scenic and historic landscapes within the municipality but should not be seen in isolation to the high scenic quality evident on the peninsular and along the surrounding coastlines.

The management of scenic values should embrace the viewed area as part of the arrival experience from the Bass Highway to reach Stanley and the scenic viewshed from prominent locations including The Nut, Stanley, Godfreys Beach, Highfield Historic Site and lookout points. It should also include Green Hills which provides a prominent rural outlook and ridgeline as viewed from Stanley.

A full assessment of the Stanley coastal landscape has been undertaken by Geoscene International<sup>21</sup> and provides a broad natural, cultural and scenic (visual) landscape description and assessment of the coastal area around Stanley. The key findings were:

the overall landscape significance Stanley Peninsula based on the significance of cultural heritage (Aboriginal and European), scenic, tourism and natural conservation was assessed as being Very High;

the Stanley Peninsula has high scenic value with the Nut being an outstanding scenic feature, both being viewed from many points in the region and the Nut also having outstanding 360-degree panoramic views to the coastline;

Stanley Peninsula and the extended coastal shores, wetlands, estuaries, and plains to the south, including East Inlet, West Inlet, the Black River estuary, and lower reaches has significant connections and meaning for the Tasmanian Aboriginal community;

the Stanley Peninsula should be considered for nomination in the National Heritage List and the Tasmanian Heritage Register;

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<sup>21</sup> Geoscene International 2022, Stanley Coastal Landscape Assessment, Preliminary Draft Feb 2022



Photo 3.1 View of The Nut from Green Hills Road below Highfield House



Photo 3.2 View from The Nut towards Highfield and northern part of the Peninsula



Photo 3.3 View towards The Nut and Stanley from the south

**Photo 3.1 – 3.3** Views towards the Stanely Peninsula with prominent features of The Nut, Stanley and scenic coastline including farmland

the Stanley Peninsula should be included within a Scenic Protection Area in the Tasmanian Planning Scheme - Circular Head; and

the extent of the Stanley Peninsula area should include locations along the coast that have been identified as having very high landscape significance of cultural heritage (Aboriginal and European), scenic, tourism and natural conservation.

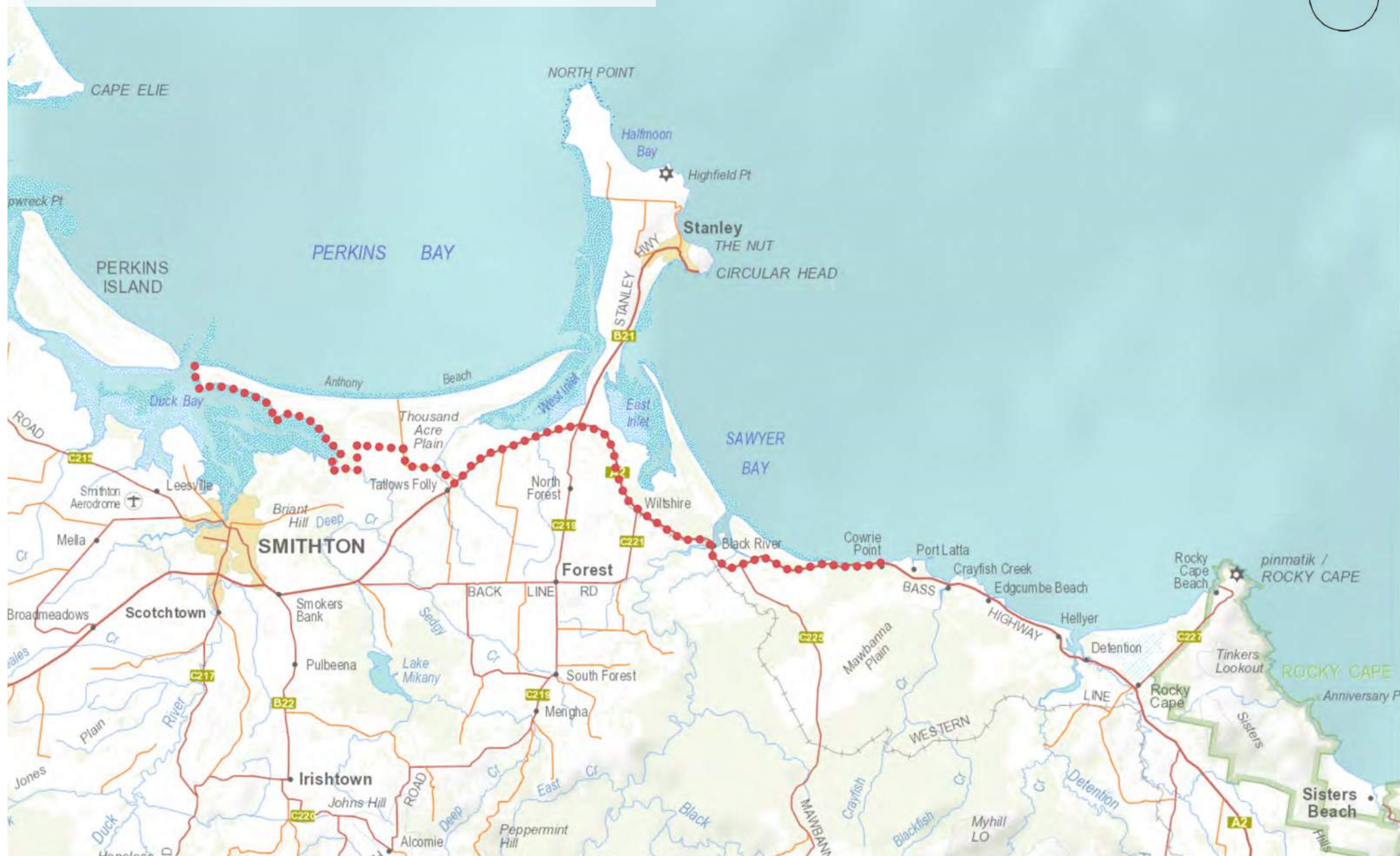
Geoscene International indicated the potential boundaries for Stanley Peninsula area could extend from Duck Bay in the west to Rocky Cape National Park in the east.

The boundaries for the proposed Stanley Peninsula Scenic Protection Area were reviewed following community consultation and site visits. Map 3.11 shows indicative boundaries which extend from Duck Bay to Cowrie Point. It does not include Port Latta to Hellyer which contains industrial activity and shack residences within a landscape generally having low to moderate scenic quality.

The majority of the private freehold land within the proposed Scenic Protection Area is within the Agriculture Zone which allows exemptions for agricultural buildings, outbuildings and structures.



**Map 3.11** Indicative boundary of Scenic Protection Area for Stanley Peninsula and coastline



## PROPOSED MARRAWAH SCENIC PROTECTION AREA

Marrawah is a recognised scenic destination with attractive farmland and panoramic coastal views.

Scenic mapping (refer to Map 2.6 and Attachment 5) indicated there is considerable land with high to moderate scenic quality within the Marrawah coastal area. Dominant views include those from elevated locations along Marcus Road and Green Point Road across a patchwork of cleared land and bush to the wild coastline and landmark features such as Greens Beach, nearby bluffs and headlands. Photos 3.4 – 3.6 show the scenic values of the area. The majority of the land within the proposed Scenic Protection Area is within the Agriculture Zone which allows exemptions for agricultural buildings, outbuildings and structures.

The Tasmanian Planning Scheme – Circular Head currently includes part of Green Point Road and Marcus River Road as Scenic Road Corridors within a specified distance from the roads.

A Scenic Protection Area is considered a better mechanism for managing the scenic values and extensive views at Marrawah as it would embrace the whole of the coastal landscape as viewed from the roads and other key viewing locations (e.g., open space/park at Greens Beach).

Map 3.12 shows the proposed boundaries for the proposed Marrawah Scenic Protection Area.

Community consultation and further fieldwork suggested that the SPA should extend north to encompass Mt Cameron West where the land is reserved as Aboriginal land (*Preminghana milaythina pakana*) and included in the Environmental Management Zone. Mt Cameron West is a prominent landmark which attracts visitors to a scenic lookout point with interpretation about Aboriginal cultural heritage significance.

The proposed southern boundary is the Arthur Pieman Conservation Area where development would be governed by the *Arthur-Pieman Conservation Area Management Plan 2002*.



Photo 3.4 View from Marcus Road



Photo 3.5 View from Marrawah north towards Mount Cameron West (Source internet)



Photo 3.6 View from southern part of proposed SPA towards Green Point with Mt Cameron West in far background (Source : internet ad4a00709acdaecaaa2ecdd2a651cbca-tasmania-kiwi)

**Photo 3.4 – 3.6** Views towards Marrawah coastline characterised by panoramic views of rolling pasture, linear patterns of remnant vegetation and wild coastline with prominent features



**Map 3.12** Indicative boundary of Scenic Protection Area for Marrawah

The map displays the Marrawah region, highlighting the indicative boundary of the Scenic Protection Area (SPA) for Marrawah. The SPA boundary is marked by a red dotted line, starting from the coast near West Point and extending inland towards the Marrawah River. Key locations labeled include Marrawah, Port Hills, Redpa, Kings Hill, Seymour Hill, and various bays and rivers. The map also shows the surrounding islands of Robbins Island and Perkins Island, and the Cape Elie. A north arrow is located in the top right corner.



#### PROPOSED COASTAL ESTUARIES AND ISLANDS SCENIC PROTECTION AREA

The scenic quality map (Map 2.6 and Attachment 5 for more detailed scenic quality maps) indicates the coastal estuaries from Caper Grim to Smithton have high scenic quality<sup>22</sup>. These areas include Welcome Inlet, Boullanger Bay, Swan Bay, Robbins Passage, Big Bay, Acton Bay, Duck Bay and numerous small islands. There are limited opportunities for public access to the coastline other than to Stony Point (north of Montagu via Old Port Road and Bens Hill Road) or Robbins Island Road. Some views of the estuaries and islands are available from travelling on Montagu Road and the lookout at Tier Hill in Smithton.

The coastline and islands have high Aboriginal and European cultural heritage landscape significance. The Aboriginal cultural heritage would include listed heritage sites, place names food gathering areas and traditional movement paths along the coasts and between islands. Most of the coastal areas and islands have also been recognised as having international and national importance as shorebird habitat.

Some parts of these coastal areas are within a Conservation Area but there are large areas that do not have conservation management status. All the coastal estuaries are included within the Environment Management Zone of the Tasmanian Planning Scheme - Circular Head.

Community feedback on the *Circular Head Council Scenic Values Assessment and Management Report 2021* indicated a desire from within the community to include the coastal islands given the strong cultural heritage, social and recreational connections associated with the islands. The scenic quality mapping shows many of the islands having high scenic quality including Trefoil, The Doughboys, Harbour Inlets, Hunter and associated smaller islands, Walker and others. The largest island, Robbins Island, is mostly low scenic quality with some areas of medium and high scenic quality.

Most of the islands are included within the Environment Management Zone other than for Robbins Island which is largely zoned Rural but includes an Environment Management Zone around the coastline.

Most of the islands are Nature Reserves or Conservation Areas managed by PWS with the exception of Robbins Island and Trefoil Island which are private freehold ownership.

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<sup>22</sup> Anthony Beach, West Inlet and East Inlet also have high scenic values but are proposed to be included within a Scenic Protection Area including Stanley Peninsula.

The proposed SPA recognises the importance of managing the integrity of the whole coastal landscape including the estuaries and islands, albeit that the scenic quality values varies between some islands.

The nomination of these coastal estuaries and islands within a Scenic Protection Code would assist Council by requiring assessment of the potential impacts of any development on scenic values through the conduct of a landscape visual impact assessment for new major developments. A LVIA should be requested if there are any further developments likely to affect scenic quality of the estuaries and islands.

The inclusion of the coastal islands within the proposed Coastal Estuaries and Islands SPA does not affect the development application for a windfarm on Robbins Island or any other development applications currently being processed in the statutory assessment and approval process. The proposed Coastal Estuaries and Islands SPA has no status until such time as it is endorsed by Council and subsequently lodged for approval as an amendment to the Tasmanian Planning Scheme – Circular Head. This process will involve advertising for public comment and the Tasmanian Planning Commission to conduct public hearings on the planning merits for the amendment to the planning scheme.

Photos 3.7 -3.9 shows images of the coastline.

Map 3.13 shows the boundaries for the proposed Scenic Protection Area.

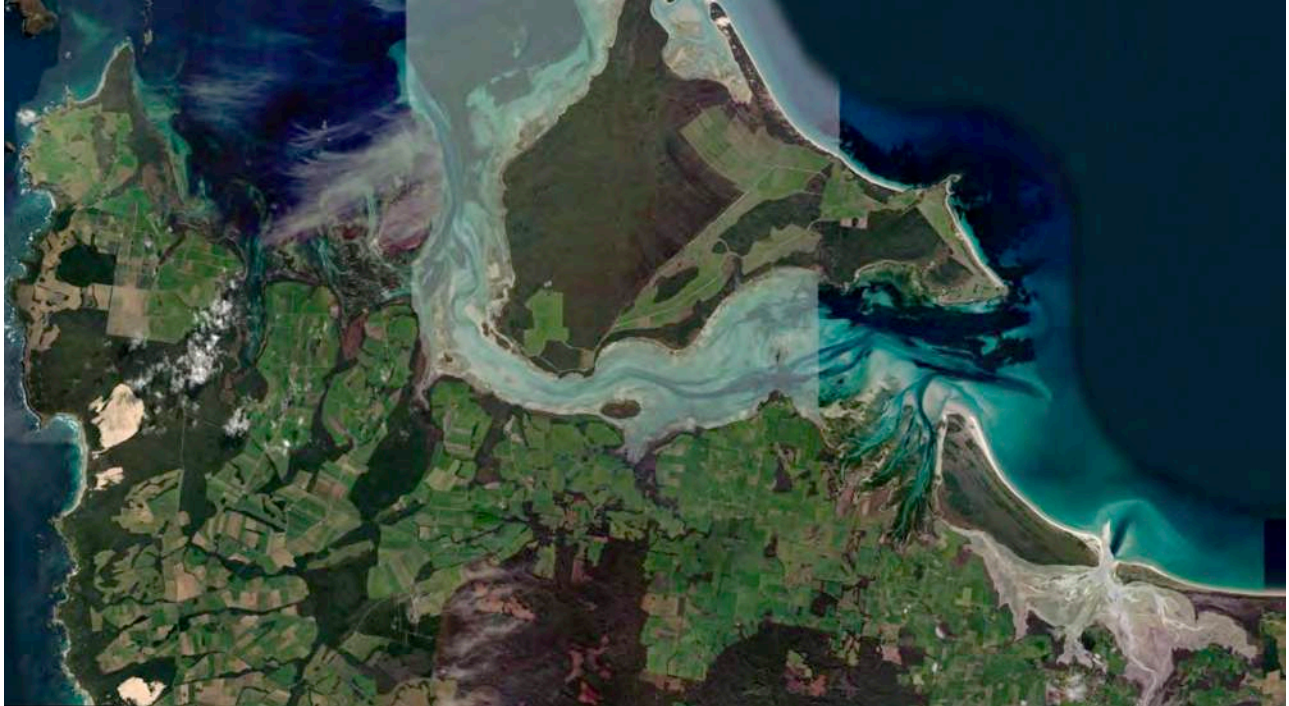


Photo 3.7 Aerial Image of the coastal estuaries and islands between Woolnorth to Smithton (source List Tas Map)



Photo 3.8 Duck Bay estuary at Smithton



Photo 3.9 Coastline off Hunter island

**Map 3.13** Indicative boundaries of Scenic Protection Area for Coastal Estuaries and Wetlands





PROPOSED CIRCULAR HEAD EASTERN GATEWAY SCENIC  
PROTECTION AREA

Visitors and residents typically arrive to the municipality via the Bass Highway from the east. They are presented with a landscape of high scenic quality with panoramic views across the agricultural landscape, Rocky Cape National Park and far distant views of Stanley Peninsula with the Nut being a prominent landmark. During community consultation, locals often referred to this as a 'gateway' experience of coming home.

The area is mapped as having high to moderate scenic values using the criteria from North-West Plateau and Hills and Coastlines LCTs frames of reference (refer to Map 2.6 and Attachment 5). The agricultural landscape through this area has been mapped as having extensive areas of moderate scenic quality and smaller areas of high scenic quality using the same criteria as elsewhere.

Application of the Agricultural Landscapes LCT to this area would reinforce the high scenic quality ascribed to the landscape from the municipal boundary through to near Rocky Cape Road. Such an assessment is based on the rolling nature of the pastures, the extent of retained vegetation along watercourses and elsewhere, the presence of hedgerows and the seemingly natural transitions between clearing and native bushland.

Map 3.14 shows the boundaries for the proposed Circular Head Eastern Gateway Scenic Protection Area. Community consultation and further fieldwork led to limiting the boundaries to not include the flatter coastal land extending westwards to Detention River.

Photos 3.10-3.13 show the scenic values of the SPA.



Photo 3.10 Rural landscape of high scenic interest (typical of the municipality)

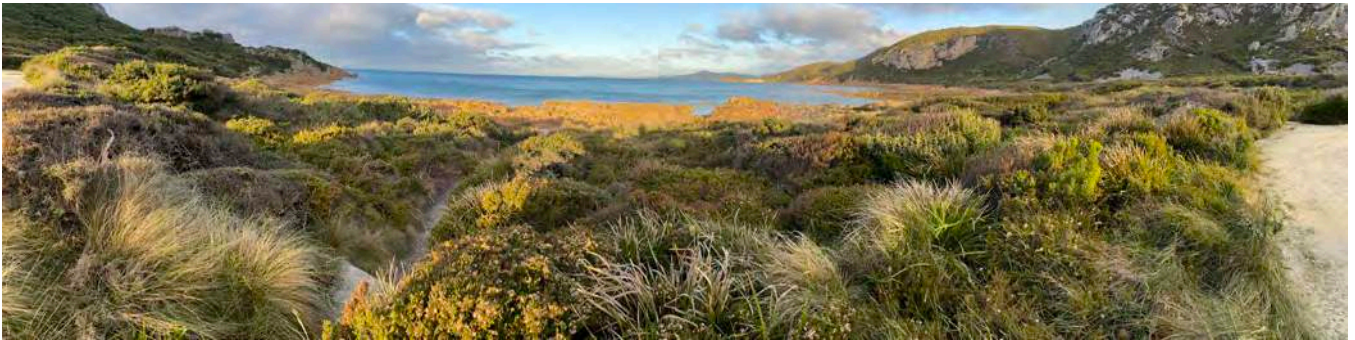


Photo 3.11 Dramatic coastal landscape of Rocky Cape National Park



Photo 3.12 View westwards from Rocky Cape National Park with The Nut in the distant background



Photo 3.13 View of agricultural landscape from Montumana Road with Shakesphere Hills in background

**Photo 3.9 - 3.13** Views within the proposed Scenic Protection Area for Rocky Cape National Park and gateway entry off the Bass Highway into the municipality.



**Map 3.14** Indicative boundary of Scenic Protection Area for Circular Head Gateway Corridor



#### PROPOSED SUMAC LOOKOUT SCENIC PROTECTION AREA

The Tarkine Drive is promoted as a major sightseeing experience for visitors. The focus of the Tarkine Drive is a looped route (C218) that follows Sumac Road, Rapid River Road, Tayatea Road and Reids Road. It traverses large areas assessed as having high scenic quality. There are a range of attractive reserves including Trowutta Arch State Reserve, the Milkshakes Hills Regional Reserve, Luncheon Hill Regional Reserve, Lake Chisholm Regional Reserve and Sumac Regional Reserve. There are also visitor lookouts along the Drive including Sumac Lookout, Dempster Plain Lookout, Rapid River Lookout and Sinkhole Lookout.

In the Stage 1 Report, it was recommended that a Scenic Road Corridor could be considered for the Tarkine Drive. Further fieldwork indicated practical issues with trying to establish a Scenic Road Corridor given the majority of the route is zoned Permanent Timber Production Zone with ongoing forestry operations and that the landscape viewed from the road continually changes. It was considered that the most viewed landscape was from the Sumac Lookout towards the Arthur River, and that it would be more appropriate to have a Scenic Protection Area covering the seen area from the lookout.

Photos 3.14 shows the scenic view from Sumac Lookout.

Map 3.15 shows the potential boundaries for the Scenic Protection Area. The area is larger than the seen area from the lookout as the boundaries have sought to follow some physical lines (e.g., creeklines, ridgelines) in the foreground and middle-ground. The Scenic Protection Area is zoned Environmental Management

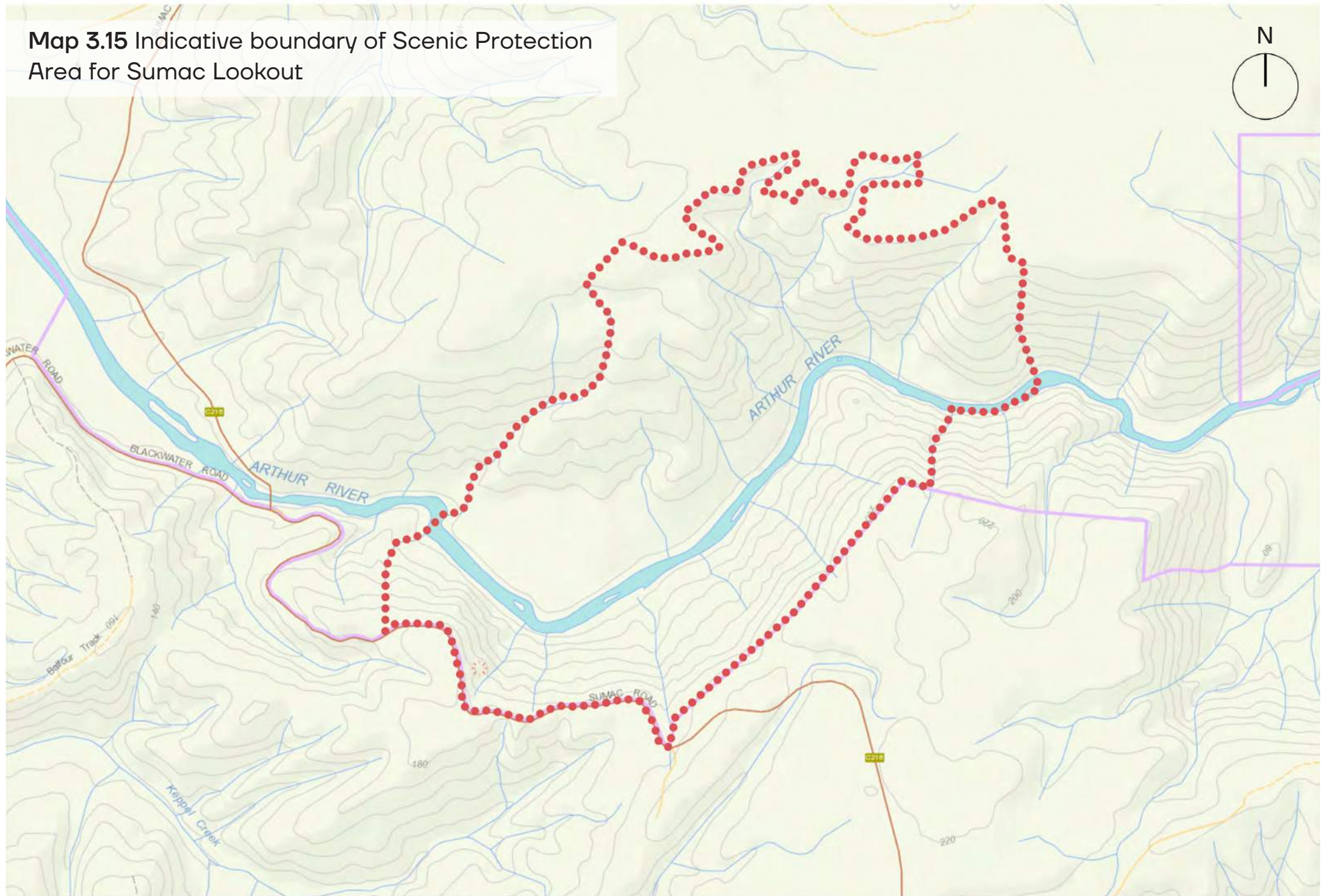




**Photo 3.13** View from Sumac Lookout



**Map 3.15** Indicative boundary of Scenic Protection Area for Sumac Lookout



### **3.5.2 Management Plans**

Management plans provide a useful tool to create the policies and strategies required to manage scenic values in conservation areas, nature reserves, nature recreation areas, state reserves and marine reserves being managed by PWS.

Council is not a major landowner of large tracts of land with scenic values but should support the preparation of Management Plans and strategies/actions for managing scenic values on existing reserves.

### **3.5.3 Landscape Visual Impact Assessments**

LVIA's are possibly the most important tool for ensuring there is well-informed and professional analysis of potential impacts on scenic values by major development proposals within the municipality.

Council can advocate or request the preparation of a landscape visual impact assessment as part of the Development Application process for proposed developments that are likely to have adverse impacts on scenic values. This would include large scale industrial and infrastructure developments such as industrial sites, windfarms, transmission powerlines, major roads, fish farms, ports and communication towers.

### **3.5.4 Collaborative Arrangements**

Currently there are a range of opportunities to implement collaborative arrangements that might protect scenery in the municipality. These are important but most likely to cover only smaller areas within a larger area with high scenic values.

Council should support any opportunity that arises to increase collaborative arrangements with landowners that will assist with managing scenic values.

## **SECTION 4 IMPLEMENTATION**

### **4.1 SCENIC PROTECTION AREAS**

This section provides information to support Council when considering an amendment to the Tasmania Planning Scheme – Circular Head to include new Scenic Protection Areas within the municipality in the Scheme. The intent is to include new SPAs in the Scheme which will supersede the existing Greens Hills SPA, Green Point Road Scenic Road Corridor (SRC), Marcus River Road SRC and the Stanley Highway SRC.

The five recommended SPAs are:

Stanley Peninsula Scenic Protection Area (Section 4.1.1);

Marrawah Scenic Protection Area (Section 4.1.2);

Coastal Estuaries and Islands Scenic Protection Area  
(Section 4.1.3);

Eastern Gateway Scenic Protection Area (Section 4.1.4); and

Sumac Lookout Scenic Protection Area (Section 4.1.5).

The following information is provided for each of the proposed SPA's :

its boundaries;

its scenic values;

its management objectives;

the Planning Scheme zones which apply within it;

the developments which are exempt under the Scheme; and

guidelines to assist Council in working with developers to achieve positive outcomes which achieve the objectives of the SPA.



### 4.1.1 Stanley Peninsula Scenic Protection Area

#### Location

Stanley Peninsula

#### Description

Map 4.1 shows the proposed boundaries for the Stanley Peninsula SPA. The SPA includes the whole of the Stanley Peninsula to North Point and extends to include the coastline from Eagle Point at Duck Bay in the west to Cowrie Point in the east on the northern side of the Bass Highway to the coastline, except in the west where it follows the zoning boundaries within the Thousand Acre Farm to abut the Coastal Estuaries and Islands SPA.

The village of Stanley is excluded from the SPA as the Local Historical Heritage Code which applies there is considered sufficient to protect the heritage aesthetic of the place. Although excluded from the SPA, the village of Stanley adds to the perceived scenic value of the SPA.

#### Scenic Value

The landscape character of the SPA is distinguished by its diverse coastal landforms (including the significant geology of the Nut) and sweeping oceanic/tidal influences, its patchwork of multiple vegetation types and its agricultural landscapes free of industrial development.

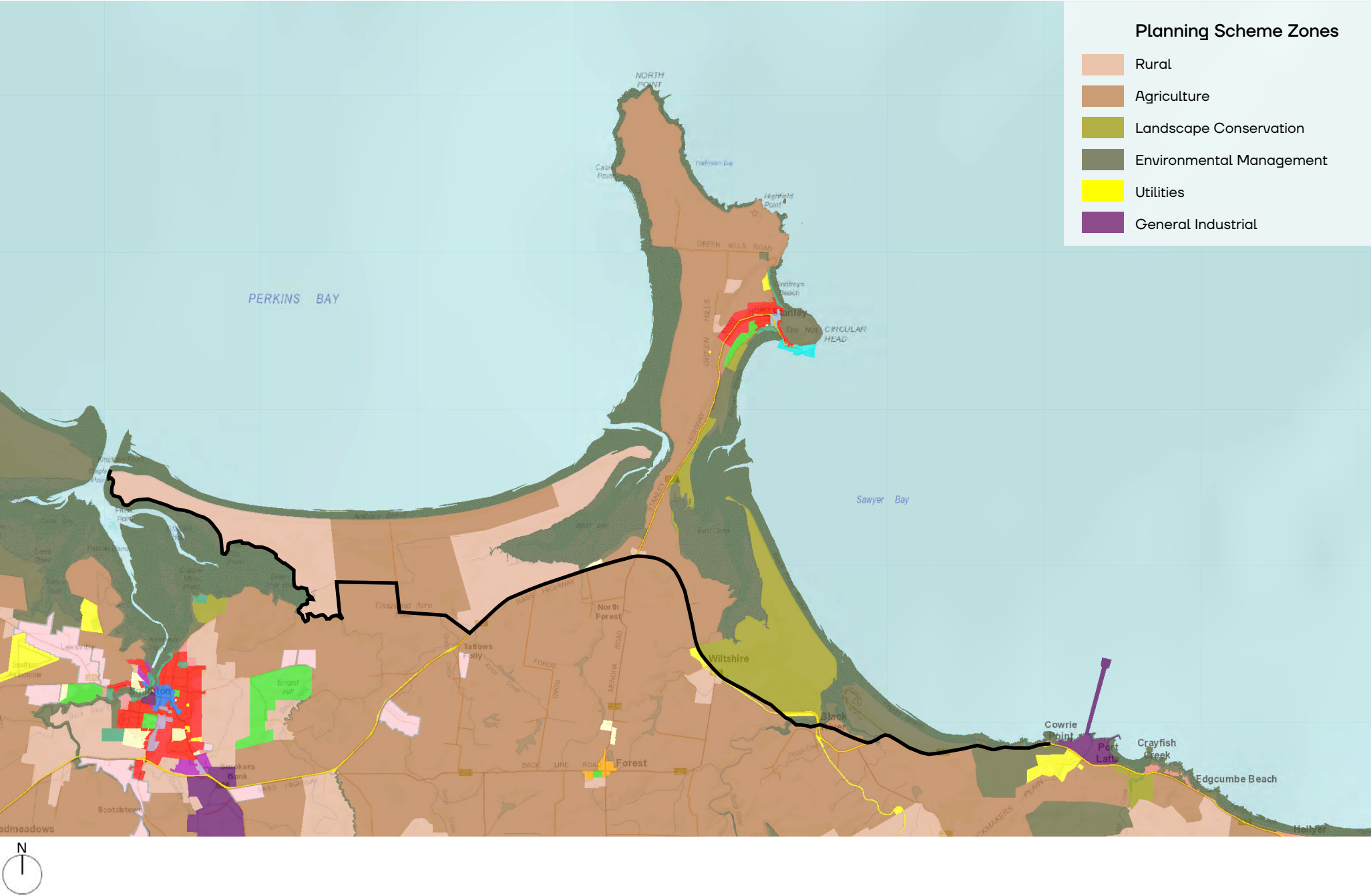
Specifically, the SPA encapsulates multiple high scenic quality characteristics across an extensive area including:

its highly articulated (West, East and Black River Inlets) and diverse coastline including small sandy beaches enclosed by headlands (Godfreys Beach, Little Peggs Beach and the beach at Brickmakers Bay);

dramatic landforms with high sheer cliffs (the Nut),

strongly defined patterns of vegetation including saltmarsh, eucalypts, tea-tree scrub and dune vegetation (such as occur along Anthony Beach and the edges of the various inlets);  
and

Map 4.1: Boundary of Stanley Peninsula Scenic Protection Area



the distinctive tidal entrances to the inlets and the strong visual influence of the tide on the western coast of the Stanley Peninsula.

Moderate scenic quality features within the SPA include long sandy beaches (Anthony, Tatlowes, Black River and Peggs Beaches) and rounded hills (such as the Green Hills).

As noted, the village of Stanley is excluded from the SPA but adds to its perceived scenic value.

Investigations by others of portions of the SPA<sup>23</sup> identified that the Stanley Peninsula has very high landscape values arising from its cultural heritage (Aboriginal and European) and its scenic quality, tourism and nature conservation values. The same study considered The Nut to be an outstanding scenic feature of unique form, viewed from many distant viewpoints (i.e., from the proposed Eastern Gateway SPA) and closer viewpoints. The assessment of the Nut as having very high landscape values was seen to be reinforced by the expansive 360-degree panoramic views over the Northwest and Bass Strait from the plateau at its top.

## Scenic Management Objectives

The scenic management objectives for the Stanley Peninsula SPA are to:

ensure the visual composition of the Stanley Peninsula SPA is retained and protected from visual impacts that would permanently alter or degrade its landscape character;

manage the Stanley Peninsula SPA landscape as viewed from publicly sensitive viewpoints<sup>24</sup> such that the established landscape character is retained, and visual impacts are avoided or mitigated;

protect the sense of identity of The Nut and Stanley Peninsula as prominent landscape features of significant scenic, cultural and social interest; and

minimize potential visual impact of new development or works on scenic values.

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<sup>23</sup> Geoscene International 2022, Stanley Coastal Landscape Assessment, Preliminary Draft Feb 2022

<sup>24</sup> As defined in Forestry Commission Tasmania 1990 (reprinted 2006). *Op. cit.*

## Planning Scheme Zones

Map 4.1 shows the existing zones. Most of the coastline and inlets are within the Environment Management Zone. The Agriculture Zone covers areas of the Stanley Peninsula land utilized for farming. Land to the west of West Inlet is zoned Rural along with two small land areas off Dovecote Road. A Landscape Conservation overlay is applied to some land located off the Stanley Highway and to the east and south of East Inlet.

## Exemptions

Section C8.4.1 of the Scenic Protection Code specifies that the following development is exempt from the 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<sup>25</sup>

More specifically, the following exemptions also apply within the Tasmanian Planning Scheme – Circular Head:

Outbuildings that meet criteria set out in Section 4.3.8 of the Tasmanian Planning Scheme – Circular Head (as outlined in Attachment 6) within the Rural Zone or Agriculture Zone;

Agricultural buildings and works that meet criteria set out in Section 4.3.9 of the Tasmanian Planning Scheme – Circular Head (as outlined in Attachment 6) within in the Rural Zone or Agriculture Zone; and

Vegetation removal for safety or in accordance with other Acts that meet criteria set out in Section 4.4.1 of the Tasmanian Planning Scheme – Circular Head (as outlined in Attachment 6) within all the Zones.

Multiple Codes apply to areas within the SPA. The coastline is generally covered by the Coastal Inundation Hazard Code, Coastal Erosion Hazard Code and the Natural Assets Code with the overlay for future coastal refugia area.

All of the SPA is covered by the Bushfire-prone Areas Code. Creeks and watercourses are covered by the Natural Assets Code with the Waterway and Coastal Protection Area. There are also areas covered by the Landslip Hazard Code.

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<sup>25</sup> Tasmania Planning Scheme – Circular Head includes a Scenic Road Corridor along the Stanley Highway commencing 1.3 km from the intersection with East Inlet Road and extends 1.45 km to the south-western edge of the General Residential Zone at Stanley.

## Scenic Management Guidelines<sup>26</sup>

In reviewing development applications within the SPA, Council should consider the following in relation to the Performance Criteria under the Development Standards for Buildings and Works (Section C8.6 of the Code).

### P 1.1 VEGETATION

Evaluation of an application for buildings or works should consider:

minimising the extent of land clearing required for the development – 500 m<sup>2</sup> is an acceptable solution, nonetheless, seek to minimize removal of vegetation wherever possible;

retaining vegetation where it acts as a screen to disturbed areas;

exploring opportunities for the revegetation of construction disturbance and previously disturbed areas particularly where revegetation can assist with screening of impacts;

adjusting the size and shape of vegetation removal to the shape of the adjacent landform<sup>27</sup>;

creating naturally occurring shapes when clearing vegetation (i.e., avoid straight lines by scalloping or feathering edges) unless adjacent to other geometrically shaped patterns where an angular shape may be appropriate; and

staging works over long periods of time to enable regeneration of disturbed ground (where appropriate).

### P 1.2 BUILDINGS OR WORKS

When evaluating an application for buildings or works within the SPA, Council officers should consider whether the proposal(s):

are below the skyline – the acceptable solution is 50m below the “skyline”, nonetheless, lower could be better;

<sup>26</sup> Note: These guidelines are to assist in the evaluation only and have no statutory status within the Tasmanian Planning Scheme - Circular Head).

<sup>27</sup> See Forestry Commission 1990. *Op. cit.* for guidance on best practice.

are away from prominent “hillfaces”<sup>28</sup>;

are away from road frontages except where the visual impact would be less than if development were immediately adjacent to the frontage;

take advantage of natural landforms and/or vegetation to screen visibility;

minimise the height of new buildings to two-storeys or less;

minimize the need for extensive cut and fill and/or the removal of vegetation;

incorporate the use of dark-coloured materials and limit the use of reflective materials on exposed surfaces; and

incorporate dark sky lighting principles<sup>29</sup> particularly those principles aimed at the protection of wildlife.

Areas of significant concern within the SPA are the skyline and hillfaces of the Green Hills and impacts on the views from the Bass Highway, Stanley Highway, Stanley, The Nut, visitor lookouts, beaches and other public spaces.

## 4.1.2 Marrawah Scenic Protection Area

### Location

Marrawah

### Description

Map 4.2 shows the proposed boundaries for the Marrawah SPA. The SPA includes land west of Marcus River Road to the coastline commencing in the north at the Mount Cameron West Track (inclusive of the 4WD track that runs from the end of the track to reach Mount Cameron Beach then south to Green Point Road including lands north and west of that road to the coast continuing to Periwinkle Beach Road and from that intersection following parcel

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<sup>28</sup> Skylines are defined as “the silhouettes of hills and ridge lines against the sky”. Hillfaces are “the sides of hills and include those ridge lines which lie below the skyline”. See Department of Primary Industries, Water and Environment 2000. “Planning Guidelines – Urban Skylines and Hill Faces”.

<sup>29</sup> See Australian standard AS/NZS 4282:2019, Control of the obtrusive effects of outdoor lighting.

boundaries (154 and 16Hansons Road, Marrawah) to the northeast corner of the Arthur-Pieman Conservation Area.

## **Scenic Value**

The landscape character of the SPA is distinguished by views from the road to the coast over rolling, open pastures on low, ancient dune formations with retained native vegetation in patches and along watercourses with few structures. The SPA includes Mount Cameron West and Green Point as significant landmark features and incorporates the village centre of Marrawah.

Specifically, the SPA includes multiple high scenic quality characteristics including:

- the distinctive form of preminghana/Mount Cameron West as a significant focal point in the coastal landscape;

- the shoreline at taypalaka/Green Point and the coast southwards and their irregular rocky edges with numerous small pools, sand patches and small sandy beaches backed by colourful, sometimes wind-pruned coastal vegetation; and

- the frequent wild and windswept surf conditions which typify the coastline of the SPA.

Moderate scenic quality features of the SPA include Green Point Beach and the mosaic pattern of natural transitions between native vegetation and well-managed pasture a rolling landscape of ancient dunes.



**Planning Scheme Zones**

- Rural
- Rural Living
- Agriculture
- Landscape Conservation
- Environmental Management



## Scenic Management Objectives

The scenic management objectives for the Marrawah Scenic Protection Area are to:

ensure the visual composition of the Marrawah SPA is retained and protected from visual impacts that would permanently alter or degrade its landscape character;

manage the Marrawah SPA landscape as viewed from publicly sensitive viewpoints<sup>30</sup> such that the established landscape character is retained, and visual impacts are avoided or mitigated;

protect the sense of remoteness of the wild coast of the area as a feature of significant scenic, cultural and social interest; and

minimize potential visual impact of new development or works on scenic values.

## Planning Scheme Zones

Map 4.2 shows the existing zoning in the Tasmanian Planning Scheme - Circular Head:

Environmental Management Zone – Mount Cameron West

Rural Zone – freehold land south of Mount Cameron West

Agriculture Zone – freehold land extending to the southern boundary of the SPA

Open Space Zone – public reserve with toilet and picnic facilities at Green Point Beach

Rural Living Zone – small area of Green Point Road

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<sup>30</sup> As defined in Forestry Commission Tasmania 1990 (reprinted 2006). *Op. cit.*

## Exemptions

Section C8.4.1 of the Scenic Protection Code specifies that the following development is exempt from the 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

More specifically, the following exemptions also apply within the Tasmanian Planning Scheme – Circular Head:

Outbuildings that meet criteria set out in Section 4.3.8 of the Tasmanian Planning Scheme – Circular Head (as outlined in Attachment 6) within the Rural Living Zone, Rural Zone or Agriculture Zone

Agricultural buildings and works that meet criteria set out in Section 4.3.9 of the Tasmanian Planning Scheme – Circular Head (as outlined in Attachment 6) within in the Rural Zone or Agriculture Zone

Vegetation removal for safety or in accordance with other Acts that meet criteria set out in Section 4.4.1 of the Tasmanian Planning Scheme – Circular Head (as outlined in Attachment 6) within all the Zones

Several Codes apply to areas within the SPA. The coastline is generally covered by the Coastal Inundation Hazard Code, Coastal Erosion Hazard Code and the Natural Assets Code with the overlay for future coastal refugia area.

All of the SPA is covered by the Bushfire-prone Areas Code. Creeks and watercourses are covered by the Natural Assets Code with the Waterway and Coastal Protection Area. There are also areas covered by the Landslip Hazard Code. Mount Cameron West and freehold land to the south with native vegetation are included in Priority Vegetation Area overlay under the Natural Assets Code.

## Scenic Management Guidelines<sup>31</sup>

In reviewing development applications within the SPA, Council should consider the following in relation to the Performance Criteria under the Development Standards for Buildings and Works (Section C8.6 of the Code).

### P 1.1 VEGETATION

Evaluation of an application for buildings or works should consider:

minimising the extent of land clearing required for the development – 500 m<sup>2</sup> is an acceptable solution, nonetheless, seek to minimize removal of vegetation wherever possible;

retaining vegetation where it acts as a screen to disturbed areas;

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<sup>31</sup> Note: These guidelines are to assist in the evaluation of Development Applications only and have no statutory status within the Tasmanian Planning Scheme – Circular Head).



exploring opportunities for the revegetation of construction disturbance and previously disturbed areas particularly where revegetation can assist with screening of impacts;

adjusting the size and shape of vegetation removal to the shape of the adjacent landform<sup>32</sup>;

creating naturally occurring shapes when clearing vegetation (i.e., avoid straight lines by scalloping or feathering edges) unless adjacent to other geometrically shaped patterns where an angular shape may be appropriate;

staging works over long periods of time to enable regeneration of disturbed ground (where appropriate).

#### P 1.2 BUILDINGS OR WORKS

When evaluating an application for buildings or works within the SPA, Council officers should consider whether the proposal(s):

are below the skyline - the acceptable solution is 50m below the "skyline", nonetheless, lower could be better;

are away from prominent "hillfaces"<sup>33</sup>;

are away from road frontages except where the visual impact would be less than if development were immediately adjacent to the frontage;

take advantage of natural landforms and/or vegetation to screen visibility;

minimise the height of new buildings to two-storeys or less;

minimize the need for extensive cut and fill and/or the removal of vegetation;

incorporate the use of dark-coloured materials and limit the use of reflective materials on exposed surfaces; and

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<sup>32</sup> See Forestry Commission 1990. *Op. cit.* for guidance on best practice.

<sup>33</sup> Skylines are defined as "the silhouettes of hills and ridge lines against the sky". Hillfaces are "the sides of hills and include those ridge lines which lie below the skyline". See Department of Primary Industries, Water and Environment 2000. "Planning Guidelines – Urban Skylines and Hill Faces".

incorporate dark sky lighting principles<sup>34</sup> particularly those principles aimed at the protection of wildlife.

### **4.1.3 Coastal Estuaries and Islands Scenic Protection Area**

#### **Location**

Northwest coastline and islands from Cape Grim to Smithton.

#### **Description**

Map 4.3 shows the proposed boundaries of the Coastal Estuaries and Islands SPA. The SPA includes the coastline from Kaindrim/the Doughboys in the west to the Thousand Acre Farm where it abuts the Stanley Scenic Protection Area including all of the coastal foreshore zoned Environmental Management or Open Space and offshore islands/islets. The SPA excludes the town of Smithton.

#### **SCENIC VALUE**

The landscape character of the SPA is distinguished by its rocky coastal shores, headlands and prominences, protected coves with sandy beaches and expansive tidal plains all backed by stands of mixed native vegetation or edged by salt marsh. On the larger islands (e.g., Robbins Island), areas of gently rolling topography inland from the coast have been cleared for agriculture.

Views within the SPA are from the land and sea to numerous offshore features and expansive tidal estuaries/passages from a limited number of public open spaces, coastal camping areas, scenic lookouts and roads. Viewing from land to the outermost of the islands is limited given distance and extent of private freehold land.

Importantly the SPA is viewed by marine and nature-based tour operators (including light aircraft) and commercial and recreational fishing vessels and private yachts. Community feedback and social media speak to the strong cultural heritage (Aboriginal and European), social and recreational connections associated with the estuaries and islands.

<sup>34</sup> See Australian standard AS/NZS 4282:2019, Control of the obtrusive effects of outdoor lighting.

Specifically, the SPA includes multiple high scenic quality characteristic including:

the rocky coastal shores, headlands and prominences, protected coves and small sandy beaches of the coast of mainland Tasmania and parts or all of the offshore islands;

the vast tidal estuaries at Robbins Passage, at Duck Bay, Acton, Big Bay and Boullanger Bay and at the mouths of major watercourses (i.e., Welcome River, Swan Creek, Marcus River, Montagu River, Duck River and Deep Creek) and the dramatic nature of change with tidal movements that occurs in these areas on a daily basis;

the visual interaction of the unique diversity, complexity and scale of the landforms and coastal features in one location including the:

diversity of coastal landforms of the mainland and the vast and varied tidal estuaries as mentioned above,

the complex of substantive offshore islands including Koindrim/The Doughboys, Titima/Trefoil Island, Hunter Island, Three Hummock Island, Walker Island, Robbins Island and Perkins Island, and

the diverse array of small islands, islets and rock formations including Koindrim/The Doughboys, the Harbour Islets and the Petrel Islands;

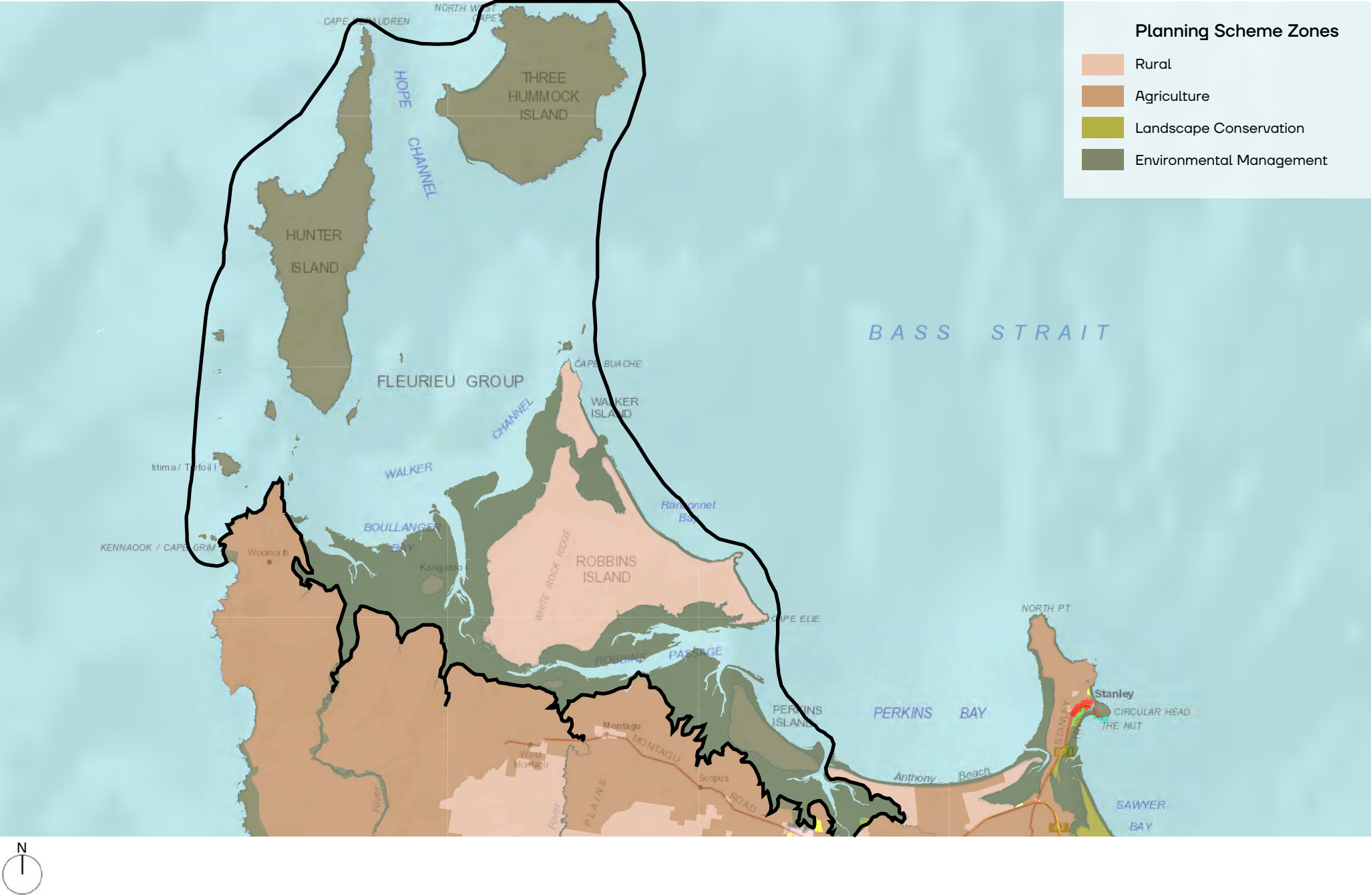
Moderate scenic quality features of the SPA its numerous small named islands, sandy banks and shoals.

The diversity and abundance of birdlife in the SPA significantly adds value to its scenic quality, particularly when birds in motion combine with the ephemeral conditions of angled light and fog that characterise the setting<sup>35</sup>.

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<sup>35</sup> The importance of birdlife as a feature of the SAP is evidenced in the naming of many of its features i.e., Bird Island, Penguin Islet, Petrel Island, Albatross Island, Pelican Point, etc.

Map 4.3: Boundary of Coastal Estuaries and Wetlands Scenic Protection Area





## Scenic Management Objectives

The scenic management objectives are:

ensure the visual composition of the Coastal Estuaries and Islands SPA is retained and protected from visual impacts that would permanently alter or degrade its landscape character;

manage the Coastal Estuaries and Islands SPA landscape as viewed from publicly sensitive viewpoints<sup>36</sup> such that the established landscape character is retained, and visual impacts are avoided or mitigated;

protect the sense of remoteness of the remote coast and offshore features of the area as a locale of significant scenic, cultural and social interest; and

minimize potential visual impact of new development or works on scenic values.

## Planning Scheme Zones

Map 4.3 shows the existing zones. All the coastal estuaries and wetlands are within the Environment Management Zone of the Tasmanian Planning Scheme - Circular Head. Most of the islands are also in the Environment Management Zone other than for Walker Island and Robbins Island which are predominately zoned Rural. Robbins Island includes some Environment Management Zone around the northern western and southern coastlines.

## Exemptions

Section C8.4.1 of the Scenic Protection Code specifies that the following development is exempt from the code:

(a) planting or destruction of vegetation on existing pasture or crop production land, unless for the destruction of the following:

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<sup>36</sup> As defined in Forestry Commission Tasmania 1990 (reprinted 2006). *Op. cit.* to include major areas for fishing, swimming, boating close to the ocean.

- (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 a 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 (none currently exist in the proposed SPA)

More specifically, the following exemptions also apply within the Tasmanian Planning Scheme – Circular Head:

Outbuildings that meet criteria set out in Section 4.3.8 of the Tasmanian Planning Scheme – Circular Head (as outlined in Attachment 6) within the Rural Zone (which applies to part of Robbins Island)

Agricultural buildings and works that meet criteria set out in Section 4.3.9 of the Tasmanian Planning Scheme – Circular Head (as outlined in Attachment 6) within in the Rural Zone (which applies to part of Robbins Island);

Vegetation removal for safety or in accordance with other Acts that meet criteria set out in Section 4.4.1 of the Tasmanian Planning Scheme – Circular Head (as outlined in Attachment 6) within all the Zones

The Bushfire-Prone Areas Code, Coastal Hazards Inundation Code and the Natural Assets Code (e.g., waterway and coastal protection area, priority vegetation, future coastal refugia area) apply to some areas of the islands.

## Scenic Management Guidelines<sup>37</sup>

In reviewing development applications within the SPA, Council should consider the following in relation to the Performance Criteria under the Development Standards for Buildings and Works (Section C8.6 of the Code).

### P 1.1 V E G E T A T I O N

Evaluation of an application for buildings or works should consider:

minimising the extent of land clearing required for the development – 500 m<sup>2</sup> is an acceptable solution, nonetheless, seek to minimize removal of vegetation wherever possible;

retaining vegetation where it acts as a screen to disturbed areas;

exploring opportunities for the revegetation of previously disturbed areas particularly where revegetation can assist with screening of impacts;

adjusting the size and shape of vegetation removal to the shape of the adjacent landform<sup>38</sup>;

creating naturally occurring shapes when clearing vegetation (i.e., avoid straight lines by scalloping or feathering edges) unless adjacent to other geometrically shaped patterns where an angular shape may be appropriate;

staging works over long periods of time to enable regeneration of disturbed ground (where appropriate).

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<sup>37</sup> Note: These guidelines are to assist in the evaluation of Development Applications only and have no statutory status within the Tasmanian Planning Scheme – Circular Head).

<sup>38</sup> See Forestry Commission 1990. *Op. cit.* for guidance on best practice.

**P 1.2 BUILDINGS OR WORKS**

When evaluating an application for buildings or works within the SPA, Council officers should consider whether the proposal(s):

are below the skyline – the acceptable solution is 50m below the “skyline”, nonetheless, lower could be better;

are away from prominent “hillfaces”<sup>39</sup>;

are set back from the coastline (including into areas outside the SPA) (setbacks from the ‘military crest’<sup>40</sup> are particularly critical in minimising visibility in the foreground views from the water);

take advantage of natural landforms (such as the military crest, dunes or other topographic elements) and/or vegetation to screen visibility;

minimise the height of new buildings to two-storeys or less;

minimize the need for extensive cut and fill and/or the removal of vegetation;

incorporate the use of dark-coloured materials and limit the use of reflective materials on exposed surfaces; and

incorporate dark sky lighting principles<sup>41</sup> particularly those aimed at the protection of wildlife.

In addition to the above principles, when evaluating an application for marine farm development within the SPA, Council officers should consider whether the proposal(s):

maintain a low profile to the water and of a uniform shape and size;

takes advantage of landform (e.g., as a backdrop) and screening opportunities to limit viewing;

<sup>39</sup> Skylines are defined as “the silhouettes of hills and ridge lines against the sky”. Hillfaces are “the sides of hills and include those ridge lines which lie below the skyline”. See Department of Primary Industries, Water and Environment 2000. “Planning Guidelines – Urban Skylines and Hill Faces”.

<sup>40</sup> The military crest is an area on the forward or reverse slope of a hill or ridge just below the topographical crest from which maximum observation and direct fire covering the slope down to the base of the hill or ridge can be obtained. Conversely, elements behind the military crest cannot be seen from the base of the hill or ridge.

<sup>41</sup> See Australian standard AS/NZS 4282:2019, Control of the obtrusive effects of outdoor lighting.



will create unacceptable visual impact given the scale and intensity of night lighting;

adopts a grey/black colour for any infrastructure to help minimise visual impacts;

the potential visual impacts of onshore infrastructure and the frequency of motorised boat access to the marine farm;

maintains the site in a neat and tidy manner; and

manages waste to avoid impacts on the pristine tidal flats that characterise the area.

#### **4.1.4 Eastern Gateway Scenic Protection Area**

##### **Location**

Bass Highway corridor at the eastern entry into the Municipality of Circular Head near Montumana towards Rocky Cape.

##### **Description**

Map 4.4 shows the proposed boundaries for the Eastern Gateway Scenic Protection Area.

The SPA includes lands north of the Bass Highway to the coast and south of it to the visual limits of the seen view from the highway corridor (e.g., the enclosing ridges of the Shakespeare Hills) commencing in the east at the Municipal boundary and ending in the west to join at Yanns Road/Rocky Cape Road.

##### **Scenic Value**

The landscape character of the SPA is distinguished by the views from the road to rolling, well-managed grassed paddocks with hedgerows in places and retained vegetation in patches and along watercourses with natural transitions between clearing and vegetation. The corridor is framed by views to the Sisters Hills and the forested backdrop of the Shakespeare Hills and includes the entirety of Rocky Cape National Park. Rocky Cape National Park is a

significant landmark feature as are distant views to the coast and the Stanley Peninsula.

Community consultation indicated that many locals consider the views from the Bass Highway, and in particular those views towards Stanley Peninsula, provide them with a sense of 'coming home'. To date, the visual impacts of buildings and works are limited reflecting the low population density, land tenure and primary agricultural use within the SPA.

Specifically, the SPA includes multiple high scenic quality characteristics including:

- the distinctive form of the Sisters Hills with its mixed vegetative cover;

- the distinctive variation and combinations of remnant vegetation and agricultural openings and the visual mosaic these create with seemingly natural transitions between land use types; and

- the perception of a cared for setting where human activity has left scenic landscape quality (i.e., there is a visual integrity, diversity and contrast and balance and harmony in the resulting effect).

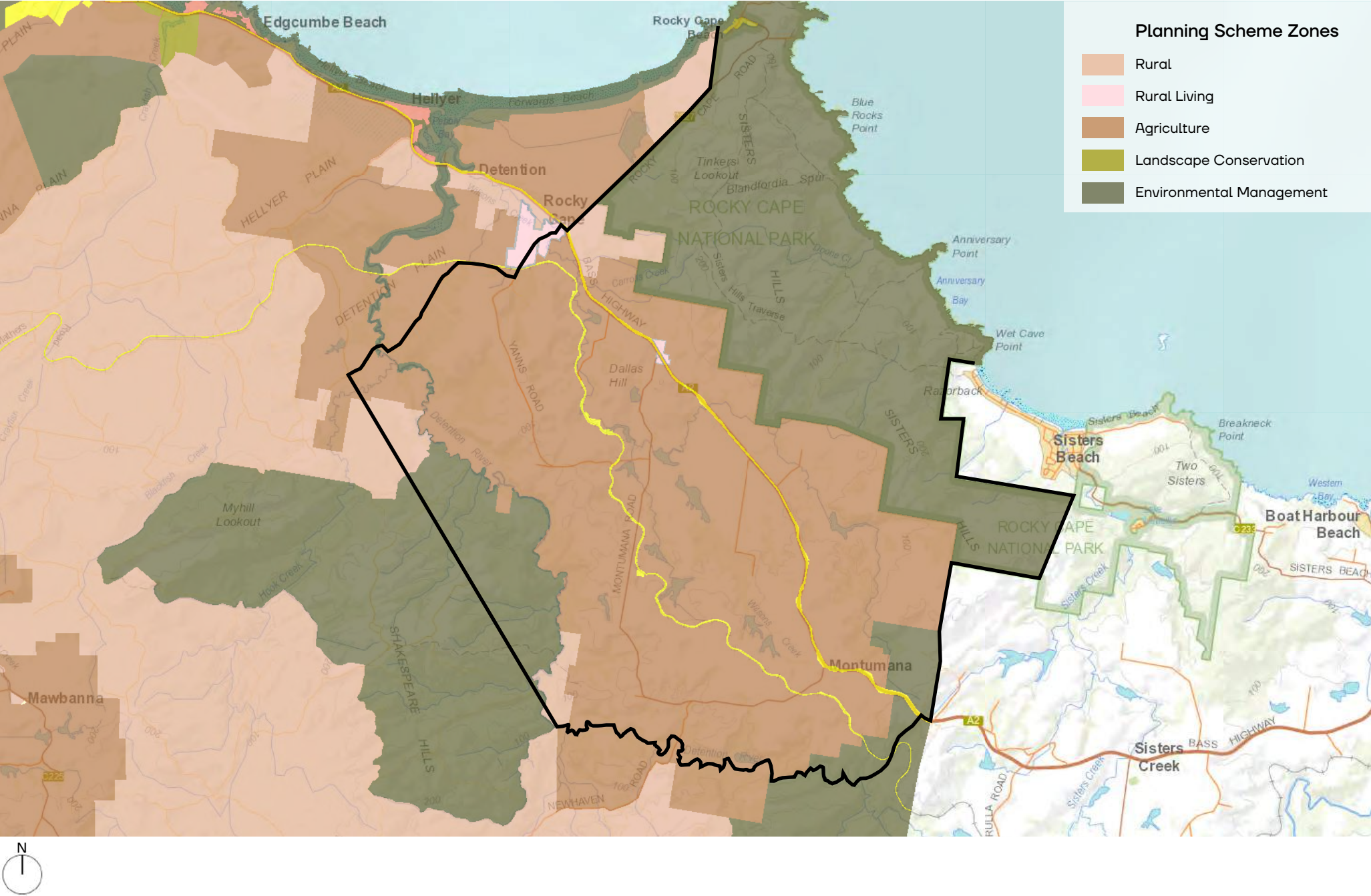
Moderate scenic quality features of the SPA include:

- rolling hills and ridges dissected by open valleys;

- medium to small streams with numerous farm dams, some of scale; and

- patches of remnant vegetation immediately adjacent to the roadside.

Map 4.4: Boundary of Circular Head Gateway Corridor Scenic Protection Area



## Scenic Management Objectives

The scenic management objectives are:

ensure the visual composition of the Eastern Gateway SPA is retained and protected from visual impacts that would permanently alter or degrade its landscape character;

manage the Eastern Gateway SPA landscape as viewed from the Bass Highway and other publicly sensitive viewpoints<sup>42</sup> such that the established landscape character is retained, and visual impacts are avoided or mitigated; and

minimize potential visual impact of new development or works on scenic values.

## Planning Scheme Zones

Map 4.4 shows the existing zoning:

Environmental Management Zone – Rocky Cape National Park and Shakespeare Hills State Forest;

Agriculture Zone – most of freehold land within the SPA; and

Rural Zone – freehold land area on eastern side of Bass Highway near the Rocky Cape Road

The Landslips Hazard Code, Natural Assets Code and Bushfire - prone Areas Code applies to all land in the Environmental Management Zone within the SPA. The Bushfire - prone Areas Code applies to freehold land in the Agriculture Zone.

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<sup>42</sup> As defined in Forestry Commission Tasmania 1990 (reprinted 2006). *Op. cit.*



## Exemptions

Section C8.4.1 of the Scenic Protection Code specifies that the following development is exempt from the 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 (no SRC so this is not applicable).

More specifically, the following exemptions also apply within the Tasmanian Planning Scheme - Circular Head:

Outbuildings that meet criteria set out in Section 4.3.8 of the Tasmanian Planning Scheme - Circular Head (as outlined in Attachment 6) within the Agriculture Zone and Rural Zone;

Agricultural buildings and works that meet criteria set out in Section 4.3.9 of the Tasmanian Planning Scheme – Circular Head (as outlined in Attachment 6) within in the Agriculture Zone and Rural Zone; and

Vegetation removal for safety or in accordance with other Acts that meet criteria set out in Section 4.4.1 of the Tasmanian Planning Scheme – Circular Head (as outlined in Attachment 6) within all the Zones

## Scenic Management Guidelines<sup>43</sup>

In reviewing development applications within the SPA, Council should consider the following in relation to the Performance Criteria under the Development Standards for Buildings and Works (Section C8.6 of the Code).

### P 1.1 V E G E T A T I O N

Evaluation of an application for buildings or works should consider:

minimising the extent of land clearing required for the development – 500 m<sup>2</sup> is an acceptable solution, nonetheless, seek to minimize removal of vegetation wherever possible;

retaining vegetation where it acts as a screen to disturbed areas;

exploring opportunities for the revegetation of construction disturbance and previously disturbed areas particularly where revegetation can assist with screening of impacts;

adjusting the size and shape of vegetation removal to the shape of the adjacent landform<sup>44</sup>;

creating naturally occurring shapes when clearing vegetation (i.e., avoid straight lines by scalloping or feathering edges) unless adjacent to other geometrically shaped patterns where an angular shape may be appropriate;

<sup>43</sup> Note: These guidelines are to assist in the evaluation of Development Applications only and have no statutory status within the Tasmanian Planning Scheme – Circular Head).

<sup>44</sup> See Forestry Commission 1990. *Op. cit.* for guidance on best practice.

staging works over long periods of time to enable regeneration of disturbed ground (where appropriate).

#### P 1.2 BUILDINGS OR WORKS

When evaluating an application for buildings or works within the SPA, Council officers should consider whether the proposal(s):

are below the skyline – the acceptable solution is 50m below the “skyline”, nonetheless, lower could be better;

are away from prominent “hillfaces”<sup>45</sup>;

are away from road frontages except where the visual impact would be less than if development were immediately adjacent to the frontage;

take advantage of natural landforms and/or vegetation to screen visibility from the Bass Highway;

minimise the height of new buildings to two-storeys or less;

minimize the need for extensive cut and fill and/or the removal of vegetation particularly where viewed from the Bass Highway;

incorporate the use of dark-coloured materials and limit the use of reflective materials on exposed surfaces; and

incorporate dark sky lighting principles<sup>46</sup> particularly those principles aimed at the protection of wildlife.

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<sup>45</sup> Skylines are defined as “the silhouettes of hills and ridge lines against the sky”. Hillfaces are “the sides of hills and include those ridge lines which lie below the skyline”. See Department of Primary Industries, Water and Environment 2000. “Planning Guidelines – Urban Skylines and Hill Faces”.

<sup>46</sup> See Australian standard AS/NZS 4282:2019, Control of the obtrusive effects of outdoor lighting.

### 4.1.5 Sumac Lookout Scenic Protection Area

#### Location

The Sumac lookout is located on Tarkine Drive (C218).

#### Description

Map 4.5 shows the proposed boundaries for the SPA.

The Tarkine Drive is promoted and marketed as a major sightseeing experience for visitors. It is a popular location for visitors to take a panoramic view of the Arthur River within the natural landscape. It is located within the Trowutta Regional Reserve.

#### Scenic Value

The Tarkine Drive is promoted as a major sightseeing experience for visitors with Sumac lookout being highly promoted for its breathtaking views to the Arthur River. The Arthur River is viewed amongst a backdrop of dense natural forest on the slopes and the ridges of the valley. The landscape is natural with no development or man-made alterations evident from the lookout.

#### Scenic Management Objectives

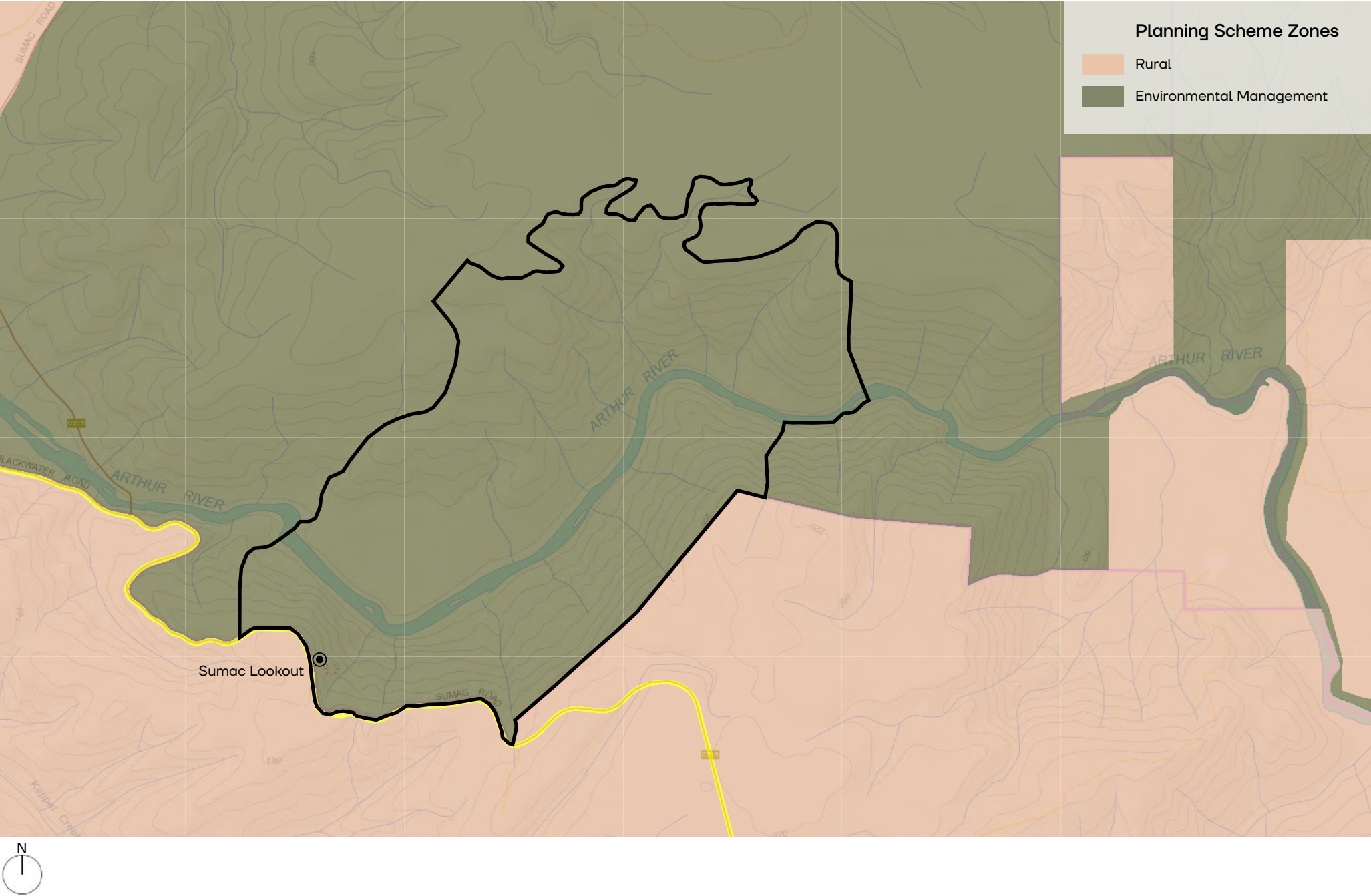
The scenic management objectives are:

- to retain the high scenic quality of the natural landscape that are viewed from Sumac lookout and attracts visitors to the Tarkine Drive; and

- to minimize and manage the potential visual impact of any works or development within the natural landscape viewed from Sumac lookout.



Map 4.5: Boundary of Sumac Lookout Scenic Protection Area



## Planning Scheme Zones

Map 4.5 shows the existing zones. The proposed Scenic Protection Area is within the Environmental Management Zone of the Tasmanian Planning Scheme - Circular Head.

The Bushfire-prone Areas Code and the Natural Assets Code - Priority Vegetation Area overlay applies to the SPA. Some of the steeper slopes along the Arthur River are also covered by the Landslip Hazard Code.

## Exemptions

Section C8.4.1 of the Scenic Protection Code specifies what development is exempt from the code, but these are not relevant to the Environmental Management Zone other than for subdivision not involving any works and development subject to the Telecommunications Code.

Exemptions are provided for vegetation removal for safety or in accordance with other Acts that meet criteria set out in Section 4.4.1 of the Tasmanian Planning Scheme - Circular Head within all the Zones. These criteria include clearance and harvesting of vegetation in accordance with a forest practices plan certified under the *Forest Practices Act 1985*. Another criteria for exemption is a fire hazard reduction in accordance with a bushfire management plan or the *Fire Service Act 1979*.

## Scenic Management Guidelines

Council has no jurisdiction in the Tasmanian Planning Scheme - Circular Head to assess forestry development undertaken in accordance with the Forest Practice Code.

The manual for Forest Landscape Management<sup>47</sup> provides guidelines for managing the impact of forestry operations within Tasmania's landscape.

Sustainable Timber Tasmania has a Landscape Context Planning system to manage the biodiversity of a whole landscape. The system looks at the landscape as a whole including:

areas set aside for wildlife habitat strips;

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<sup>47</sup> Forestry Commission Tasmania 1990. *Op.cit.*

streamside reserves;

skyline reserves;

reserves or special management zones of threatened species; and

reserves on public land under the *Nature Conservation Act*.

## **4.2 DRAFT LOCAL PROVISIONS**

Tables 4.1 –4.5 set out the required text for inclusion of the recommended Scenic Protection Areas as an amendment to the Tasmania Planning Scheme – Circular Head. It would involve replacing CIR Table C8.1 Scenic Protection Area with Table 4.1 and deleting CIR- Table C8.2 Scenic Road Corridors from the scheme.

Amendment to the local provisions requires the Council to provide the following information:

Reference Number (refers to section of the planning scheme);

Scenic Protection Area name;

Description;

Scenic values; and

Management Objectives.

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
CIR-C8.1.1	Stanley Peninsula	<p>The SPA includes the whole of the Stanley Peninsula to North Point and extends to include the coastline from Eagle Point at Duck Bay in the west to Cowrie Point in the east on the northern side of the Bass Highway to the coastline, except in the west where it follows the zoning boundaries within the Thousand Acre Farm to abut the Coastal Estuaries and Islands SPA.</p> <p>The key scenic features are Anthony Beach, West Inlet, Green Hills, Godfreys Beach, The Nut, East Inlet, Black River Inlet, Black River Beach and Peggs Beach.</p> <p>The village of Stanley is excluded from the SPA as a Local Historical Heritage Code already exists over this area in the Tasmanian Planning Scheme - Circular Head.</p>	<p>The SPA encapsulates multiple high scenic quality characteristics across an extensive area including:</p> <ul style="list-style-type: none"> <li>its highly articulated (West, East and Black River Inlets) and diverse coastline including small sandy beaches enclosed by headlands (Godfreys Beach, Little Peggs Beach and the beach at Brickmakers Bay);</li> <li>dramatic landforms with high sheer cliffs (the Nut),</li> <li>strongly defined patterns of vegetation including saltmarsh, eucalypts, tea-tree scrub and dune vegetation (such as occur along Anthony Beach and the edges of the various inlets); and</li> <li>the distinctive tidal entrances to the inlets and the strong visual influence of the tide on the western coast of the Stanley Peninsula.</li> </ul> <p>Stanley Peninsula has very high landscape values arising from its cultural heritage (Aboriginal and European) and its scenic quality,</p>	<p>To ensure the visual composition of the Stanley Peninsula SPA is retained and protected from visual impacts that would permanently alter or degrade its landscape character.</p> <p>To manage the Stanley Peninsula SPA landscape as viewed from publicly sensitive viewpoints such that the established landscape character is retained, and visual impacts are avoided or mitigated.</p> <p>To protect the sense of identity of The Nut and Stanley Peninsula as prominent landscape features of significant scenic, cultural and social interest.</p> <p>To minimize potential visual impact of new development or works on scenic values.</p>



			<p>tourism and nature conservation values. The coastline has high scenic quality with many key scenic features including The Nut, inlets, beaches and estuaries. The low-lying land utilised for farming has lower scenic values.</p> <p>The Nut is one of Tasmania's most iconic landscape features and a key landmark to attract visitors to the northwest and the Circular Head Municipality. It is viewed from many points in the municipality and offers 360-degree panoramic views to the coastline.</p> <p>Stanley Peninsula is seen upon entry into the municipality and these long vistas are highly valued by the local community.</p>	
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Table 4.1 Draft Local Provisions for Stanley Peninsula Scenic Protection Area

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
CIR-C8.1.2	Marrawah	The SPA includes land west of Marcus River Road to the coastline commencing in the north at the Mount Cameron West Track (inclusive of the 4WD track that runs from the end of the track to reach Mount Cameron Beach then south to Green Point Road including lands north and west of that road to the coast continuing to Periwinkle Beach Road and from that intersection following parcel boundaries (154 and 16Hansons Road, Marrawah) to the northeast corner of the Arthur-Pieman Conservation Area.	<p>The landscape character is distinguished by views from the road to the coast over rolling, open pastures on low, ancient dune formations with retained native vegetation in patches and along watercourses with few structures.</p> <p>Mount Cameron West and Green Point are significant landmark features and incorporates the village centre of Marrawah.</p> <p>Multiple high scenic quality characteristics include:</p> <ul style="list-style-type: none"> <li>the distinctive form of preminghana/Mount Cameron West as a significant focal point in the coastal landscape;</li> <li>the shoreline at taypalaka/Green Point and the coast southwards and their irregular rocky edges with numerous small pools, sand patches and small sandy beaches backed by colourful, sometimes wind-pruned coastal vegetation; and</li> <li>the frequent wild and windswept surf conditions which typify the coastline of the SPA.</li> </ul>	<p>To ensure the visual composition of the Marrawah SPA is retained and protected from visual impacts that would permanently alter or degrade its landscape character;</p> <p>To manage the Marrawah SPA landscape as viewed from publicly sensitive viewpoints such that the established landscape character is retained, and visual impacts are avoided or mitigated.</p> <p>To protect the sense of remoteness of the wild coast of the area as a feature of significant scenic, cultural and social interest.</p> <p>To minimize potential visual impact of new development or works on scenic values.</p>

Table 4.2 Draft Local Provisions for Marrawah Scenic Protection Area

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
CIR-C8.1.3	Coastal Estuaries and Islands	<p>The SPA includes the coastline from kairndrim/the Doughboys in the west to the Thousand Acre Farm where it abuts the Stanley Scenic Protection Area including all of the coastal foreshore zoned Environmental Management or Open Space and offshore islands/islets. The SPA excludes Smithton.</p> <p>The SPA includes the coastal estuaries such as Welcome Inlet, Boullanger Bay, Swan Bay, Robbins Passage, Big Bay, Acton Bay, Duck Bay. The islands include Trefoil, The Doughboys, Harbour Islets, Hunter, Three Hummock, Walker, Robbins, Perkins and many other numerous small islands and islets.</p>	<p>The landscape character is distinguished by its rocky coastal shores, headlands and prominences, protected coves with sandy beaches and expansive tidal plains all backed by stands of mixed native vegetation or edged by salt marsh. On the larger islands (e.g., Robbins Island), areas of gently rolling topography inland from the coast have been cleared for agriculture.</p> <p>Views are from the land and sea to numerous offshore features and expansive tidal estuaries/passages from a limited number of public open spaces, coastal camping areas, scenic lookouts and roads. Viewing from land to the outermost of the islands is limited given distance and extent of private freehold land.</p> <p>The scenic values are viewed by marine and nature-based tour operators (including light aircraft) and commercial and recreational fishing vessels and private yachts. Community feedback and social media speak to the strong cultural heritage (Aboriginal and European), social and recreational connections associated with the islands.</p> <p>The multiple high scenic quality characteristic include:</p> <ul style="list-style-type: none"> <li>the rocky coastal shores, headlands and prominences, protected coves and small sandy beaches of the coast of mainland Tasmania and parts or all of the offshore islands;</li> <li>the vast tidal estuaries at Robbins Passage, at Duck Bay, Acton, Big Bay and Boullanger Bay and at the mouths of major watercourses (i.e., Welcome River,</li> </ul>	<p>To ensure the visual composition of the Coastal Estuaries and Islands SPA is retained and protected from visual impacts that would permanently alter or degrade its landscape character.</p> <p>To manage the Coastal Estuaries and Islands SPA landscape as viewed from publicly sensitive viewpoints such that the established landscape character is retained, and visual impacts are avoided or mitigated.</p> <p>To protect the sense of remoteness of the wild coast and offshore features of the area as a locale of significant scenic, cultural and social interest.</p> <p>To minimize potential visual impact of new development or works on scenic values.</p>

			<p>Swan Creek , Harcus River, Montagu River, Duck River and Deep Creek) and the dramatic nature of change with tidal movements that occurs in these areas on a daily basis;</p> <ul style="list-style-type: none"><li>• the visual interaction of the unique diversity, complexity and scale of the landforms and coastal features in one location including the:</li></ul> <p>diversity of coastal landforms of the mainland and the vast and varied tidal estuaries,</p> <p>the complex of substantive offshore islands including koindrim/The Doughboys, titima/Trefoil Island, Hunter Island, Three Hummock Island, Walker Island, Robbins Island and Perkins Island, and</p> <p>the diverse array of small islands, islets and rock formations including the Harbour Islets and the Petrel Islands.</p>	
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Table 4.3 Draft Local Provisions for the Coastal Estuaries and Islands Scenic Protection Area



Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
CIR-C8.14	Eastern Gateway	The SPA includes lands north of the Bass Highway to the coast and south of it to the visual limits of the seen view from the highway corridor (e.g., the enclosing ridges of the Shakespeare Hills) commencing in the east at the Municipal boundary and ending in the west to join at Yanns Road/Rocky Cape Road.	<p>The landscape character is distinguished by the views from the road to rolling, well-managed grassed paddocks with hedgerows in places and retained vegetation in patches and along watercourses with natural transitions between clearing and vegetation. The corridor is framed by views to the Sisters Hills and the forested backdrop of the Shakespeare Hills and includes the entirety of Rocky Cape National Park. Rocky Cape National Park is a significant landmark feature as are distant views to the coast and the Stanley Peninsula.</p> <p>Community consultation indicated that many locals consider the views from the Bass Highway, and in particular those views towards Stanley Peninsula, provide them with a sense of 'coming home'. To date, the visual impacts of buildings and works are limited reflecting the low population density, land tenure and primary agricultural use.</p> <p>The multiple high scenic quality characteristics including:</p>	<p>To ensure the visual composition of the Eastern Gateway Scenic Protection Area SPA is retained and protected from visual impacts that would permanently alter or degrade its landscape character.</p> <p>To manage the Eastern Gateway Scenic Protection Area SPA landscape as viewed from the Bass Highway and other publicly sensitive viewpoints such that the established landscape character is retained, and visual impacts are avoided or mitigated.</p> <p>To minimize potential visual impact of new development or works on scenic values.</p>

			<ul style="list-style-type: none"><li>• the distinctive form of the Sisters Hills with its mixed vegetative cover;</li><li>• the distinctive variation and combinations of remnant vegetation and agricultural openings and the visual mosaic these create with seemingly natural transitions between land use types; and</li><li>• the perception of a cared for setting where human activity has left scenic landscape quality (i.e., there is a visual integrity, diversity and contrast and balance and harmony in the resulting effect).</li></ul>	
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Table 4.4 Local Provisions for the Eastern Gateway Scenic Protection Area

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
CIR-C8.1.5	Sumac Lookout	The Tarkine Drive is promoted and marketed as a major sightseeing experience for visitors. Sumac Lookout is a popular location for visitors to take a panoramic view of the Arthur River within the natural landscape. It is located within the Trowutta Regional Reserve.	<p>The Tarkine Drive is promoted as a major sightseeing experience for visitors with Sumac lookout being highly promoted for its panoramic views to the Arthur River.</p> <p>The Arthur River is viewed amongst a backdrop of dense natural forest on the slopes and the ridges of the valley. The landscape is natural with no development or man-made alterations evident from the lookout.</p>	<p>To retain the high scenic quality of the natural landscape that are viewed from Sumac lookout and attracts visitors to the Tarkine Drive.</p> <p>To minimize and manage the potential visual impact of any works or development within the natural landscape viewed from Sumac lookout.</p>

Table 4.5 Local Provisions for Sumac Lookout Scenic Protection Area

### 4.3 ACTION PLAN

The Action Plan indicates the steps that Council can take to implement the recommended actions for improving the management of the scenic values within the Circular Head municipality.

No	Recommended Action	Responsibility and Involvement
1	Review and adopt the Circular Head Municipality Scenic Values Assessment and Management Report.	Council
2	Consultation with the State Planning Authority and Tasmanian Planning Commission about the recommended Scenic Protection Areas outlined in the Circular Head Municipality Scenic Values Assessment and Management Report.	Council, State Planning Authority, Tasmanian Planning Commission
3	Support the State Government intent to develop a more strategic approach to the approval and development of renewable energy projects in the region including the exclusion of identified areas of potential high impact on social, cultural and environmental values (including scenic values).	State Government, Cradle Coast region and local Councils
4	Commence the statutory process for an amendment to the Tasman Planning Scheme – Circular Head to include the proposed new Scenic Protection Areas.	Council, Tasmania Planning Commission
5	Require landscape visual impact assessments to be undertaken for all major developments that have the capacity to adversely impact on scenic values.	Council, development proponents
6	Consult with PWS to ensure scenic values are identified and managed in existing and future Management Plans for public reserves.	Council, PWS
7	Continue to support collaborative arrangements with individual landowners that are willing to have covenants and management agreements to protect scenic values on their land	Council, community, agencies





**ATTACHMENT 1**  
**SCENIC QUALITY FRAME OF REFERENCE**





Scenic Quality Maps  
Index Page

Scenic quality is derived from publicly available using in an interpretation of the Landscape Character Types as defined by in Forestry Commission Tasmania's Manual for Forest Landscape Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006).

Base data from theLIST (www.thelist.tas.gov.au)  
© State of Tasmania  
All reasonable care has been taken in collecting and recording the information shown on this map. Entura assumes no liability resulting from errors or omissions in this information or its use in any way. © 2021 Hydro Tasmania

Far North-west Hills and Plains Landscape Character Type				
Type	Criteria	GIS Data Source	Data Constraint	SQ
Landform	Isolated peaks and peaks with strong form and colour that provide focal points in the landscape.	LIST NCH land Classifications,	High Ridges & MT Tops	High
	Well-defined V-shaped valleys and deep gorges incises into the plateau, providing strong spatial definition and enclosure.	LIST NCH land Classifications	Canyons, deeply incised Streams.	High
	Rock outcrops and cliff faces of moderate size, regular shape and subdued colour contrast.	MRT Slope	75-90% slope	High
	Rolling hills and ridges without visual distinction (15-40% slope).	MRT Slope	15-40% slope	Moderate
	Broad to shallow open valleys with only moderate spatial definition.	NCH landform	-Open slopes -midslope drainages, Shallow valleys	Moderate
	Minor rock outcrops and low cliffs.	NCH Landform	Midslope ridges, small hills in plains	Moderate
	Extensive flattish land with no dissections (generally less than 15% slope).	NCH Landform	- Plains	Low
Vegetation	Strongly defined but naturally appearing edges, patterns and textures due to a mix of vegetation communities over small areas (eg rainforest/wet sclerophyll and dry forest, woodland and buttongrass), Small distinct areas of tall forest.	TasVeg3	-Highland and treeless vegetation -moorland, sedge land, rush land and peatland -rainforest and related scrub -wet eucalypt forest and woodland	High
	Indistinct patterns and changes in texture resulting from different vegetation communities and age classes. Large openings with indistinct edges in forest and woodland areas.	TasVeg3	-Saltmarsh and wetland -native grassland -non-eucalypt forest and woodland -scrub, heathland and coastal complexes	Moderate
	Forest with coarse-textured canopy covering visually discernible areas.	TasVeg3	dry eucalypt forest and woodland	Moderate
	Extensive areas of similar vegetative and age class without discernible pattern and canopy texture.	TasVeg3	-Agricultural, urban and exotic vegetation -other natural environments	Low
Waterform	Major rivers and streams with strong flow throughout the year.	CFEV Rivers	Stream order (RS Order 6,7, 8, 9)	High
	All Lakes.	LIST Water Bodies	Lake Area > 50000m2	High
	Medium sized streams with waterfalls and many rapids.	LIST Rapids, LIST Waterfalls Layers	River segments that contain rapids or waterfalls extracted from CFEV river layer.	High
	Medium to small streams (1 to 5 metres wide),	CFEV Streams	Stream order (RS Order 2,3,4,5 )	Moderate
	Lagoons and farm dams.	LIST water bodies	Lakes <50000m2	Moderate
	Minor streams with intermittent or slight flow (less than 1m wide).	CFEV Streams	Stream order (RS Order 1)	Low

North-west Hills and Plains Landscape Character Type				
Type	Criteria	GIS Data Source	Data Constraint	Scenic Quality
Landform	Isolated peaks and peaks with distinct form and colour that provide focal points in landscape.	LIST NVH land Classifications,	Raster Value 9 - High Ridges & MT Tops	High
	Well-defined V-shaped valleys including deep gorges. Valley systems provide dramatic spatial definition and enclosure.	LIST NVH land Classifications	Raster Value 0 - Canyons Deeply Incised Streams. Raster Value 3 - V-Shaped Valleys	High
	Extensive Rock outcrops, cliff faces and scree slopes with strong colour.	MRT Slope	75-90% slope	High
	Rolling hills and ridges without visual distinction (15-50% slope).	MRT Slope	15-50% slope	Moderate
	Landforms dissected by open valleys and shallow gorges with only moderate spatial definition.	Data not currently available	Not processed	Moderate
	Rock outcrops, cliff faces and scree slopes with low colour.	Data not currently available	Not processed	Moderate
	Extensive flattish land with no dissections (less than 15% slope).	MRT Slope	< 15% slope	Low
Vegetation	Strongly defined but naturally appearing patterns and textures due to a mix of vegetation communities over small areas (eg rainforest and wet sclerophyll forest, woodland and button-grass). Combinations of forest & agricultural openings forming strong mosaic patterns over small areas.	TasVeg	Highland and treeless vegetation, moorland, sedge land, rush land and peatland, rainforest and related scrub & wet eucalypt forest and woodland	High
	Indistinct patterns and changes in texture resulting from different vegetation communities and age classes occurring over large areas, Large openings with indistinct forest edges.	TasVeg	Saltmarsh and wetland, dry eucalypt forest and woodland, native grassland, non-eucalypt forest and woodland & scrub, heathland and coastal complexes	Moderate
	Extensive areas of similar vegetation with discernible pattern.	TasVeg	Agricultural, urban and exotic vegetation, other natural environments.	Low
Waterform	Major rivers and streams with strong flow throughout the year.	CFEV Rivers	Stream order (RS Order 6,7)	High
	All Lakes.	LIST Water Bodies	Lake Area > 50000m2	High
	Medium sized streams with waterfalls and many rapids.	LIST Rapids, LIST Waterfalls Layers	River segments that contained rapids or waterfalls were extracted from the CFEV river layer.	High
	Medium to small streams.	CFEV Streams	Stream order (RS Order 2,3,4,5 )	Moderate
	Lagoons and farm dams.	LIST Water Bodies	Lake Area < 50000m2	Moderate
	Minor streams with intermittent or flight flow (less than 1m wide).	CFEV Streams	Stream order (RS Order 1)	Low



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





**ATTACHMENT 2**

**SCENIC INTEREST FRAME OF REFERENCE**



High Scenic Interest	Moderate Scenic Interest	Low Scenic Interest
<p>Industrial estates which appear highly ordered, with strong unity of purpose and which are well maintained particularly in contrast to a powerful landscape setting (e.g. <b>Woolnorth wind farm, Middelgrunden offshore windfarm, Denmark</b>)</p> <p>High technology industries where the activity is expressed in its architecture or surrounds (<b>solar furnace, LaGuardia Airport TWA terminal</b>)</p> <p>Strong contrasting industrial forms of an immense scale expressed through colour or linking elements (conveyors, piping, night lighting, etc.) (e.g. Pasminco EZ zinc works, <b>River Rouge Ford Plant, large scale oil refinery</b>)</p> <p>Large scale industrial elements with a strong 'industrial' design expressing function (<b>Telstra tower, Canberra</b>)</p> <p>Large scale utilitarian features exhibiting a modernist design aesthetic of simple geometry, clean lines and raw material finishes, with the form expressive of its function (e.g. Gordon River Dam, <b>power station cooling towers</b>) (particularly where the utilitarian, human created element is in stark contrast to a natural setting (e.g. <b>Hoover Dam, Gordon River Dam</b>).</p>	<p>Large scale industrial elements with a strong utilitarian design (e.g. <b>groupings of penstocks, wind turbine(s), container port or other large scale lifting cranes, spillways</b>)</p> <p>Moderate scale industrial buildings with strong unified forms and a readily apparent design ethos (e.g. <b>Tarraleah Generator Building, Pump Station at Pump House Point, heritage sub-stations, some power stations</b>)</p> <p>Complex clusters of industrial elements of multiple forms but lacking in legibility (i.e. the uninformed viewer does not have the capacity to understand the workings of the activity but responds to the complexity) (e.g. <b>large electrical substation, Tarraleah Power Station</b>)</p>	<p>Scattered buildings of limited architectural character and/or scale (e.g. light industrial buildings, aluminum <b>and tilt up concrete sheds</b>)</p> <p>Disturbed open storage areas lacking apparent organization or scale (e.g. temporary construction materials set down areas)</p> <p>Large monolithic stockpiles of industrial materials or wastes (e.g. wood chip piles, <b>fuel or water storage tanks</b>, excavation spoils)</p> <p>Common industrial elements (e.g. <b>common electricity transmission towers, small switchyards, steel or plastic electrical turrets/transformers</b>)</p> <p>Linear features without topographic or alignment relief and/or with multiple repetitive, low scenic interest elements (e.g. <b>electrical transmission corridors, some canals</b>)</p>



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### Examples of High Scenic Interest Infrastructure

1 Telstra Tower, Canberra – strong industrial design form that expresses its function

2 Middelgrunden Windfarm, Denmark – highly ordered, with a strong unity of purpose in contrast to its powerful landscape setting

3 Laguardia TWA Terminal, New York – air flight, a high technology industry as expressed in the architecture of the TWA terminal

4 Gordon River Dam - a modernist design aesthetic of simple geometry, clean lines and raw material finishes, with the form expressive of its function

5 Oil refinery, Alberta, Canada - strong contrasting industrial forms of an immense scale expressed through inking elements such as pipework and lighting



**ATTACHMENT 3**

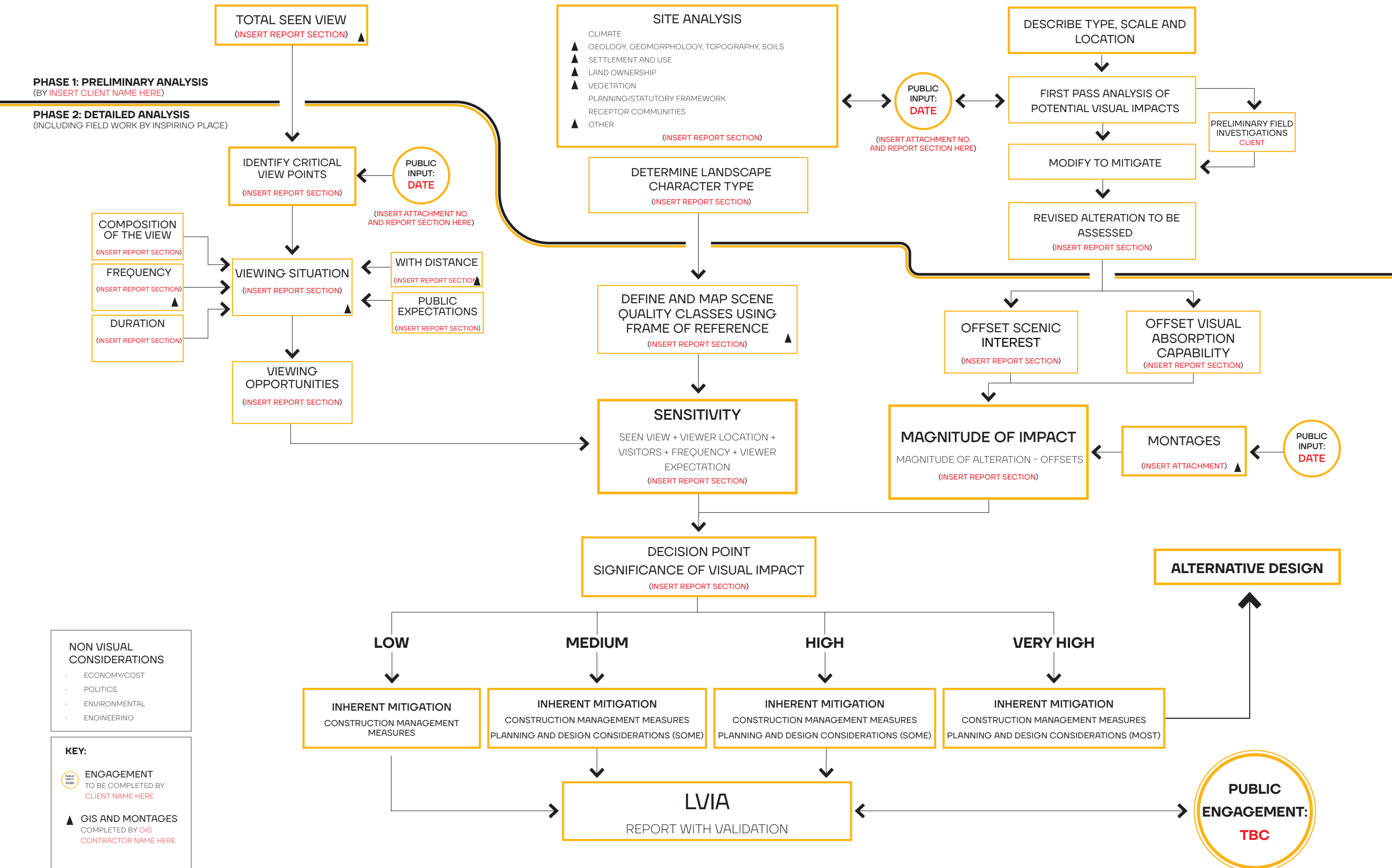
**OUTLINE OF PROCESS FOR LANDSCAPE VISUAL  
IMPACT ASSESSMENT**



## VIEWING DISPOSITION

## LANDSCAPE CONTEXT

### ALTERATION TYPE







**ATTACHMENT 4**  
**SUMMARY OF COMMUNITY AND STAKEHOLDER**  
**FEEDBACK COMMENTS**



## Online Survey Results

### Circular Head Municipality Scenic Values Assessment and Management

249 surveys were completed – the results shown in black are for all respondents.

55% of the respondents indicated they lived within the municipality and these results are shown in red

#### Question 1 Guiding Principles

Guiding Principle	Agree	Disagree	Unsure
The scenery of Circular Head is loved, esteemed and celebrated by locals and visitors alike, values that need to be carefully considered when change is proposed and requires careful consideration if it is to be managed wisely.	96.8% 97.1%	2.0% 2.2%	1.2% 0.7%
The scenic values of landscapes and their sensitivity to change varies across the municipality and should be assessed accordingly.	90.4% 87.7%	6.4% 8.0%	3.2% 4.3%
Alterations that permanently or temporarily deviate from the existing character are considered visual impacts which need to be managed.	93.2% 91.3%	5.2% 6.5%	1.6% 2.2%
There are multiple tools available to manage scenic values that require appropriate application to the task.	69.5% 66.6%	5.6% 8.7%	24.9% 24.7%



## Question 2 Potential Tools for Managing Scenic Values

Possible Tool	Agree	Disagree	Unsure
Adopting/use of zones and codes provisions within the Tasmanian Planning Scheme - Circular Head	74.7% 76.1%	9.2% 13.0%	16.1% 10.9%
Advocating the recognition of scenic values within the actions outlined in management plans for reserves	91.2% 90.6%	5.2% 7.2%	3.6% 2.2%
Requesting the requirement for proponents to prepare landscape visual impacts assessments (LVIA) for major projects.	90.8% 89.1%	6.0% 8.7%	3.2% 2.2%
Facilitating, establishing or supporting collaborative arrangements with landowners to manage scenic values	81.5% 79.7%	10.0% 13.8%	8.5% 6.5%

### Question 3 Recommended Scenic Protection Areas

Total survey results in black, local residents living in municipality shown in red (138 or 55% of the total respondents)

Recommended Scenic Protection Areas	Agree	Disagree	Unsure
<b>A Stanley Peninsula Scenic Protection Area</b> to better manage the whole landscape given the high scenic values of The Nut, Green Hills and the coastline including Stanley Peninsula, Perkins Bay, West Inlet, East Inlet, Black River Inlet, Black River Beach, and Peggs Beach. Refer to Map 3.11 for an indicative boundary for the Scenic Protection Area. This would replace the need for the existing Green Hills Scenic Protection Area and Stanley Highway Scenic Road Corridor.	88.0% <b>86.2%</b>	8.4% <b>11.6%</b>	3.6% <b>2.2%</b>

This recommendation received the most comments from respondents and the views were often linked to the potential impacts or benefits associated with the wind farm proposal.

The respondents in agreement (77.5%) with the recommended SPA referred to the iconic or unique quality of the landscape, that these values need protecting and were vital to supporting the tourism industry and quality of lifestyle. Many expressed the need to protect the scenic values upon arrival to Stanley via the peninsula.

Those respondents in disagreement (11.6%) indicated the SPA would be too large, would place extra restrictions and red tape on developers/landowners, that change has been constant and would stifle growth and reduce employment.

Recommended Scenic Protection Areas	Agree	Disagree	Unsure
<b>A Marrawah Scenic Protection Area</b> to better manage the whole landscape and replace the existing Scenic Road Corridors along parts of Marcus Road and Green Point Road. Refer to Map 3.12 for an indicative boundary for the Scenic Protection Area.	84.0% <b>82.6%</b>	8.8% <b>10.9%</b>	7.2% <b>6.5%</b>

The respondents in agreement (84.0%) with the recommended SPA referred to the stunning landscape with diverse beauty, being wild and untouched and that it must be protected from inappropriate development (often references to future windfarms).

Those respondents in disagreement (8.8%) indicated the SPA would place extra restrictions and red tape on developers/primary landowners.

Recommended Scenic Protection Areas	Agree	Disagree	Unsure
<b>A new Scenic Protection Area for the coastal waterways and wetlands from Woolnorth to Smithton.</b> This includes Welcome Inlet, Boullanger Bay, Swan Bay, Robbins Passage, Big Bay, Acton Bay, Duck Bay and numerous small islands. Refer to Map 3.13 for an indicative boundary for the Scenic Protection Area.	85.6% 84.1%	9.6% 11.6%	4.8% 4.3%

Many of the comments mentioned concerns with windfarm proposal at Robbins Island.

The respondents in agreement (85.5%) with the recommended SPA often referred to the cultural values, biodiversity values and scenic values of the coastal area. Many mentioned the need to include Robbins Island and other islands in the SPA.

Those respondents in disagreement (8.8%) indicated the SPA would place extra restrictions and red tape on developers/primary landowners.

Recommended Scenic Protection Areas	Agree	Disagree	Unsure
<b>A new Scenic Protection Area for the Western Explorer Road</b> that extends from C214 (link road between Arthur River – Couta Rocks – Kununnah Bridge – the start of the Tarkine Drive) to Corinna at the municipal boundary.	82.4% 81.9%	9.2% 10.8%	8.4% 7.3%

The respondents in agreement (82.4%) with the recommended SPA often referred to the tourism value of the area.

Those respondents in disagreement (9.2%) indicated the SPA would place extra restrictions and red tape on developers/primary landowners.

<b>Recommended Scenic Protection Areas</b>	<b>Agree</b>	<b>Disagree</b>	<b>Unsure</b>
<b>A new Scenic Protection Area for the eastern gateway entry via the Bass Highway.</b> This provides panoramic views from the highway across the agricultural landscape opening up, once through the cuttings there to Rocky Cape and the wooded backdrop of Shakespeare Hills. Refer to Map 3.14 for an indicative boundary for the Scenic Protection Area.	77.5%  76.8%	9.6%  11.6%	12.9%  11.6%

The respondents in agreement (77.5%) with the recommended SPA often referred to the distinctive and attractive entrance to Circular Head, arrival knowing they have ‘come home’ and the sacred Aboriginal heritage areas (Rocky Cape NP).

Those respondents in disagreement (9.6%) indicated the area should be left as is and the SPA would place extra restrictions and red tape on developers/primary landowners.

#### **Question 4 Recommended Scenic Road Corridor**

<b>Recommended Scenic Road Corridor</b>	<b>Agree</b>	<b>Disagree</b>	<b>Unsure</b>
The Tarkine Drive is a looped route (C218) that follows Sumac Road, Rapid River Road, Tayatea Road and Reids Road. The majority of the route is within a Permanent Timber Production Zone and provides access to attractive reserves with lookouts, picnic facilities and short walks accessed from the Drive.	81.5%  84.8%	7.3%  8.0%	11.2%  7.2%

The respondents in agreement (81.5%) with the recommended SPA referred to the need for scenic protection and showcasing tourism but some indicated limitations of a road corridor in hiding development out of sight.

One of the respondents in disagreement (7.3%) indicated the area is in timber production and the SRC could place a burden on forestry operations.



## Additional Comments

Survey respondents were invited to make any additional comments on the scenic values assessment and management for Circular Head municipality.

A summary of the range of views are:

- The importance and significance of scenic values within the municipality and these need to be protected for future generations to enjoy;
- Care needed to not limit the growth of all commercial activities that are integral to Circular Head
- Protecting Stanley Peninsula and concern about impacts of windfarms
- Consider a further SPA for the mouth of the Arthur River – Edge of the World
- Must consider Aboriginal heritage as part of the cultural landscape values
- No urgency to update the SPA's – looking at scenic values is subjective between different people
- Scenic views are also instrumental in providing a sense of place for current and future generations
- Scenic management should not be restricted to large scale developments
- Scenic values should not be placed over the importance of renewable energy
- Continue to consult and engage with ratepayers and community to fully understand views and visions
- Aesthetic considerations are important but should not place burden on operators (e.g., forestry) already using a site

## Contact Details

Do you live within the Circular Head municipality?      55.0%    Yes    45.0%    No

Those living within Circular Head 42.4% respondents lived in Smithton and far west postcode (7330), 48.9% in Stanley postcode (7331), 4.3% in postcode (7321) and balance of 4.4% in other postcodes (7320, 7325, 7332).

Those living outside the municipality 87.5% lived elsewhere in Tasmania and 12.5% lived interstate (NSW, QLD, VIC)

## **Written Submissions**

### **Circular Head Municipality Scenic Values Assessment and Management**

Six written submissions were received in response to the release of the Circular Head Municipality Scenic Values Assessment and Management Report. The submissions were received from the Circular Head Tourism Association, UPC/SAC Renewables Australia, Respect Stanley Peninsula – No Wind Turbines Inc and three individuals.

#### **Circular Head Tourism Association (CHTA)**

The key points raised were:

- CHTA agree with the report findings that describe the landscape as a tourism drawcard and as a core element of the municipality's brand, and the importance of this landscape to locals and tourists
- Feedback from Stanley visitor centre is that the most popular attractions tourists are seeking in the area are (listed in order of popularity):
  - 1 The Nut/Nut Chairlift – approx. 100,000 visitors per year (TICT)
  - 2 Trowutta Arch
  - 3 Edge of the world
  - 4 Dip Falls and the big tree
  - 5 Tarkine drive
  - 6 Highfield Historic site
  - 7 Rocky Cape National Park
  - 9 Godfrey's Beach Penguin viewing at the Nut
  - 9 Sumac Lookout
  - 10 10 Western explorer
- CHTA agree with the guiding principles and tools for managing scenic values
- CHTA agrees with the key recommendations in the report which would align with visitor expectations of high scenic landscapes within Circular Head
- The visitor market wants to see natural features and attractions and wildlife in its natural habitat. Experiences that connect with locals and nature are important to them and immersion in the culture of a place.

#### **UPC/SAC Renewables Australia**

The key points raised were:

- Acting as proponents for the Jim's Plain and proposed Robbins Island renewable energy parks (windfarms)

- Support for aims of the project but consider project not broad enough to resolve visual impacts for wind generation
- Provides additional information on Circular Head community, strategic context including climate change and renewable energy strategic context (national, state, regional and local)
- Consider that rules ought to reflect widely held values and that the scope of the process and report is not sufficiently wide to be confident that this would be the case
- Consider that the process and report fail to demonstrate an appropriate degree of strategic alignment through the tiers of government
- Consider implied meaning in the report lacks accuracy

### **Respect Stanley Peninsula – No Wind Turbines Inc**

The key points raised were:

- believe that encouraging appropriate development and economic growth are important goals to be supported for the sustainability of our community
- support the adoption of a local scenic protection provision
- support provision which allows for and encourages development and adds a more robust assessment criteria for large scale projects
- provided a draft Code to encourage development of an appropriate scale whilst protecting the important aspects of the Stanley Peninsula landscape - proposes ensuring building heights and forms are of an appropriate scale to not compete or contrast with the terrain, to ensure that landscape notably the topography and geological features such as the Nut remain the dominant characteristic of the Peninsula, when viewed within the peninsula and from distances farther away along the Northwest Coastline
- recommend the following principles be used in drafting the Stanley Peninsula Scenic Protection Overlay :
  - Recognise the values of the uninterrupted grassy pastoral plains and low-lying coastal vegetation within the management objectives and ensure any development blends in with surrounding landscape through form, materiality, colour, building height and site coverage.
  - Recognise that the scenic values are derived from contrasting and dramatic terrain. This includes the low-lying areas of the north of the Stanley Peninsula and the edges of the Green Hills which are lower than 50m in elevation. These areas are arguably as visible and as important to the scenic values as the higher elevation areas.
  - Identify key views to and within the Peninsula, including key to the Nut and views from the nut of the surrounding Peninsula and determine the values of

these views, for example the view from the Nut to the North of the Peninsula and the clean and uninterrupted silhouette of the land against the backdrop of the ocean.

- Prevent protrusions beyond skylines and horizons through ensuring building heights and forms are of an appropriate scale to not compete or contrast with the terrain. Buildings should be small in scale, to ensure that landscape notably the topography and geological features such as the Nut remain the dominant characteristic of the Peninsula, when viewed within the peninsula and from distances farther away along the Northwest Coastline.

### **Individual Submission #1 (Circular Head Landcare Group)**

The key points raised were:

- There are small areas of remnant vegetation (*Eucalyptus brookeriana* and *Melaleuca ericifolia*) on the Council managed land along the Duck River at Eastern Esplanade within Smithton township that have scenic and environmental values
- The report should make greater reference to climate change impacts on the landscape
- These low-lying coastal areas have the capacity to be protected under the existing planning scheme in the Environmental Management Zone
- The section of the Bass Highway where you first come over the hills and view the ocean and the iconic view of the Nut is of HIGH scenic value. This is where locals travelling west give a sigh of.... I'm home and where many visitors first see the Nut which (with Stanley) is often the focus of their visit.

### **Individual Submission #2**

The key points raised (and were also provided in the online survey) were:

- assessing scenery values is somewhat subjective
- current SPA are basically correct
- SPA should not be used as an anti-development tool

### **Individual Submission #3**

The key points raised were:

- Wind power is a logical way to produce electricity, especially in these times of concern about global warming and our need to reduce our dependence on fossil fuels.
- concern is for the loss of our magnificent landscape, wind farms do not have to be and should not be situated on coastal land - private or otherwise, their impact on sea and land birdlife, tourism and landscape are difficult to measure.





**ATTACHMENT 5**  
**MORE DETAILED SCENIC QUALITY MAPPING FOR**  
**SPA'S**

Maps indexed as S8, R, R9 and S9 cover the Stanley Peninsula SPA

Maps indexed as T5, S5 and S6 cover the Marrawah SPA

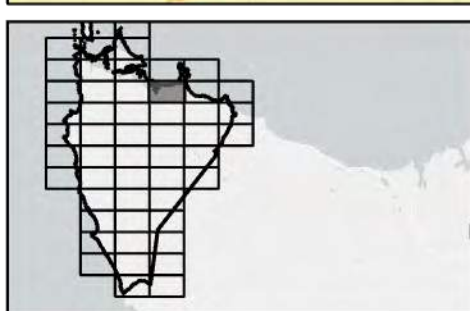
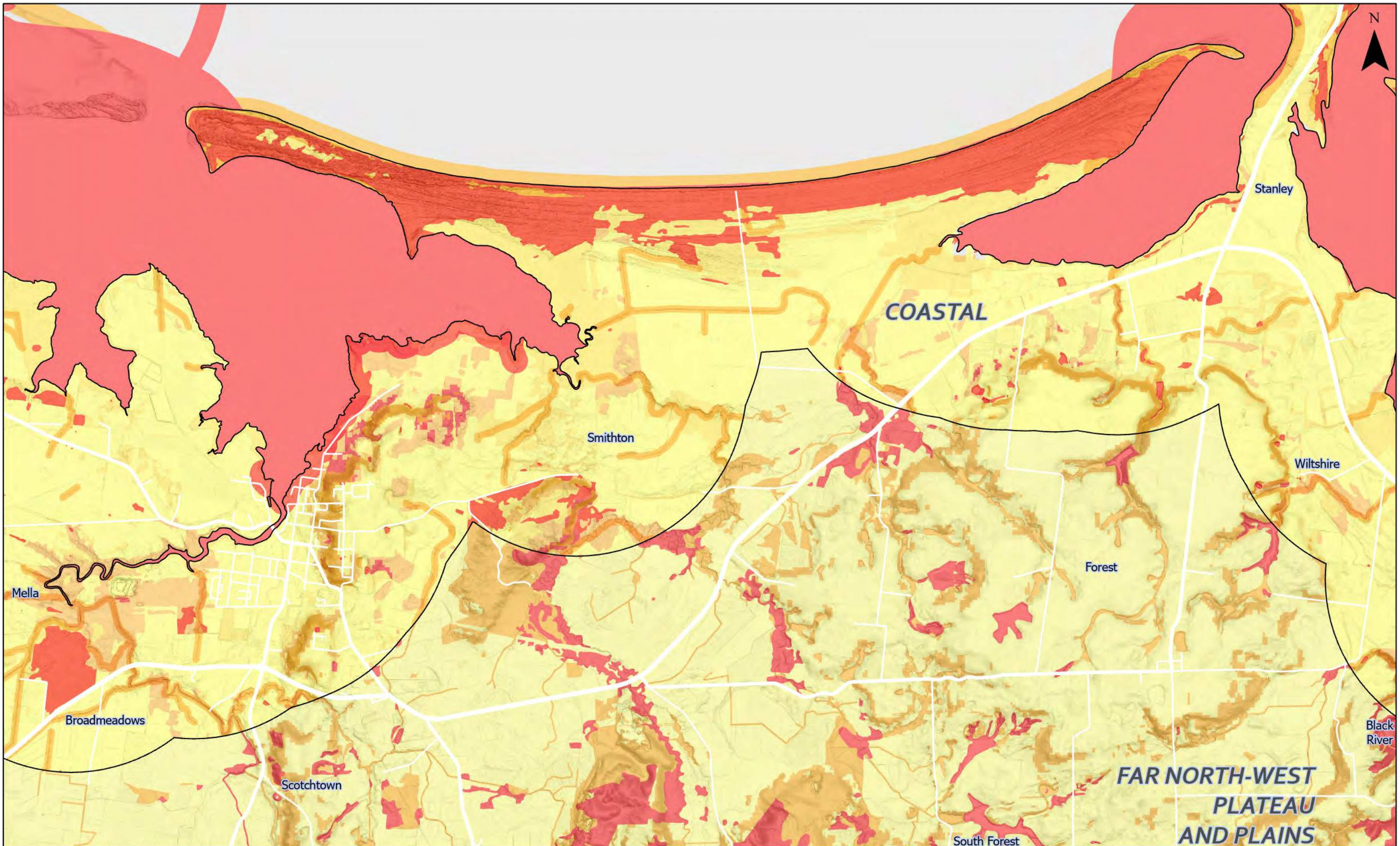
Maps indexed as P7, Q5, Q6, Q, R6, R7 and S8 cover part of the Coastal Estuaries and Islands SPA. Refer to Map 2.6 in the report for the outer islands.

Maps indexed as S10, T9 and T10 cover the Eastern Gateway SPA

Map indexed V7 covers the Sumac lookout SPA.







## Map Index S8

### Scenic Quality



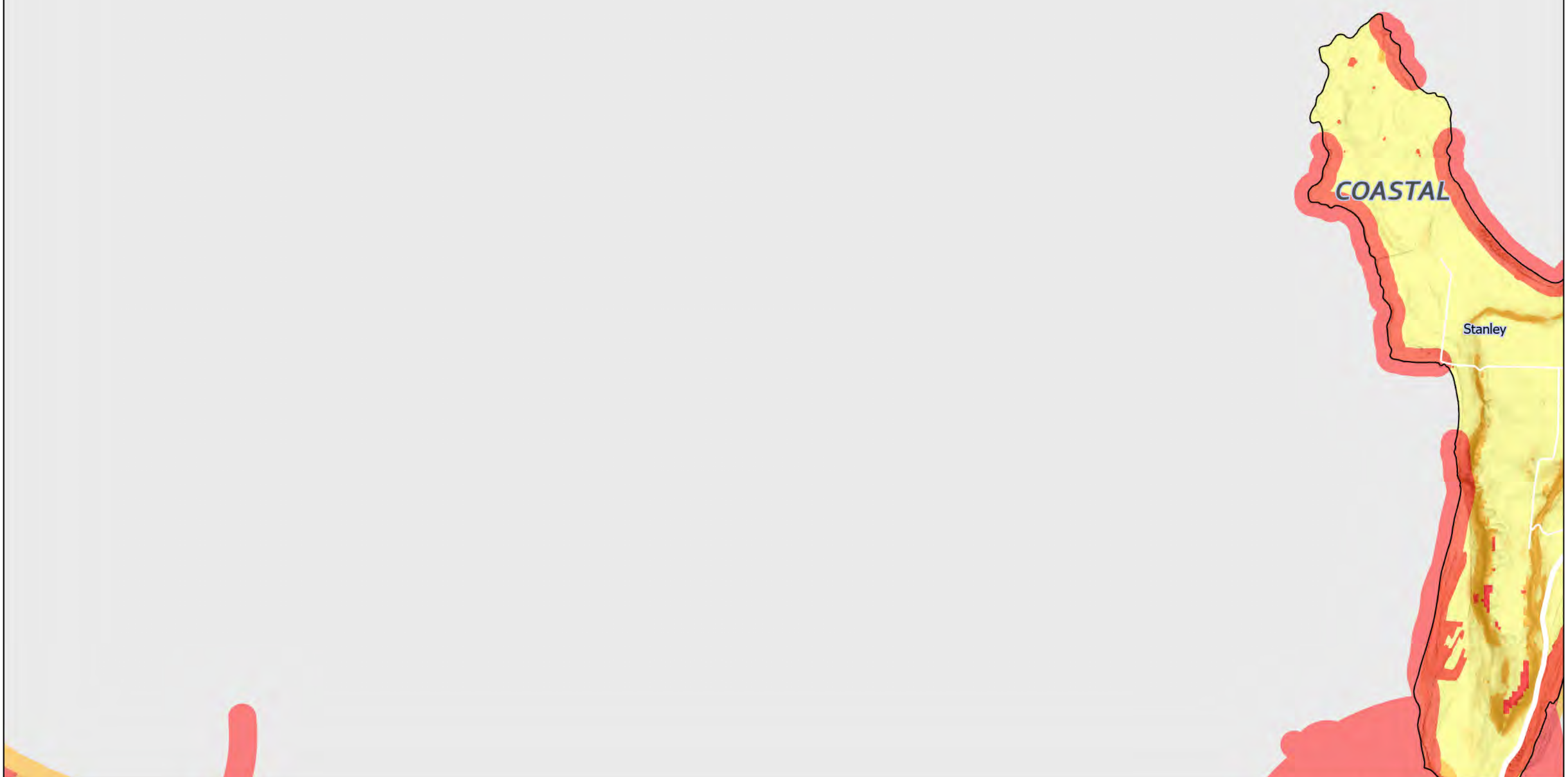
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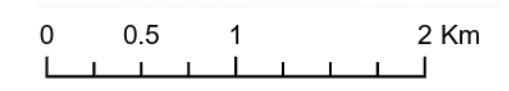
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## R8

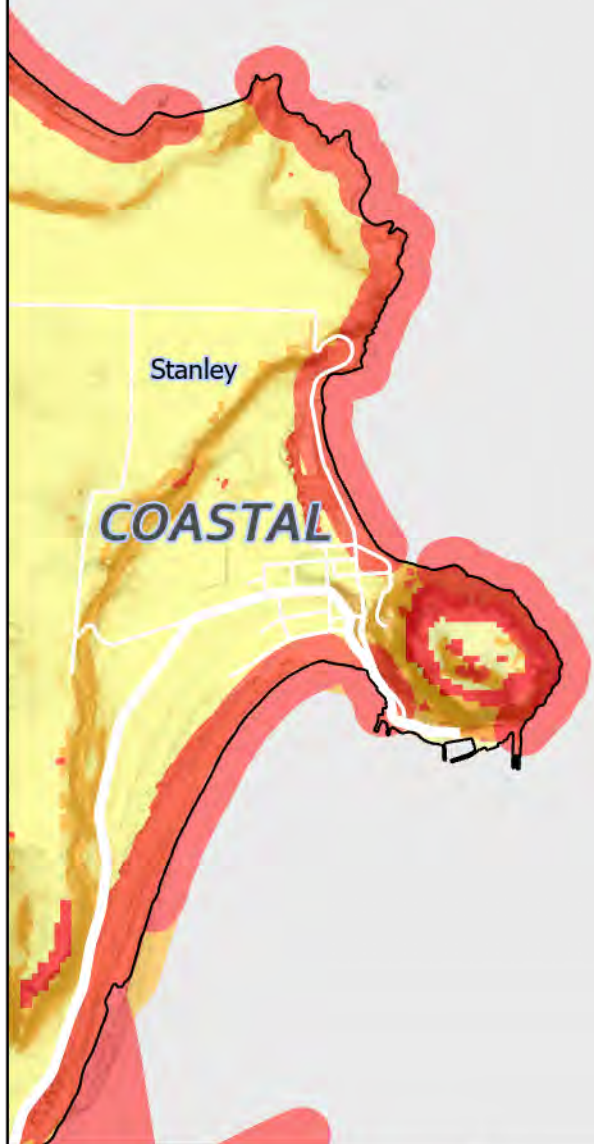


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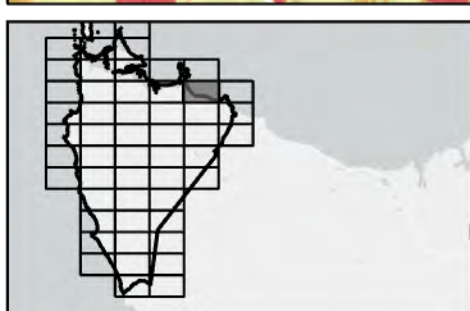
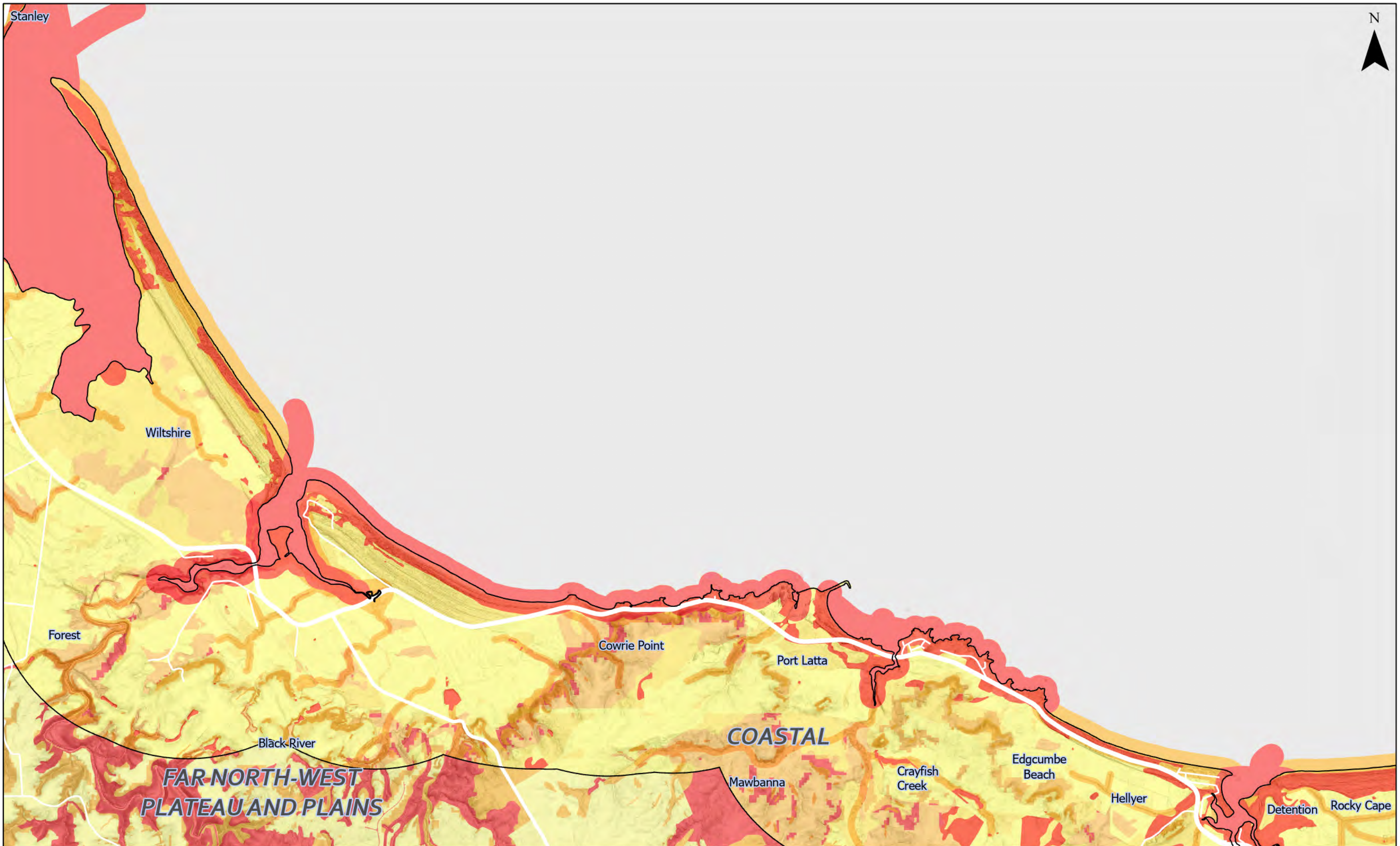
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# Map Index S9

## Scenic Quality

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- Moderate
- High

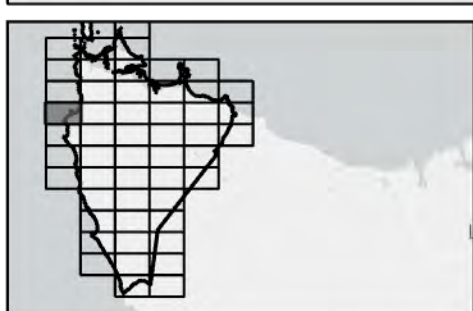
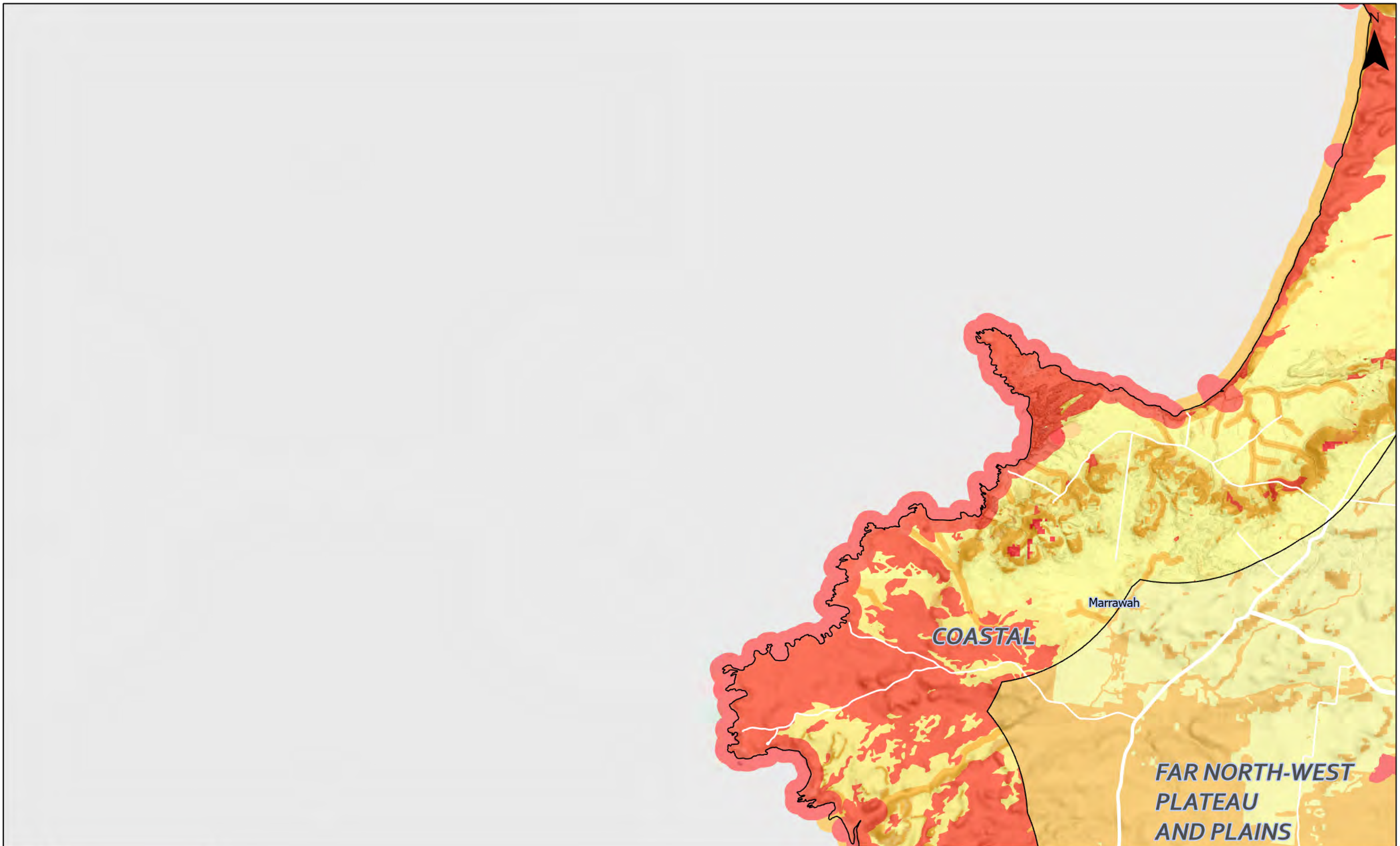
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## Map Index T5

### Scenic Quality

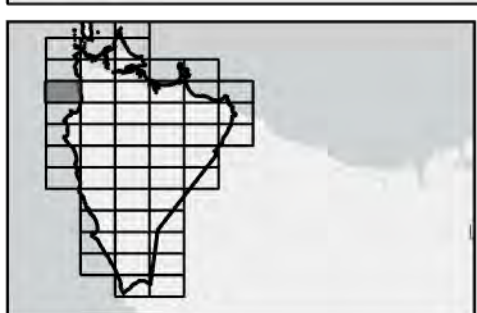
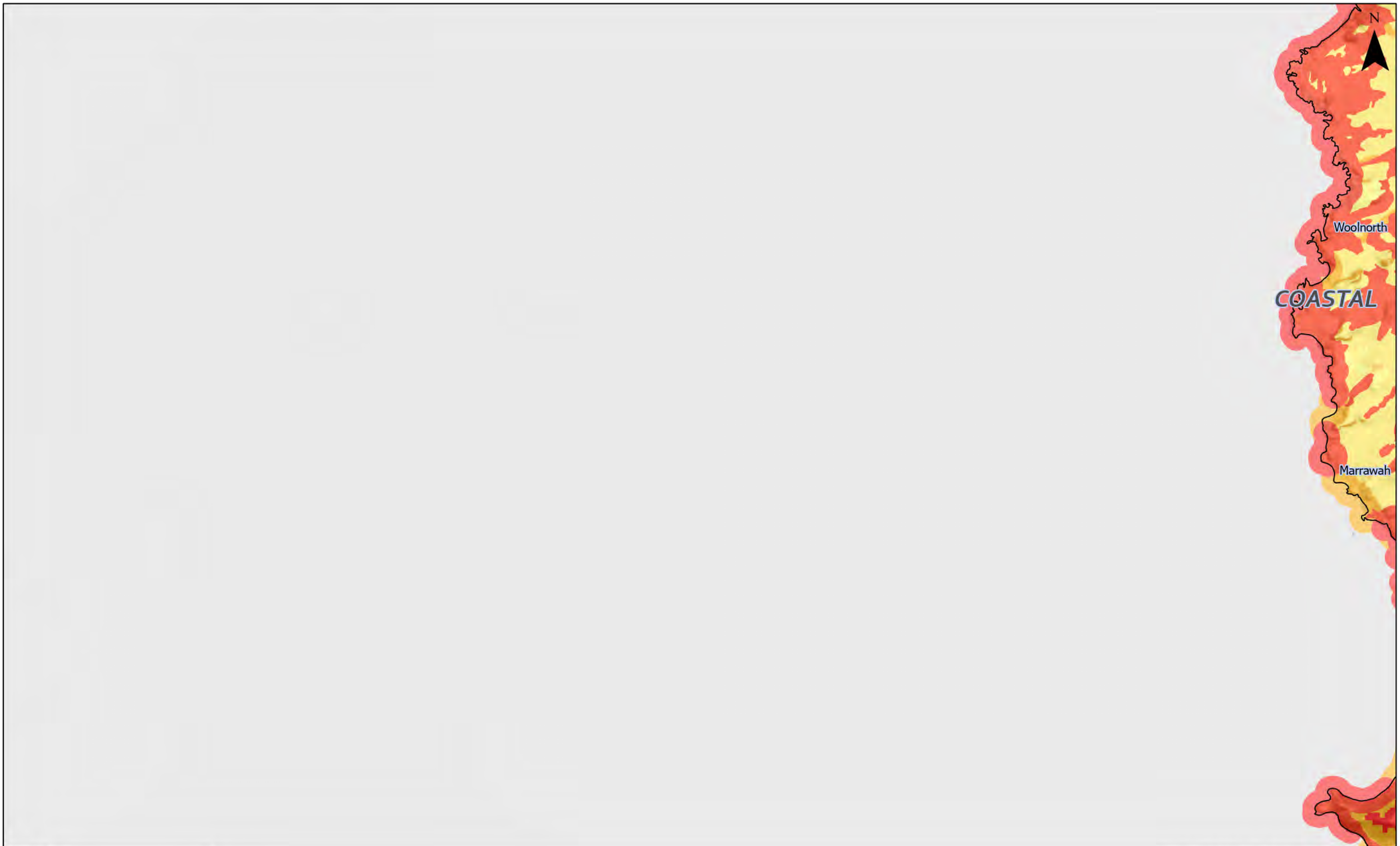


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## Map Index S5

### Scenic Quality



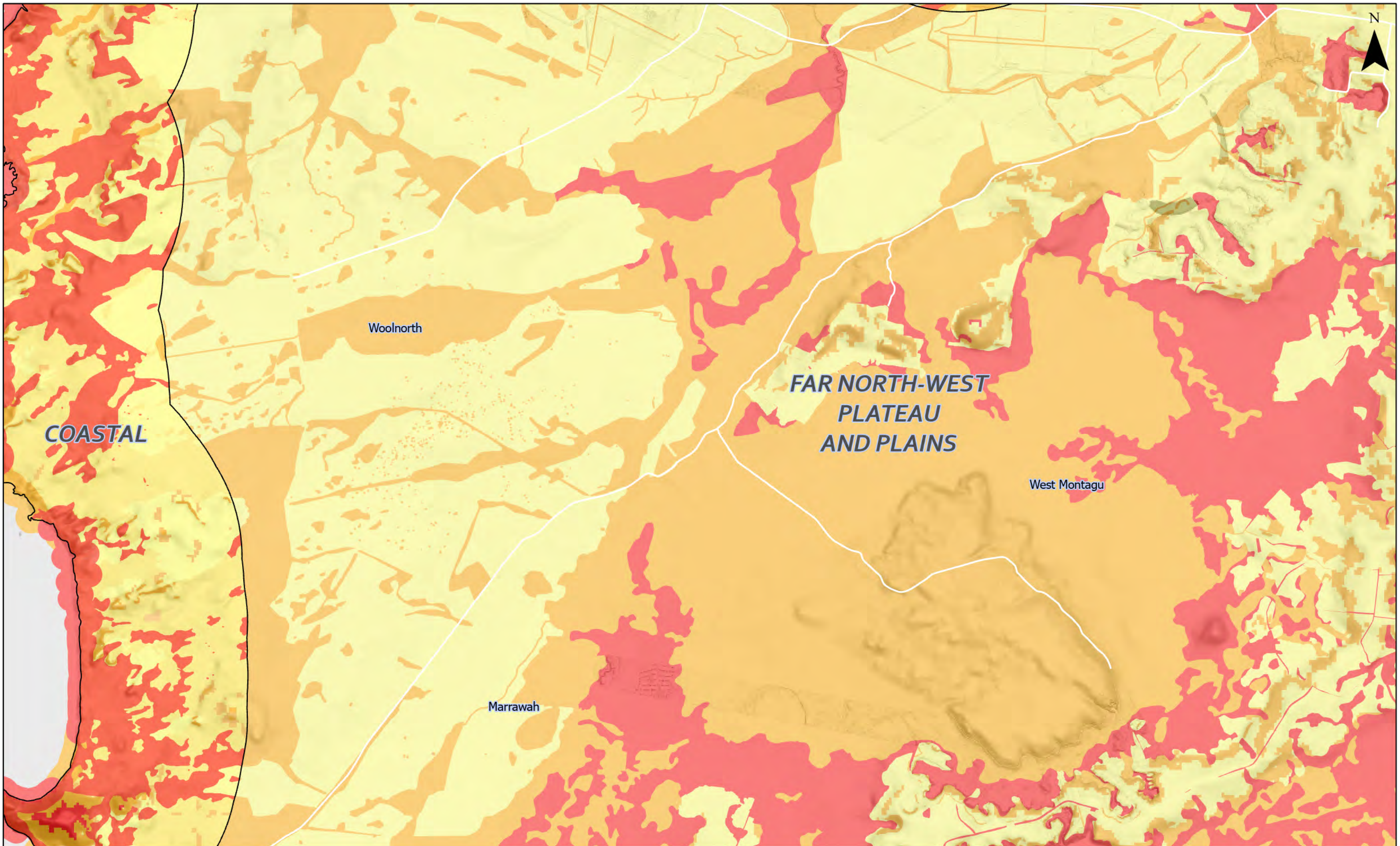
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COASTAL

Woolnorth

FAR NORTH-WEST  
PLATEAU  
AND PLAINS

West Montagu

Marrawah

Map Index  
S6

Scenic Quality

- Low
- Moderate
- High

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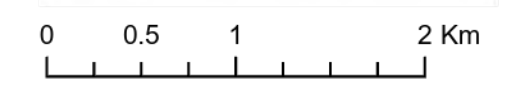


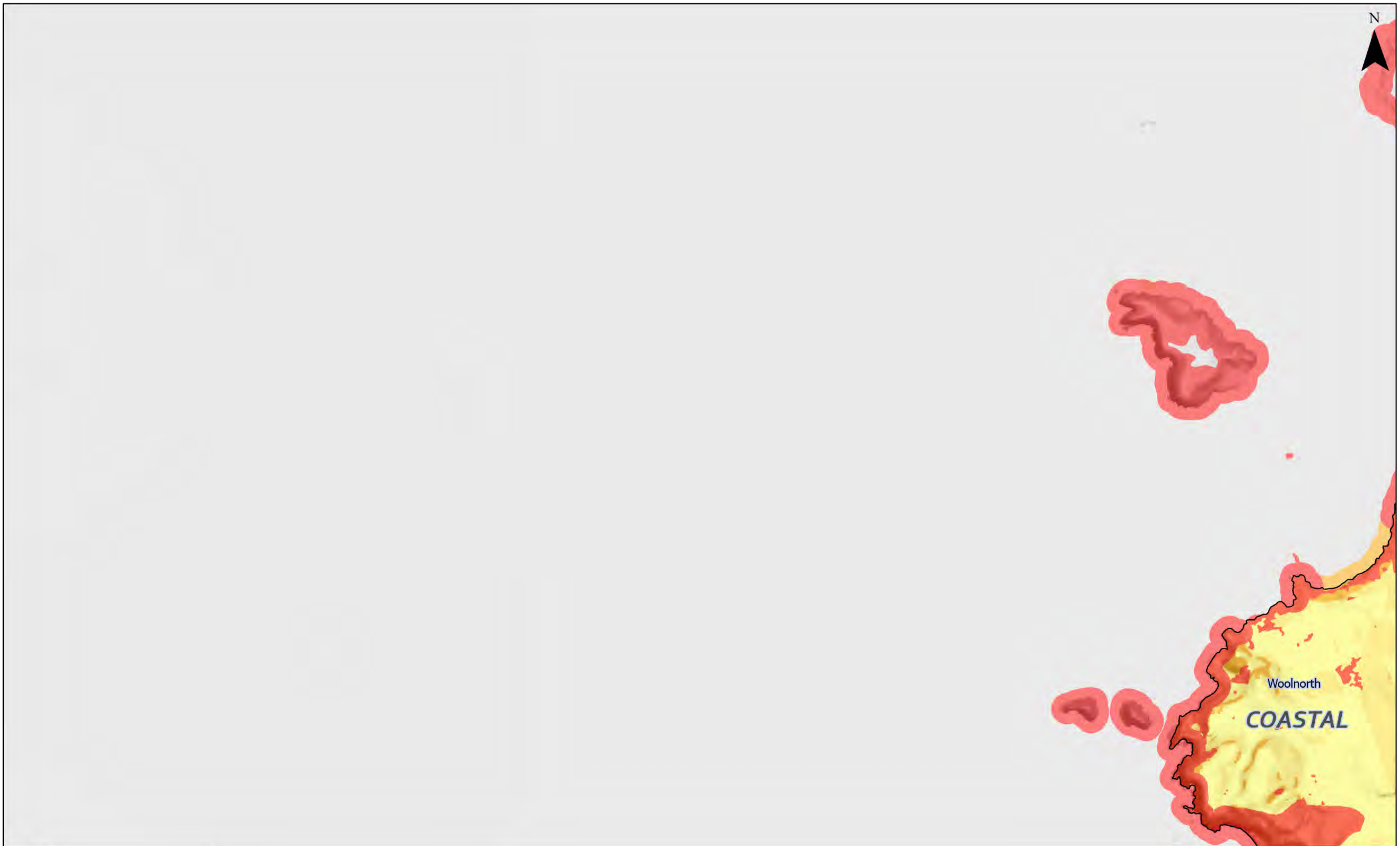
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## Map Index Q5

### Scenic Quality

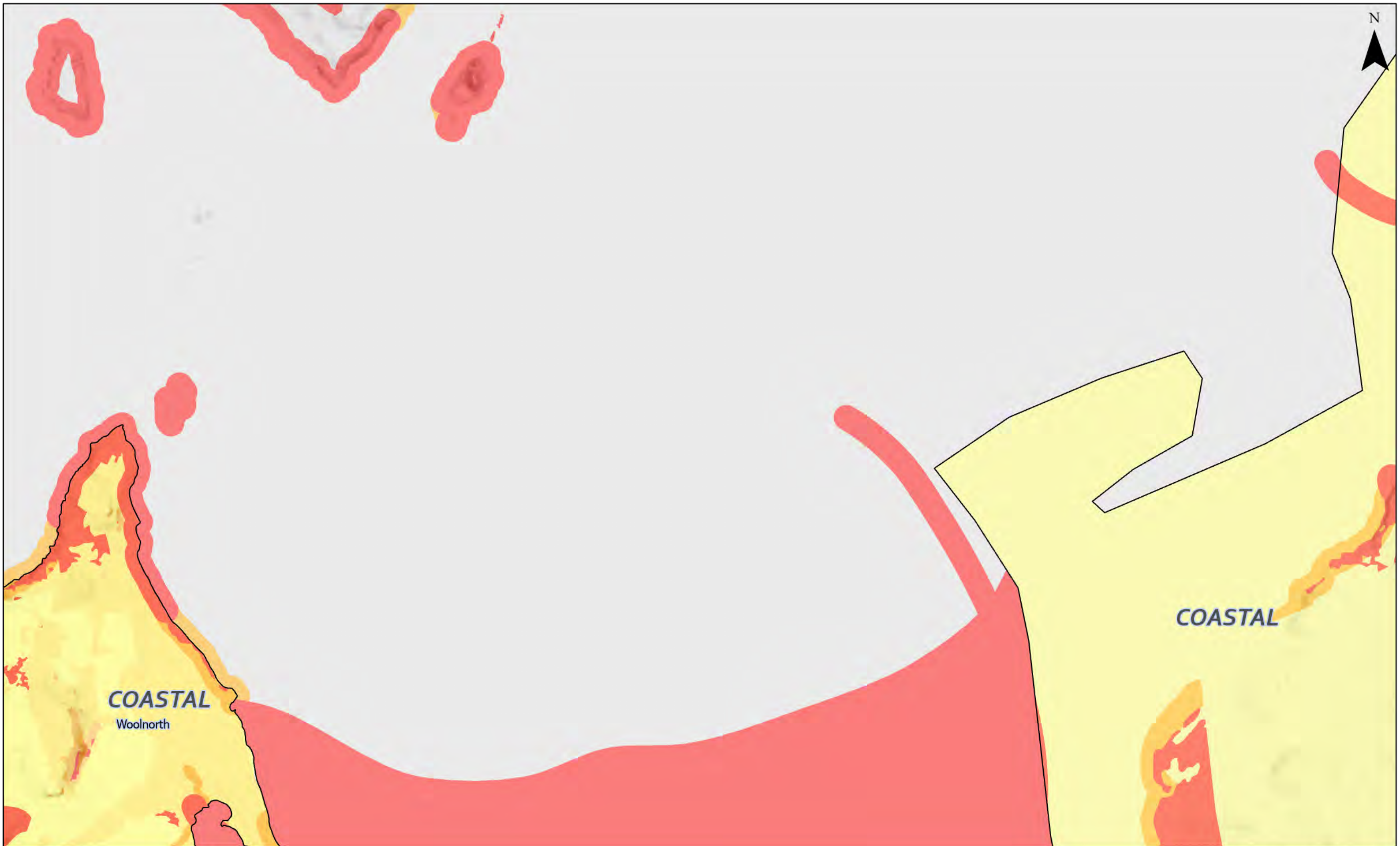


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# Map Index

## Q6

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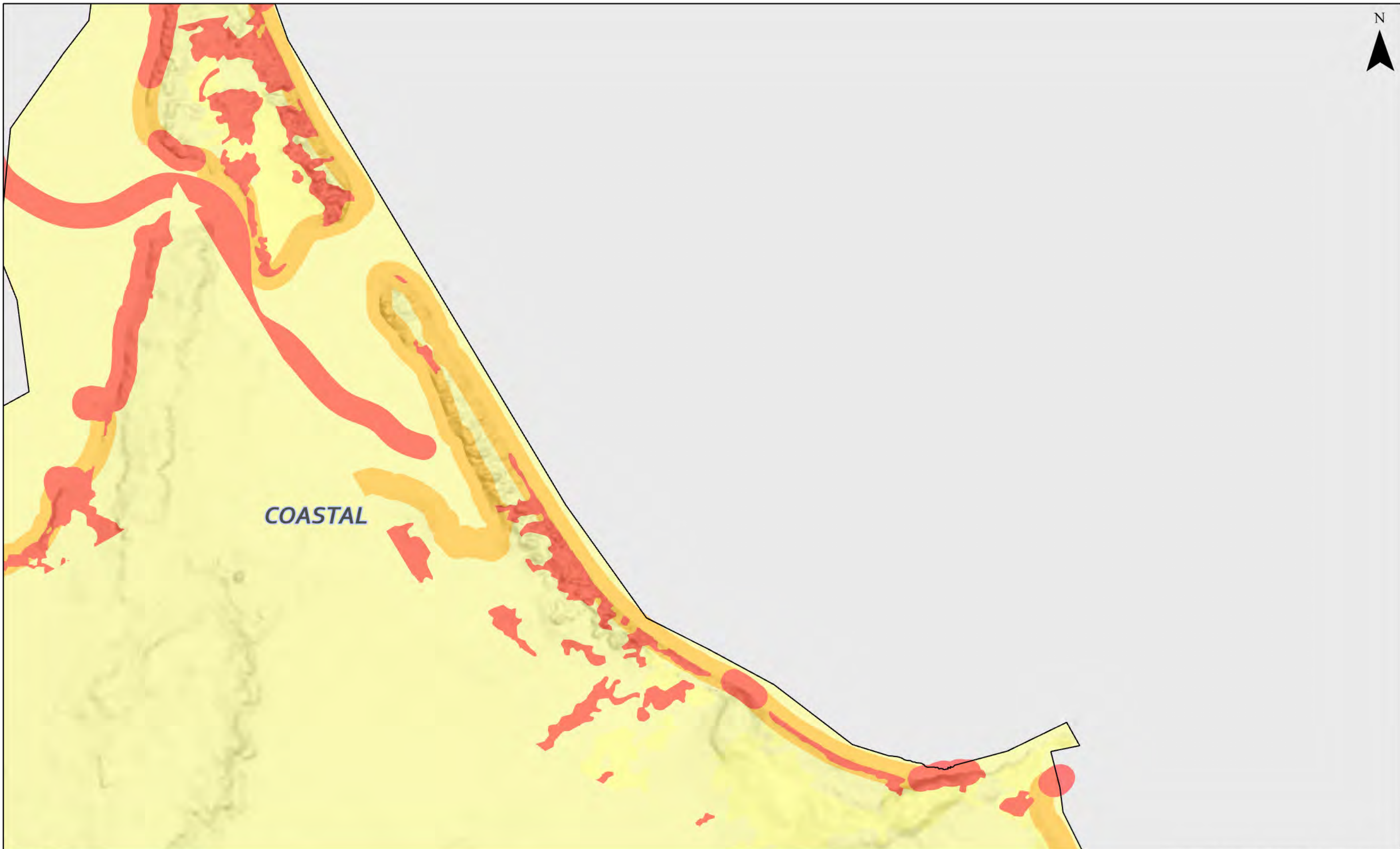
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## Map Index Q7

### Scenic Quality

- Low
- Moderate
- High

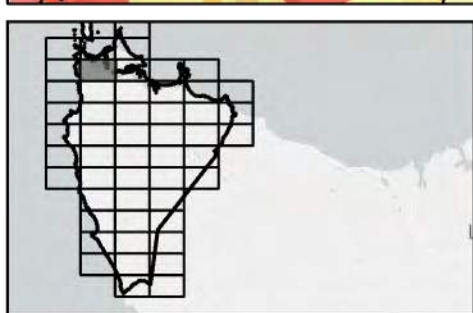
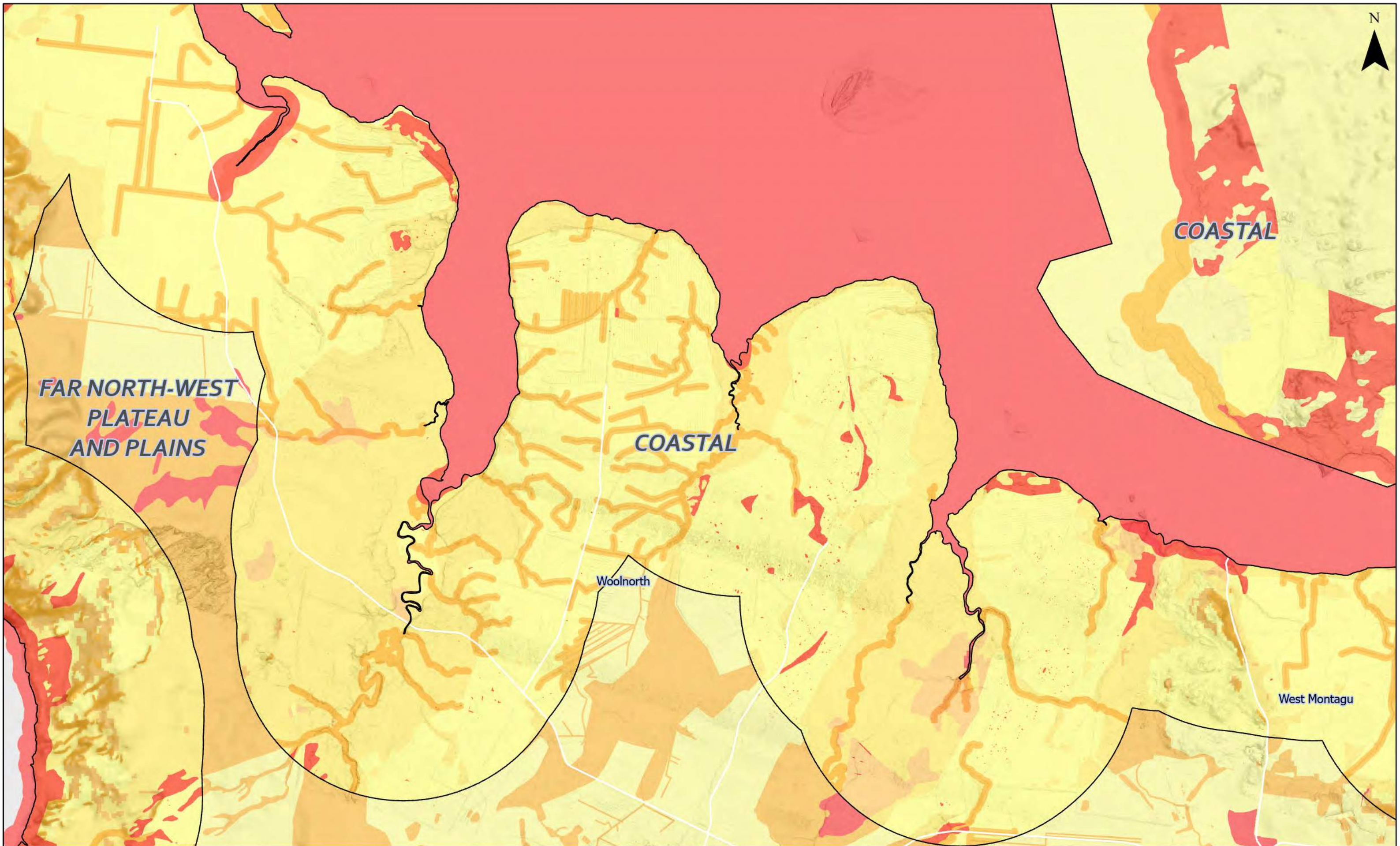
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# Map Index R6

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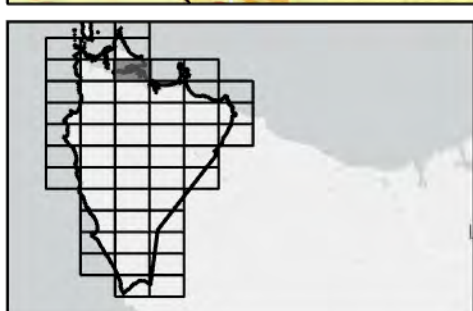
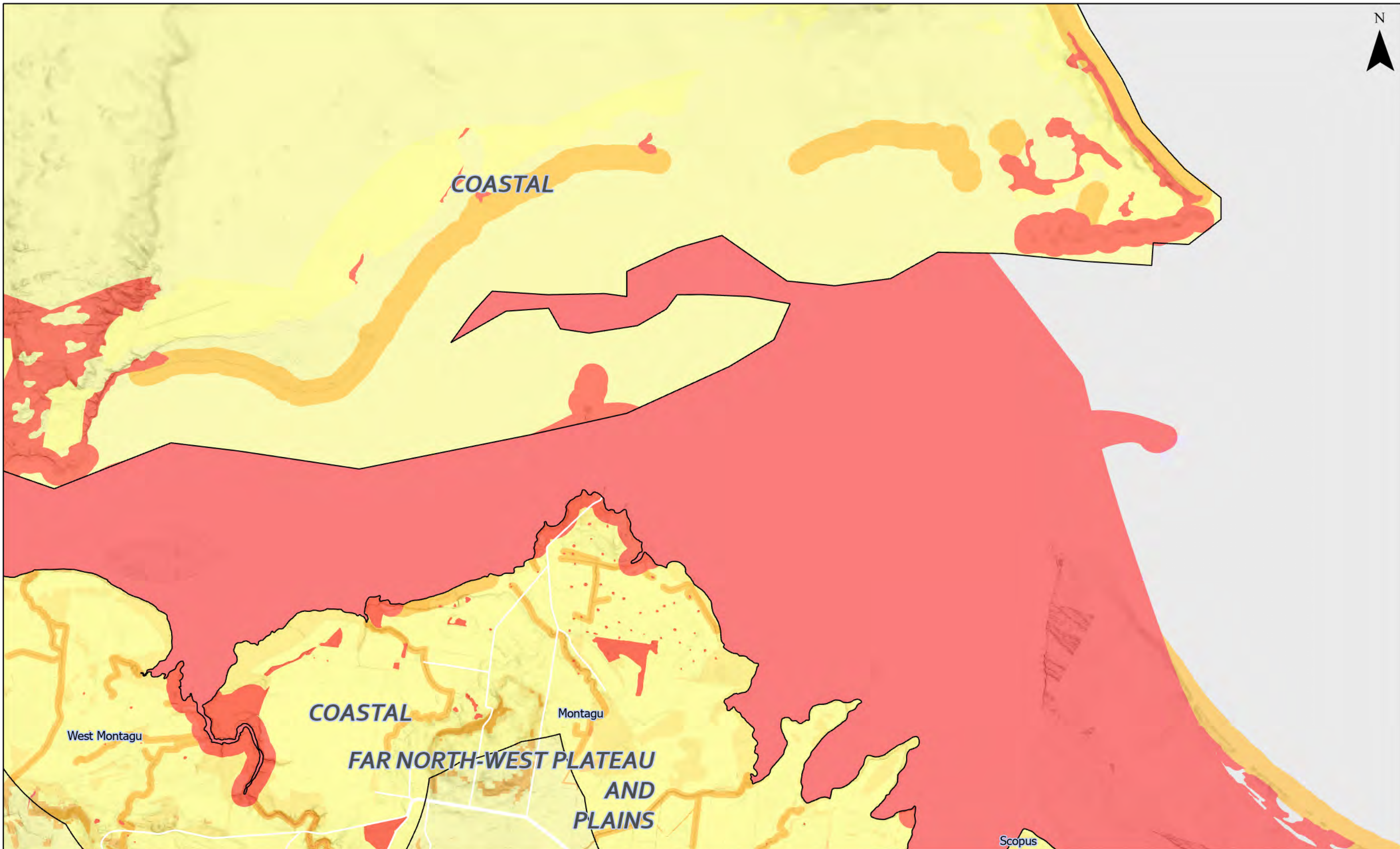


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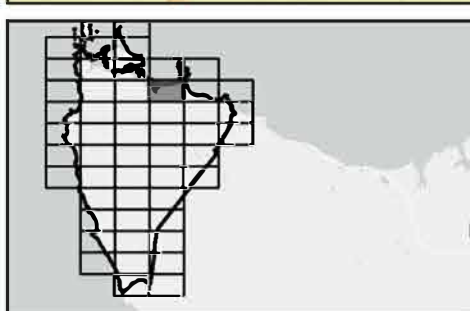
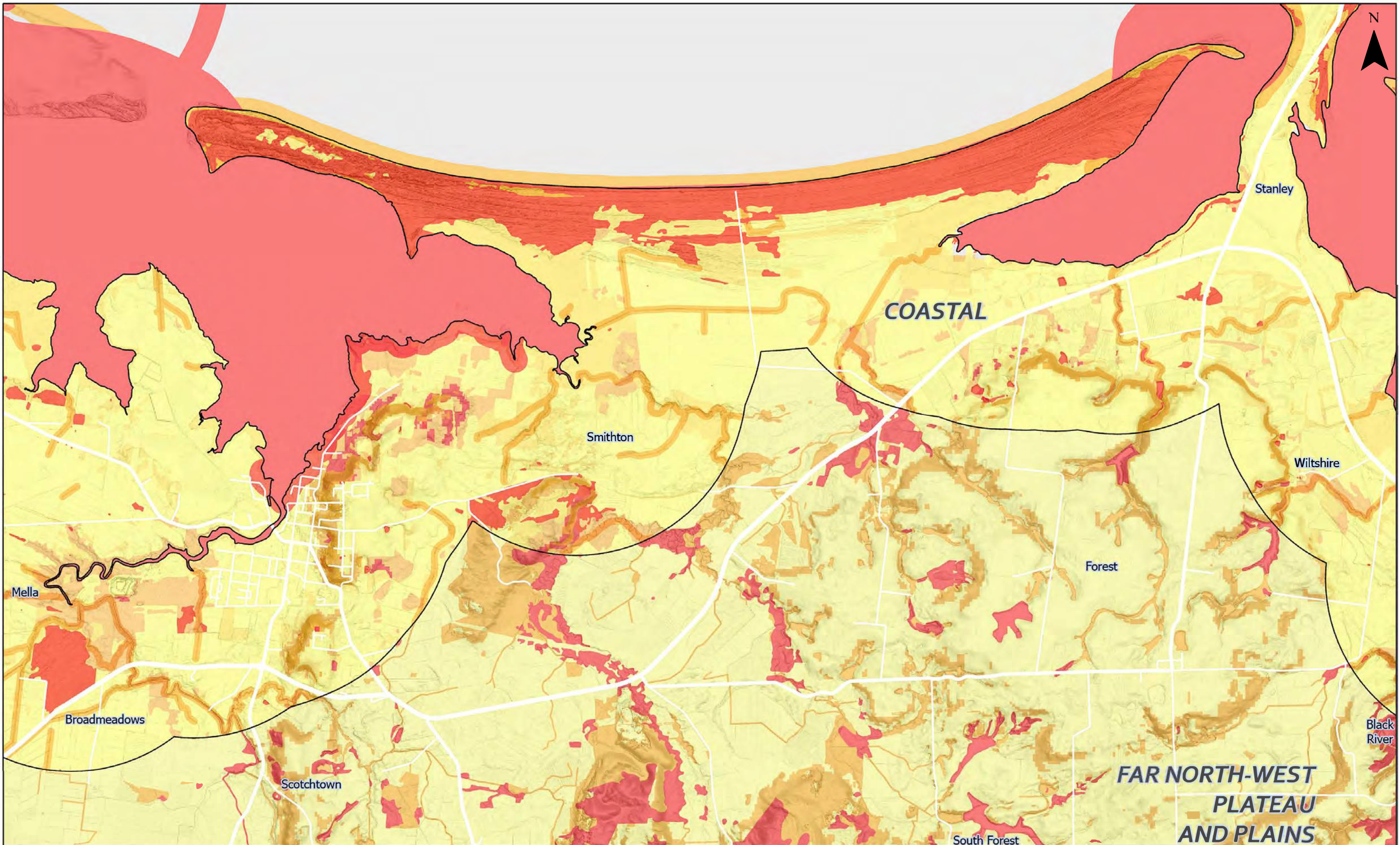
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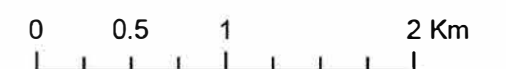
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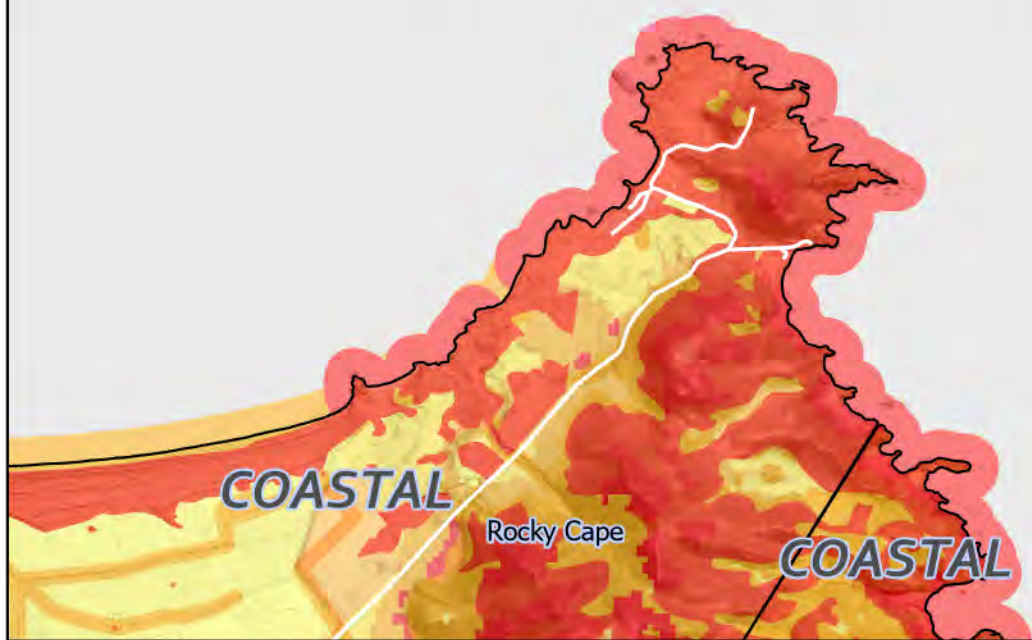
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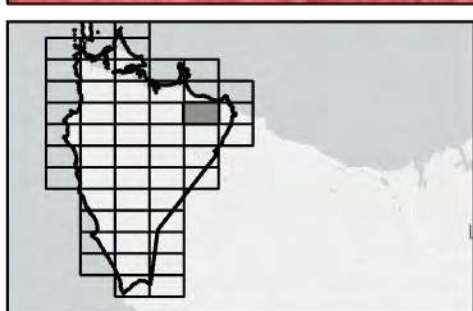
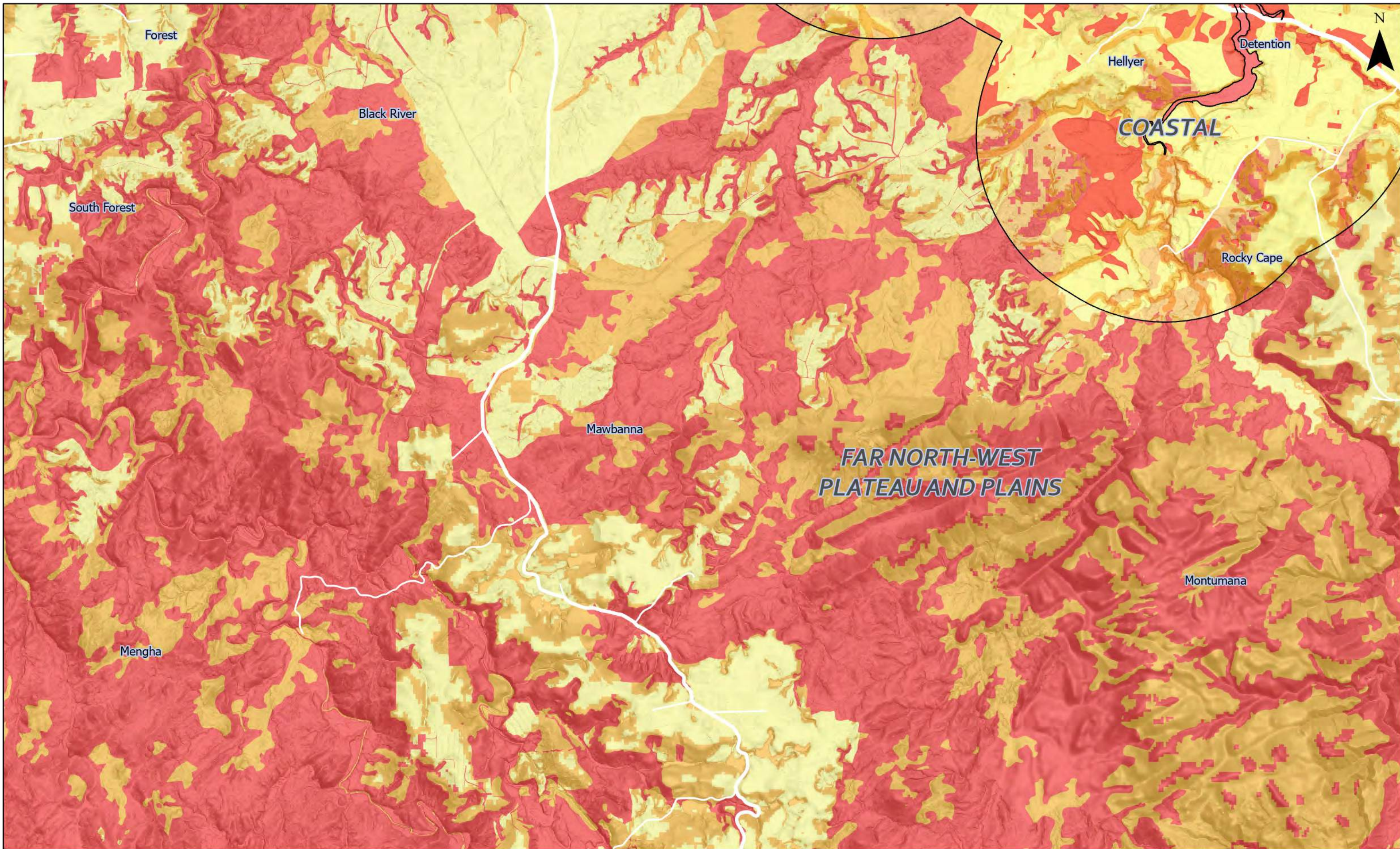


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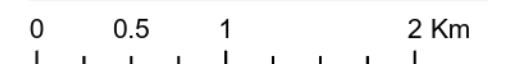
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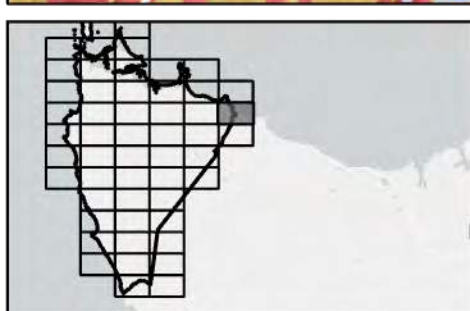
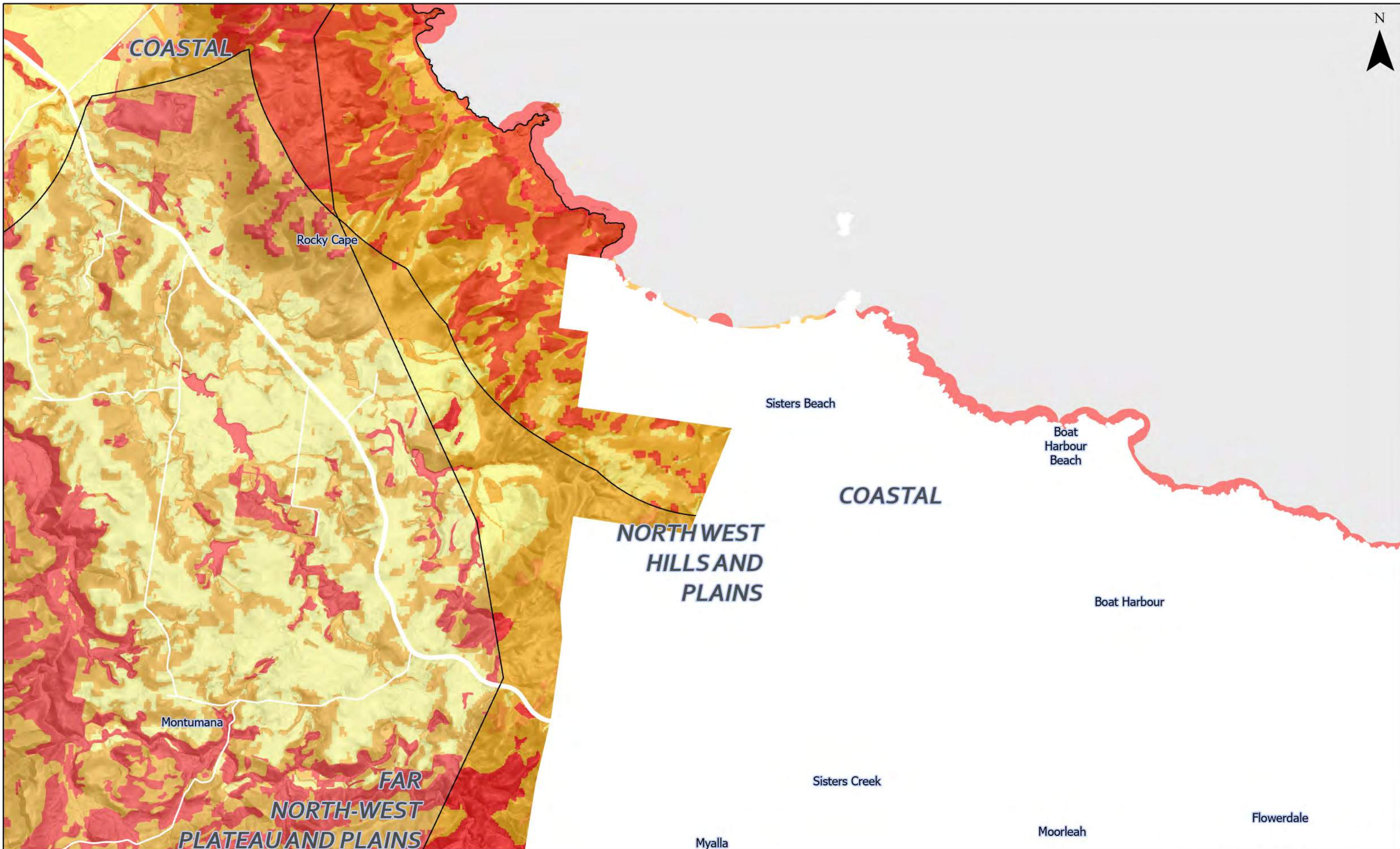
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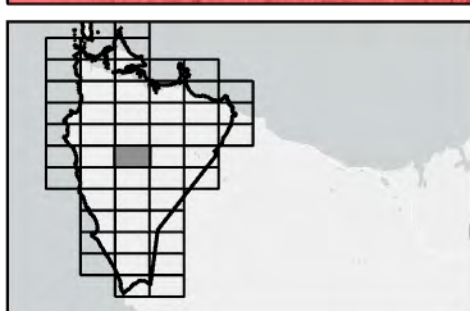
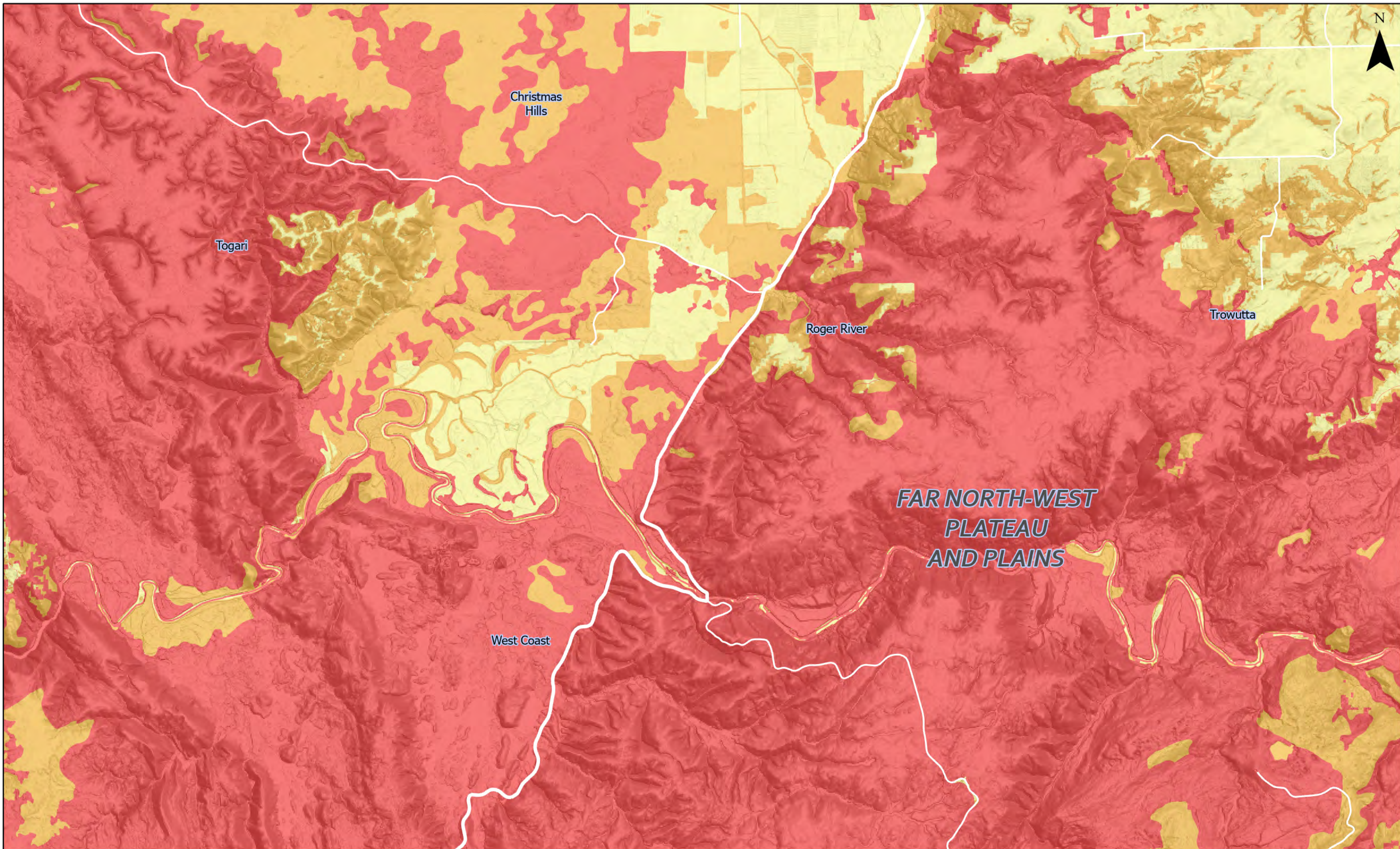
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## Map Index V7

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- Moderate
- High

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0 0.5 1 2 Km



## **ATTACHMENT 6**

### **EXEMPTIONS - TASMANIAN PLANNING SCHEME - CIRCULAR HEAD**

#### **Exemptions for Outbuildings set out in Section 4.3.8 of the Tasmanian Planning Scheme - Circular Head within the Agriculture Zone and Rural Zone**

Outbuildings located in the Rural Living Zone, Rural Zone or Agriculture Zone if:

- (a) an outbuilding exempt under clause 4.3.7; or
- (b) the outbuilding is associated with an existing dwelling and the:
  - (i) total gross floor area of all outbuildings on the lot is not more 108m<sup>2</sup>;
  - (ii) setback is no less than the relevant Acceptable Solution requirement, or located no closer to a property boundary than an existing dwelling or any outbuilding on the site whichever is the lesser; and
  - (iii) building height is not more than 6m and wall height is not more than 4m,

unless the Local Historic Heritage Code applies and requires a permit for the use or development.

#### **Exemptions for Agricultural Buildings and Works set out in Section 4.3.9 of the Tasmanian Planning Scheme - Circular Head within in the Agriculture Zone and Rural Zone**

Located in the Rural Zone or Agriculture Zone, if:

- (a) buildings or works, excluding a dwelling, are directly associated with, and a subservient part of, an agricultural use;
- (b) on prime agricultural land only if not for plantation forestry and:

- (i) it is directly associated with an agricultural use dependent on the soils as a growth medium; or
- (ii) it is conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium;
- (c) individual buildings are not more than 200m<sup>2</sup> in gross floor area;
- (d) building height does not exceed 12m; and
- (e) buildings have a setback of not less than 5m from all property boundaries,

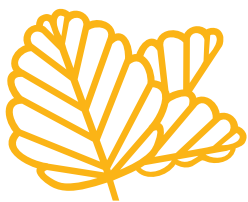
unless the Local Historic Heritage Code, or the Scenic Protection Code, applies and requires a permit for the use or development.

### **Exemptions for Vegetation Removal set out in Section 4.4.1 of the Tasmanian Planning Scheme - Circular Head for all the Zones**

If for:

- (a) clearance and conversion of a threatened native vegetation community, or the disturbance of a vegetation community, in accordance with a forest practices plan certified under the *Forest Practices Act 1985*, unless for the construction of a building or the carrying out of any associated development;
- (b) harvesting of timber or the clearing of trees, or the clearance and conversion of a threatened native vegetation community, on any land to enable the construction and maintenance of electricity infrastructure in accordance with the *Forest Practices Regulations 2007*;
- (c) fire hazard management in accordance with a bushfire hazard management plan approved as part of a use or development;
- (d) fire hazard reduction required in accordance with the *Fire Service Act 1979* or an abatement notice issued under the *Local Government Act 1993*;

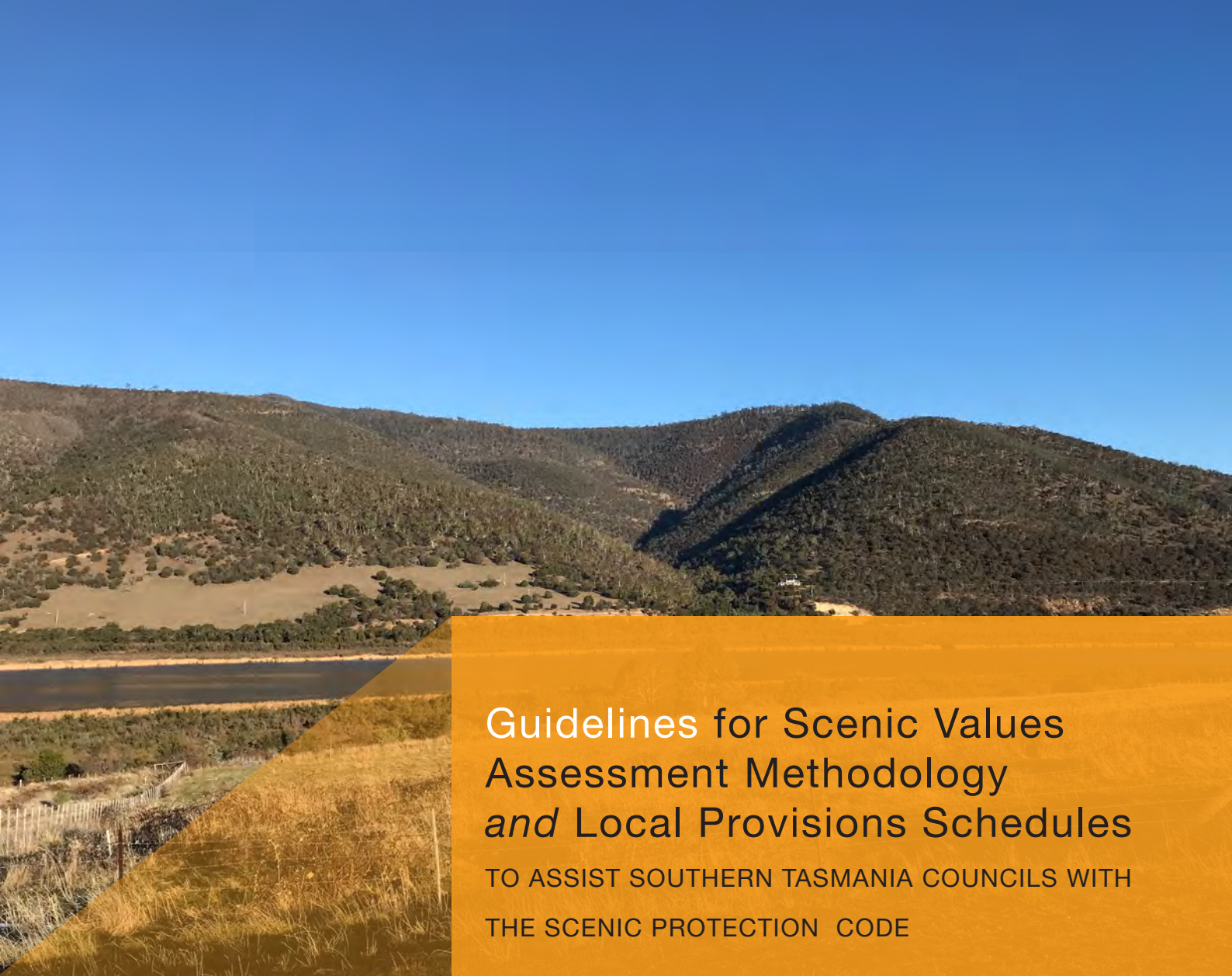
- (e) fire hazard management works necessary to protect existing assets and ensure public safety in accordance with a plan for fire hazard management endorsed by the Tasmanian Fire Service, Sustainable Timbers Tasmania, the Parks and Wildlife Service, or council;
- (f) clearance within 2m of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities, for maintenance, repair and protection;
- (g) safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building; or
- (h) within 1.5m of a lot boundary for the purpose of erecting or maintaining a boundary fence, or within 3m of a lot boundary in the Rural Zone and Agriculture Zone



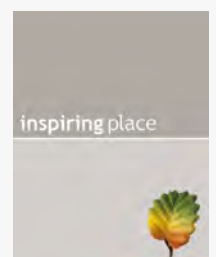
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Guidelines for Scenic Values  
Assessment Methodology  
*and* Local Provisions Schedules  
TO ASSIST SOUTHERN TASMANIA COUNCILS WITH  
THE SCENIC PROTECTION CODE





# GUIDELINES FOR SCENIC VALUES ASSESSMENT METHODOLOGY AND LOCAL PROVISIONS SCHEDULES FOR THE SCENIC PROTECTION CODE

prepared for  
Southern Technical Reference Group, Southern Tasmanian Councils Authority

**Inspiring Place Pty Ltd**  
Environmental Planning, Landscape Architecture,  
Tourism & Recreation  
210 Collins St Hobart TAS 7000  
T: 03) 6231-1818 E: [info@inspiringplace.com.au](mailto:info@inspiringplace.com.au)  
ACN 58 684 792 133

**Geoscene International**  
Scenic Planning Consultants  
PO Box 1036, Glen Waverley VICTORIA 3150  
T: 03) 9803 -6344 E: [geoscene@scenicspectrums.com.au](mailto:geoscene@scenicspectrums.com.au)

Date	Version
31.07.18	Draft Report to the Southern Technical Reference Group for review
09.09.18	Final Report prepared

Project Number 18-14





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## **Attachment A**

Example Local Provisions Schedule Scenic Protection Code Tables and Potential Additional Performance Criteria

## **Attachment B**

Scenic Quality Class Frames of Reference for Landscape Character Types of Tasmania's Southern Region

## **Attachment C**

Selected Glossary of Scenic Assessment Concepts and Terminology

## **Attachment D**

References Cited

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# SECTION 1

## INTRODUCTION

### 1.1 BACKGROUND

In December 2015, the Tasmanian Parliament enacted amendments to the *Land Use Planning and Approvals Act, 1993 (LUPAA)*, to provide for a single state-wide planning scheme for Tasmania, known as the Tasmanian Planning Scheme (TPS).

The TPS has two key elements:

the State Planning Provisions (SPPs), which were made on 22 February 2017; and

Local Councils' Local Provision Schedules (LPSs) which apply the SPPs at the municipal level.

Guidelines for applying the Scenic Protection Code (SPC) have been issued by the Tasmanian Planning Commission in *Guideline No.1 Local Provisions Schedule (LPS): Zone and code application (October 2017)*.

Local councils are the planning authorities responsible for implementing the TPS through the preparation of LPSs. Councils are working cooperatively at a regional level and through the Local Government Association Tasmania with the Planning Policy Unit (PPU) and the Tasmanian Planning Commission (TPC) to prepare work programs for the preparation of LPSs and to share issues and their resolution.

Key to the preparation of the LPSs for Councils in the Southern Region is the Southern Technical Reference Group (TRG). This group consists of Senior Planning representatives from each of the 12 Southern Councils, consisting of: Hobart, Clarence, Glenorchy, Kingborough, Huon Valley, Brighton, Sorell, Glamorgan Spring Bay, Southern Midlands, Derwent Valley, Tasman, Central Highlands and Derwent Valley. The location of these Councils is shown in Figure 1.1.

The SPC is one of many Codes in the TPS requiring LPSs to be prepared. Funding has been provided to Tasmanian regions by the State Government to assist with the preparation of the LPSs.

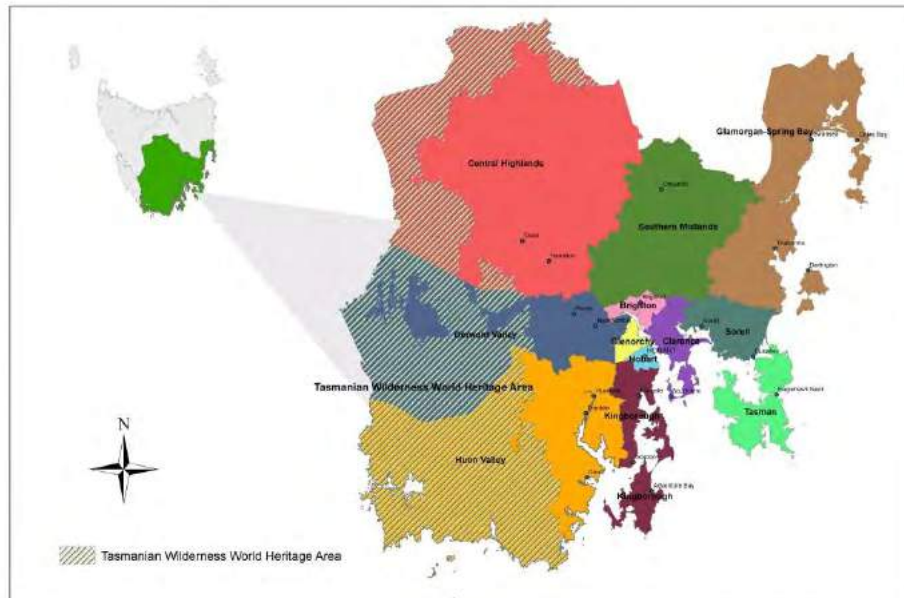


Figure 1.1: Southern Tasmanian Councils Authority (STCA) Councils

## 1.2 PROJECT AIM

The TRG engaged the consultant team to present a methodology to assist Councils to identify and define scenic values, and by doing so, help prepare information required for the LPSs within the SPC.



### 1.3 APPROACH

The project was undertaken in four Phases:

Phase	Main Tasks
<b>Phase 1 : Preparation of the draft method and application to Case Study</b>	<ul style="list-style-type: none"> <li>• Project initiation with TRG briefing and supply of GIS data for sample application area of approx. 164 km<sup>2</sup></li> <li>• Review of existing Scenic Corridor/Area LPS Codes/Schedules</li> <li>• Prepare GIS application for demonstration (GIS/aerial photo overlays of Scenic Quality + Viewpoints x Viewer Sensitivity Levels + Visibility Distance Zones = Scenic Value Areas)</li> <li>• Prepare presentation of methodology and possible LPS Code Schedule for 2-day workshop in Glenorchy/Brighton</li> <li>• Preparation of draft LPS including Acceptable Solutions and Performance Criteria</li> </ul>
<b>Phase 2: Two-Day Training Workshop</b>	<ul style="list-style-type: none"> <li>• 2-Day Meeting and Workshop with TRG and Council Staff to establish direction for methodology and agreed adjustments</li> <li>• Preparation of revised draft SPC methodology including Acceptable Solutions and Performance Criteria</li> </ul>
<b>Phase 3: Draft Review Report</b>	<ul style="list-style-type: none"> <li>• TRG Members review and comment on draft report</li> <li>• TRG Project Manager collates comments</li> <li>• TRG meeting to discuss and agree on consolidated set of comments and response to Consultant Team</li> <li>• TRG Project Manager conveys consolidated comments to Consultant Team and discusses any issues arising.</li> </ul>
<b>Phase 4: Final Report</b>	<ul style="list-style-type: none"> <li>• Make required adjustments as agreed and transmit Final Report to TRG Project Manager</li> </ul>

## **1.4 REPORT STRUCTURE**

The report is presented in four sections:

**Section 1** sets out the background, purpose and approach for the project.

**Section 2** presents the significance of scenic resources to Tasmania and a preliminary review of the SPC as set out by the Tasmanian Planning Commission, as well as responses to the SPC by STCA Council Planners made during a two-day workshop on the SPC assessment methodology during 10-11 July.

**Section 3** provides a summary of the SPC assessment methodology and examples of its application, using a portion of the Derwent River Valley as a demonstration area. The demonstration area covers 164 km<sup>2</sup> across four of the Council areas within what is known as the Eastern Hills and Plains Landscape Character Type. The recommended SPC assessment procedure is a process for assessing and mapping overall Scenic Value Areas (SVA's), Scenic Protection Areas (SPAs) and Scenic Road Corridors (SRCs). It also recommends additional concepts and terminology not currently included in the SPC for assessing the acceptability of future proposed Development Applications using LPS Management Objectives and potential Performance Criteria.

**Section 4** provides information to assist Councils with the preparation of the LPSs for the SPC.

**Attachment A** provides a draft LPS for the Demonstration Area. The scenic assessment led to the identification of a high, moderate and low Scenic Value Areas (SVA1, SVA2 and SVA3) within the Demonstration Area. A draft LPS has been prepared for examples of the SVA1 and SVA2 areas under a Scenic Protection Area overlay, and for the SVA1 areas under the Scenic Road Corridor areas. It also provides alternative Performance Criteria for possible future application if associated amendments to the SPC are implemented to incorporate such Performance Criteria in relation to different Scenic Protection Area levels (e.g., High, Medium) and Scenic Road Corridors.

**Attachment B** provides Scenic Quality Class Frames of Reference for six Landscape Character Types that apply to Local Government Councils within the Southern Tasmanian Council Authority's region.

**Attachment C** provides a glossary of scenic and visual landscape assessment and description terminology that may be used by Council planners and others when conducting scenic assessments and analyses of the landscape and Development Applications within the context of the SPC.

**Attachment D** provides a list of reference documents.

## **1.5 ACKNOWLEDGEMENTS**

The consultant team acknowledge the input and advice provided by Council staff attending during the two-day workshop. The participants were:

Municipality of Brighton/ Derwent Valley: Patrick Carroll (Planning Officer) and Jo Blackwell (Planning Officer);

City of Clarence: Dan Ford (Strategic Planner) and Karen Butler (GIS officer);

City of Glenorchy: Lyndal Byrne (Strategic Planner) and Sylvia Jeffreys (Planning Officer);

City of Hobart: Sarah Crawford (Strategic Planner);

Municipality of Huon Valley: Joanne Hickman (Strategic Planner) and Trent Henderson (Senior Planning Officer);

Municipality of Glamorgan Spring Bay and Municipality of Tasman: Shane Wells (Manager Planning & Special Projects);

Municipality of Kingborough: Di Cowen (Strategic Planner) and Saroj Sharma (GIS officer);

Municipality of Sorell: John Molnar (Senior Planner) and Paul Markey (GIS officer); and

Municipality of Southern Midlands / Central Highlands: Jacqui Tyson (Planning Officer).

The consultant team also acknowledge the advice of planning staff from the Policy Planning Unit of the Department of Justice within the State Government – Brian Risby, Sean McPhail and Leigh Stevens.





## SECTION 2

# REVIEW OF THE SCENIC PROTECTION CODE

### 2.1 CONTEXT

Scenic landscapes are highly valued by many societies and have been recognised as important globally for centuries. They are also valued in Australia and are particularly important to Tasmanians, who are fortunate to enjoy some of the most visually attractive areas of Australia and the world. Tasmanian landscapes are not only important from an aesthetic standpoint, but are of significant economic importance to Tasmania in the context of tourism and the jobs created in that and associated employment sectors, as well as through the direct and indirect expenditures created.

Scenic landscapes are very important to Tasmania's "clean and green" brand, which extends from high quality and healthy agricultural products to the State's attractive lifestyle and setting for new residents and businesses, and to its magnetic tourism and recreational image.

These fundamental aspects of scenic landscapes, although unstated, largely underpin the rationale for the Tasmanian Planning Commission including a SPC as an overlay control within the newly established state-wide planning scheme and as part of the new Local Provisions Schedule.

A strong historical link has been established between the protection of Tasmania's natural and heritage landscapes and the scenic or aesthetic qualities that they offer. The National Parks & Wildlife Advisory Council (2003) documents this relationship from as early as 1863, when land was first designated as 'reserves for scenic purposes' under the *Waste Lands Act* of 1863. Quamby (2003) notes that "*There were however at this time a few people - some government surveyors and people like Louis Shoobridge (who proposed the Russell Falls Reserve), who, from as early as the 1860s, saw that the best use of some areas of land was to set them aside as scenic reserves*".

Three hundred hectares of the Russell Falls Reserve followed during 1885. "*By 1899 Tasmania had 12 reserves: six scenery reserves, three cave reserves, two falls reserves and a fernery reserve*", (Parks and Wildlife Service Tasmania, 2018 online <http://www.parks.tas.gov.au/index.aspx?base=9030>).

Mendel (2003) documents that during 1913, in their submission to the then Minister of Lands (Mulcahy), proponents of a park being established at Mt. Field The first formal proposal romantically described the area as possessing:

*“...a diversity of lake and forest, of stream and hill. In parts there are unsurpassed forests of eucalypts, myrtle, beech, blackwood and sassafras, carpeted with tree ferns and giant grass trees. The entire locality is indescribably beautiful, and is singular in this respect, that the whole of the rich flora of the west coast is there, growing side by side with the flora of other parts. Nature almost seems to ask us that some attempt should be made to treasure and preserve this spot, upon which she has lavished all her charms”* (The Daily Post, 3 October, 1913).

The proponents went on to state that the area:

*“...presented a combination of natural beauty and sublimity of a character not to be rivalled in the Commonwealth. The reservation would for all time be a region of delight for the people of Tasmania, which they could proudly invite visitors from other states to explore”* (The Mercury, 21 October 1913).

Public concern for scenery and nature conservation has gone hand-in-hand over the years, as demonstrated with the following progression of key legislation:

- 1915 *Scenery Preservation Act 1915* and the Scenery Preservation Board.
- 1928-*Scenery Preservation Act 1915* and the Scenery Preservation Board supplemented by the *Animals and Birds Protection Act 1928* and the Animals and Birds Protection Board.
- 1970-*National Parks and Wildlife Act 1970 (NPWA)* and creation of the National Parks and Wildlife Service (NPWS) and the National Parks and Wildlife Advisory Committee (NPWAC).

The evolution of the legislation has been mirrored by a steady progression of National Park and reserve declarations since 1916, from the creation of the Freycinet National Park and Mt Field National Park, through to the 1982 establishment of the Tasmanian Wilderness World Heritage Area and its extension during 1992. Reserved land and protected areas in Tasmania now occupy approximately 40% of the State.

Community values for scenic landscapes has also been reflected in a number of well known conflicts over such issues as the 1972 flooding of Lake Pedder for hydroelectricity development, the High Court case regarding the proposed Franklin Dam during 1983, timber harvesting and the Lemonthyme & Southern Forests Inquiry during 1988 and other issues, including the recent protest of timber harvesting at Lapoinya in 2016.

However, Tasmania's scenery is not limited to National Parks and special reserves. Many of the everyday landscapes of Tasmania are also quite picturesque and have their own scenic values that are important to the State. The overall scenic attractiveness of Tasmania underpins its popularity as a tourism destination for many interstate Australian and overseas visitors. Tasmania's generally high level of scenic quality differentiates it from other Australian and global destinations.

Tourism Tasmania (2017. Tasmanian Tourism Snapshot: Year Ending March 2017) reports that during the year ending March, 2017:

- Visitor numbers increased by 6.1%, from 1,180,000 for the previous year to 1,256,300.
- Total visitor nights increased by 5% to 10.88 million, of which 8.14 million were interstate visitors.
- Visitor expenditures increased by 11% to \$2.23 billion.

The Mercury Newspaper has stated that "Growth in the tourism industry continues to underpin Tasmania's economy, with new figures revealing investment of more than half a billion dollars in the pipeline" (The Mercury July 25, 2016).

Over 768,000 of Tasmania's visitors participated in outdoor activities, including bushwalking, visiting historic sites and national parks, and viewing wildlife not within wildlife parks or zoos. Twenty-four of the 33 attractions visited were National Parks or natural areas, which also accounted for the top ten attractions with the greatest increase in visitation from 2013-14 to 2016-17.

The emphasis on Tasmania's scenery as a key value for promotion is reflected in many of the regional tourism marketing and promotion programs. The East Coast Regional Tourism Authority is one example of this in their promotion of the Great Eastern Drive, which highlights "220 beautiful kilometres", a "stunning coastline", and "diverse and captivating national parks". In terms of that regions key marketing themes, the highly scenic nature of the coastal

landscapes and the diverse and unique indigenous wildlife and sea life of the region appear to receive the greatest emphasis in marketing.

Tasmania has also been more successful than many regions of Australia in developing a strong image association with being a place that is '*Clean and Green*' and producing both food products and tourism products that are considered to be '*Clean and Green*'.

Tasmania's '*Clean and Green*' image has been widely acknowledged and promoted by a number of government and non-government organisations in Tasmania for many years through a wide range of government strategies and plans. In Launceston, a recent article or letter by Alan Birchmore, the chairman of Launceston Flood Authority, in *The Examiner* (13 April 2017) newspaper regarding that city's need for an upgraded sewage system stated that:

*"When Tasmania is put forward as "clean, green and beautiful" it has to be true."*

## **2.2 OUTLINE OF THE CODE**

The Scenic Protection Code within the TPS sets out provisions for:

- Purpose of the Code;

- Application of the Code;

- Definition of terms used within the Code;

- Use or development exempt from the Code; and

- Development standards for Buildings and Works within a defined Scenic Protection Area or a Scenic Road Corridor.

About half of the Southern Tasmania Councils had previously identified Scenic Landscape Areas and/or Scenic Landscape Corridors within their respective Interim Planning Schemes.

Discussions with the Department of Justice indicated that the Code embraced general provisions for scenic landscape protection that had been previously adopted by some Councils in past planning schemes.

The TPS requires that Scenic Landscape Areas and Scenic Landscape Corridors now be defined as either a Scenic Protection Area or a Scenic Road Corridor. The LPSs provides the opportunity for Councils to prepare a



description of these areas/corridors, an outline of the scenic values and management objectives for each of these areas.

The SPC was reviewed and discussed at the workshop with Council staff. The discussions and findings from the workshop indicated a range of potential shortcomings with the provisions, interpretation and application of the Code.

These findings were discussed with Department of Justice planning policy staff at a meeting following the workshop. The findings were acknowledged but it was indicated that they will require further review and investigation. It was indicated that there may be opportunity to review minor amendments to the Code before the end of this year (2018), but any major amendments may not be possible until later. The workshop findings are detailed in Section 2.3.

## **2.3 REVIEW OF THE SCENIC PROTECTION CODE**

There are three major comments about the Code.

### **2.3.1 Focus on Skylines and not all Scenic landscapes**

The Code provisions are generally focused on protection of skylines and road corridors and provide very limited scope for scenic protection within other landscapes including coastal areas, highly scenic rural areas, river estuaries etc. There are also some landscapes (e.g. Droughty Point within the Clarence Council area) where the ridgeline is a dominant regional landscape feature yet remains largely unvegetated.

### **2.3.2 Scenic Road Corridor should be Included as Scenic Protection Areas**

The concept and provisions of the Scenic Road Corridor are inadequate, difficult to operate and will not deliver effective scenic protection controls. The workshop participants thought it would be better to achieve scenic protection along identified road corridors within a Scenic Protection Area rather than the notion of scenic values limited to a corridor. The past use of the Scenic Landscape Corridor overlays in the interim planning schemes indicate an interpretation of only applying the controls within a defined 100m or so of the road reserve. This ignores the reality that viewing of many different scenic values and qualities extend well beyond such a specified distance. In addition, the requirement for siting of buildings and works past the specified distance can also create greater visual impact or limit more desirable mitigation options, depending on the local topography and scenic features viewed from the road and various locations. It was considered preferable to have two categories of Scenic Protection Areas those being:

a category for the protection of the high scenic value areas where there would be no Acceptable Solution and thus Performance Criteria would be applied to prevent any unreasonable loss of these high scenic values; and

a category for the protection and management of the medium scenic value areas where there would be Acceptable Solutions and Performance Criteria to better guide and accommodate development without causing unreasonable loss of scenic values.

The application of these two categories will limit the need for Councils to include significantly more land into a single category to achieve at least some scenic protection control outside of what may be identified as high scenic significance. The second category allows greater flexibility to achieve reasonable solutions to development whilst ensuring reduced impacts on scenic values overall.

### **2.3.3 Limited Scenic Protection within Rural and Agriculture Zones**

The transition of the previous Rural Resource Zone from within the interim planning schemes to the TPS is considered as being either a Rural Zone or Agriculture Zone. There are no provisions within these two Zones to help reduce impacts of building/works or vegetation destruction on scenic values. Agricultural buildings and works are exempt from these two zones but there remains potential for large scale or poorly located buildings to adversely impact on scenic values.

More specific comments on the Code are provided in the following Table 2.1.

**Table 2.1 Council Planners Comments on the Scenic Protection Code**

Section of the Code	Review Comment/Possible Response
Definition of terms	<p>The interpretation of the definition for a scenic road corridor is difficult to understand and has been interpreted differently by many people.</p> <p>The Department of Justice advised that it aims to indicate that the scenic road corridor does not apply to the road itself, just the area within the overlay that extends from the road. Subclause (a) specifies that the 'scenic road corridor' is the land measured "from each frontage to the scenic road" and not the land within the overlay that is within the road title. Subclause (b) refers to the situation where there is no road title (i.e. a right of user road) and specifies that the 'scenic road corridor' is the land within 120m of edge of the carriageway of the road, so not the road itself.</p> <p>The use of diagrams would improve the understanding as would a reference to the distance being 'measured outward from the frontages to the scenic road.' It would be preferable to adopt the standard of a Near Foreground 0-500m distance range (or even through the Mid – Foreground 0 – 1 km) to better protect values within a scenic corridor.</p> <p>This clarification would suggest that the boundaries of the scenic road corridor need not be fixed to 120m but could be varied in accordance with scenic values desired to be protected. In many local landscapes the extent of historic tree plantings extends well beyond the road corridor to include paddocks, driveways and rivers. The scenic value is often associated with the pattern of tree plantings not just the location beside the road.</p> <p>The current definition does not allow for other possible scenic corridors that may exist along rivers or major tracks.</p> <p>Other visual assessment terms may need to be included within the Definitions if a scenic values assessment methodology is adopted to support the SPC and the LPS. For instance, this may require definition of terms such as scenic quality classes, scenic integrity/visual magnitude, landscape character types, viewer sensitivity, foreground, middleground and background.</p>

Section of the Code	Review Comment/Possible Response
Use and Development Exemptions	<p>The Code does not apply when development is covered by the exemptions – accordingly the exemptions need to avoid the possibility of allowing development that would cause unreasonable impact on significant scenic values. If the proposal can meet the acceptable solution no permit will be required.</p> <p>Sub-clause b) - should there be a size limit on agricultural buildings to allow some consideration of potential scenic impact? There are examples of visual impact creating adverse visual impact within high scenic value landscapes and road corridors (e.g. Tasman Peninsula).</p> <p>Sub cause c) - could increase the visual impact if the existing building was poorly located or had inappropriate external finishes.</p> <p>Sub-clause f) – should this refer to within a road reserve rather than the Scenic Road Corridor</p>
Development standards for buildings and works within a Scenic Protection Area	<p>The current Acceptable Solutions are considered to be inadequate to prevent unreasonable impact on scenic values. As indicated it would be better to have two categories of Scenic Protection Areas (SPA's) with high scenic value areas having no Acceptable Solution so the Performance Criteria have to be met. For SPA's with medium scenic value areas, the Acceptable Solution could allow more flexibility whilst ensuring a greater opportunity to prevent unreasonable loss of scenic values.</p> <p>Sub-clause a) should limit building rooftop elevation to being not less than 50m in elevation below a ridgeline, not the elevation of the land on which the building is constructed. Skyline is not defined and may or may not include trees, but topographic ridgelines (without trees) can be just as scenically important. Sub-clause b) does this include the area required for bushfire hazard removal of vegetation, road access, parking, outbuildings etc? Will bushfire hazard removal of vegetation be determined during planning approval?</p> <p>Does sub-clause b) refer to one building per lot or not?</p> <p>Should it be noted that it applies to the effective date of the planning scheme.</p> <p>There is no control for other significant landscape features such as coastal areas, river estuaries, or rural landscapes as the Acceptable Solution is focused only on skylines.</p> <p>There is no control related to high reflectivity of the exterior building materials.</p> <p>The Performance Criteria are considered to be better but Sub-clause d) refers to any visual impact on a skyline rather than other potential high scenic significant landscape features.</p>
Development standards for buildings and works within a Scenic Road Corridor	<p>The Scenic Road Corridors could be included within Scenic Protection Areas with these provisions integrated into the development standards.</p>



# **SECTION 3**

## **METHODOLOGY FOR SCENIC VALUES ASSESSMENT**

### **3.1 INTRODUCTION**

As established in Section 2.1, scenic assets of Tasmanian landscapes are valued by tourists and visitors to Tasmania, as well as by residents of the local communities on the island.

Many people are sensitive to and have scenic concerns for Tasmania's landscape and its visual quality – this includes those areas of the highest scenic quality, as well as areas that may be somewhat less outstanding in terms of combinations of scenic features, but of high public concern for maintaining the existing landscape character in areas where people live and recreate.

Changes to the landscape occur with various forms of land use development, as well as with natural events such as fire and floods. Sometimes proposed development alterations are too great for many individuals or whole communities. This depends on the type of alteration, its location, its size, height, colour or other visual factors. In addition, scenic values are not simply fixed within a set geographic area but can be affected by views across areas of moderate or low scenic significance to those areas of high scenic value.

Avoiding an '*unreasonable reduction*' of Tasmania's scenic value, and the potential lost time, dollars and political conflict costs of excessive or controversial development proposals and landscape alterations is an important function of the Tasmanian Planning System. For these reasons, the development of an assessment methodology for application of the SPC to landscapes within the Southern Tasmanian region is an extremely important task, requiring a comprehensive yet practical statutory tool for the delineation of Scenic Protection Areas and for Scenic Road Corridors as overlay controls within the Local Provisions Schedule.

Providing a common understanding of the appropriate concepts and terms for assessing scenic resources and alterations to the landscape that may impact on the scenic values and quality identified for protection is also important. In this regard, it is desirable to establish a set of guidelines or a toolkit that provides the basic concepts, terminology and framework for how proposed

alterations should be described and assessed within the context of Scenic Protection Areas and Scenic Road Corridors.

In responding to these needs, a statutory planning tool or assessment method is recommended that will be a practical, comprehensive and consistent approach to identifying scenic areas and corridors in need of protection due to their high level of scenic quality and/or due to public concern for maintaining the character of more modest local landscapes that provide an important sense of place and home.

This assessment methodology provides a procedure and criteria for setting management objectives that will frame and clarify assessments of the potential visual impact of alterations proposed to Councils through Development Applications. Such management objectives may be incorporated into the LPS tables. Additional analysis terminology and tools may be considered for future incorporation within the SPC or as part of SPC Guideline No. 1, as a separate Scenic Assessment and Planning Bulletin or Manual.

### **3.2 OVERVIEW OF THE SPC ASSESSMENT METHOD**

Based on the background requirements and other descriptions provided in the study brief, a methodology that addresses the full spectrum of the planning process is offered as a six-stage methodology and implementation strategy, as illustrated in Figure 3.1. This includes baseline scenic inventories and assessments through establishment of scenic management objectives to evaluation of proposed development alterations and determination of development applications.

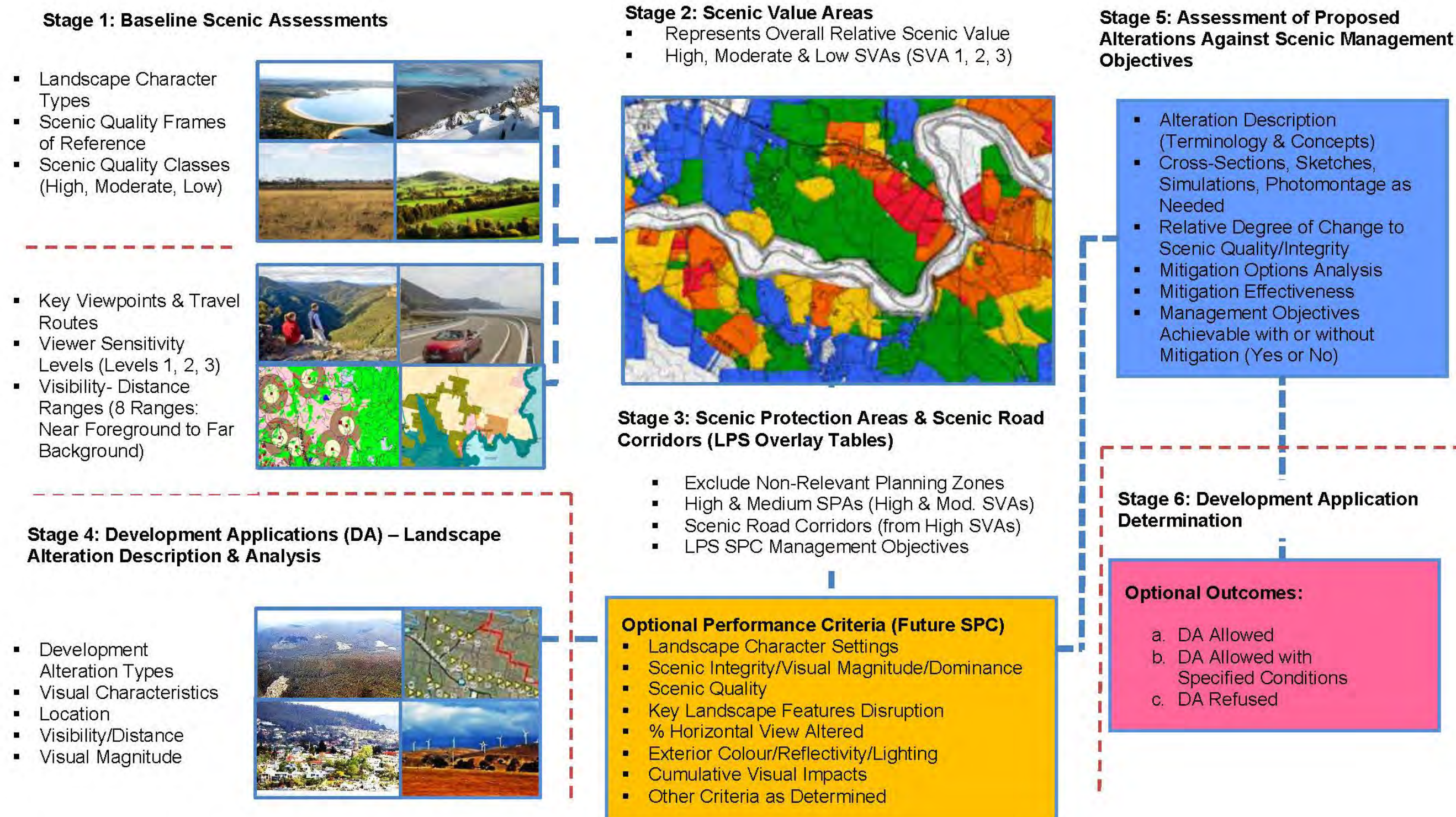
#### **3.2.1 Stage 1: Baseline Scenic Assessments and Mapping**

Stage 1 will involve baseline scenic assessments and mapping in two separate steps that are later combined in Stage 2.

Step 1 utilises established Tasmanian Landscape Character Types (LCTs) and Scenic Quality criteria based on known scenic perception research. This analysis will focus on key landscape features that can be identified in the landscape and mapped. These key features are expressed in a descriptive 'Frame of Reference' developed for each LCT to guide the assessment and mapping of Scenic Quality Classes (High, Moderate and Low), using words and pictures, for ease of understanding by Council planning staff and the community.



Figure 3.1 SPC Assessment Methodology Flow Chart





Step 2 of Stage 1 identifies and categorises the key viewpoints and travel routes by Viewer Sensitivity Levels (scenic concern and viewer numbers), and the Visibility Distance Ranges from those key viewpoints to the relevant Planning Zone areas.

### **3.2.2 Stage 2: Scenic Value Area Evaluation & Mapping**

Stage 2 includes mapping of a range of Scenic Value Areas (SVA) resulting from the combination of Stage 1 assessment factors. High, Medium and Low SVAs are to be mapped, however, only the High and Medium SVAs will apply to Scenic Protection Areas and only the High SVA will apply to Scenic Road Corridors.

It is important to note that the term 'Scenic Value' as used here refers to the overall scenic importance of an area and is not the same as 'Scenic Quality' as referred to above. The relative importance of an area for its scenic values is a product of all the visual factors assessed above, not only Scenic Quality. Scenic Value Areas are evaluated and determined using a matrix format decision-making tool based on a logical '*rules of combination*' approach.

Mapped SVAs are to be limited or trimmed for their identification within the relevant Planning Zones as designated by the Tasmanian Planning Commission, as noted above. Scenic Protection Areas and Scenic Road Corridors are then to be delineated within the relevant Planning Zones.

### **3.2.3 Stage 3: SPC Management Objectives (and Supplementary Criteria)**

In Stage 3, a set of separate SPC Management Objectives will be prepared for the high and moderate Scenic Value Areas within the designated Scenic Protection Areas or Scenic Road Corridors of the LPS Table. These Management Objectives will be worded using the current terminology and approach of the SPC and LPS. However, these standard Management Objectives may potentially be supplemented by an additional set of Scenic Performance Criteria addressing such issues as:

- Land Use Character Setting;
- Scenic Integrity/Visual Magnitude;
- Scenic Quality;
- Key Landscape Features Disruption;



- % Horizontal View Altered and Cumulative Visual Impacts
- Exterior Colour Contrast/Reflectivity/Lighting
- Other criteria as determined.

The High Scenic Protection Areas (with a High SVA) will require more restrictive Management Objectives (and Visual Performance Criteria) regarding proposed development alterations and potential visual impact levels. It is proposed that Acceptable Solutions not apply to the High SPA and Development Applications for developments within the High SPA must be assessed against the relevant Management Objectives and Performance Criteria. The Medium Scenic Protection Area would have Acceptable Solutions, but where those are not achieved, Development Applications will require less restrictive Management Objectives and Performance Criteria. Developments within the Low SVA areas do not require any Acceptable Solutions or Performance Criteria.

#### **3.2.4 Stage 4: Development Applications – Proposed Landscape Alteration Description & Analysis**

Stages 1 – 3 provide the scenic value and management objective assessments and delineation methods required by the brief (and when implemented provide a draft assessment, Code and mapping for community consultation). However, it is anticipated that Council Town Planners and other land use decision-makers will require further guidance and training regarding how to assess various types of proposed landscape alterations that may arise through future Development Applications.

Stage 4 addresses ways in which proposed landscape alterations may be described and analysed according to their location, their relative visibility and visual position in the landscape and their visual characteristics.

#### **3.2.5 Stage 5: Assessment of Proposed Landscape Alterations Against Scenic Management Objectives**

During Stage 5, proposed landscape alterations of various types will be assessed by Council Town Planners and other staff and decision-makers. They will assess how well the proposed development will meet the adopted Management Objectives and the specific Performance Criteria for the appropriate Scenic Value Area.

This will include consideration of the following aspects:

- Alteration Description (Terminology & Concepts);
- Cross-Sections, Sketches, Simulations, Photomontage as Needed;
- Relative Degree of Change to Scenic Value;
- Mitigation Options Analysis;
- Mitigation Effectiveness; and
- Management Objectives Achievable with or without Mitigation (Yes or No).

### **3.2.6 Stage 6: Planning Permit Determination**

During Stage 6, Council Town Planners and other staff and decision-makers will consider the information assessed and developed in Stages 1 – 5 to make a Planning Permit Determination. In most cases, such determinations will arrive at one of three alternative conclusions, including:

- Development Application Allowed (as submitted);
- Development Application Allowed with Specified Conditions; and
- Development Application Refused.

The foregoing assessments, mapping, descriptions, analysis and evaluations of Stages 1 – 5 provide the information needed by Council Town Planners to write an objective and comprehensive analysis of each proposed Development Application and landscape alteration to accompany their recommendation to Council. This should place Councils in a good position to consider the assessment and evaluation to make a final decision regarding the approval or refusal of proposed developments.

These concepts and skills have been presented to Planning Officers of Southern Tasmanian Councils during an SPC training workshop held on 10 – 11 July, 2018. The workshops featured presentations and training materials regarding basic concepts, terminology, field assessments of scenic areas and viewsheds, GIS mapping and the SPC assessment procedure. Such training will better ensure that the Town Planners, GIS specialists and other TRG representatives are communicating on the same level and understand the development of the SPC and into the future when assessing proposed landscape alterations and their potential visual impacts.

The proposed SPC methodology is explained in more detail in the following sections.

### 3.3 STAGE 1: BASELINE SCENIC ASSESSMENTS AND MAPPING

#### 3.3.1 Step 1

Step 1 will entail the following tasks:

- Select the relevant Tasmanian Landscape Character Type (LCTs) for the area being assessed from those shown in Figure 3.2 in relation to Council boundaries;
- Select and apply the appropriate Scenic Quality Class Frame of Reference associated with the selected Landscape Character Type (refer to Attachment B).

**Figure 3.2 : Tasmanian Landscape Character Types Superimposed on Local Government Council Boundaries.**



An example of the Scenic Quality Class Frame of Reference for the Eastern Hills and Plains LCT is provided in Table 3.3. Additional Scenic Quality Class Frames of Reference for other LCTs of Tasmania's Southern Region are provided in Attachment B.

The criteria for the Scenic Quality Class Frames of Reference are based on known scenic perception research findings by Williamson and Chalmers (1982), Kaplan and Kaplan (1989), Green (2000), Nassar (2001), Lothian and Bishop (2017) and others. These criteria have also been reviewed by TRG representatives. Additional perception research carried out for particular Council areas or selected study areas is also a possible future action that can be employed to further refine and justify the scenic quality assessment criteria used.

The Scenic Quality Class Frames of Reference criteria focus on key landscape features that can be identified in the landscape and mapped, including:

- Landform Features;
- Vegetation Features;
- Waterform Features;
- Cultural Heritage Features; and
- Native Wildlife Features.

This descriptive format, using words and pictures, is recommended for ease of understanding by Council planning staff and the community, used in conjunction with field reviews and ground-level photographs.

For any selected Council area or a specific study area, these landscape features and characteristics, as well as combinations of them that may occur, are to be assessed and mapped as Scenic Quality Classes (High, Moderate and Low), utilising the appropriate Frame of Reference criteria in conjunction with recent colour aerial photos, satellite images, ground level photographs and field reviews. This step involves a progressive assessment, working back and forth between the different information sources, prior to making a final delineation of Scenic Quality Classes based on the Frames of Reference in Table 3.1. Examples of this process as applied to the Demonstration Area are shown in Figures 3.3 – 3.11.



**Table 3.1 Eastern Hills and Plains LCT Scenic Quality Class Frame of Reference**

Landscape Features	Scenic Quality Class		
	High	Moderate	Low
<b>Landform Features</b>	<ul style="list-style-type: none"> <li>Well defined and visually distinctive mountain and hill ridges elevated above adjacent landforms.</li> <li>Isolated peaks or peaks with distinctive form and colour contrast that become focal points.</li> <li>Steep, complex hill systems.</li> <li>Well-defined V-shaped or highly incised valleys tending to deep gorges or with visually distinctive river terraces.</li> <li>Large cliffs, rock faces or rock outcrops that are visually prominent or dominate the surrounding landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Undulating and/or rounded and rolling hills that are not visually distinctive in the surrounding landscape.</li> <li>Undulating plains.</li> <li>Moderate to gently dissected V-shaped or U-shaped open valleys lacking in distinctive configuration, colour, and elevation changes.</li> <li>Visually evident, but not distinctive or dominant rock outcrops and cliffs.</li> </ul>	<ul style="list-style-type: none"> <li>Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).</li> </ul>
<b>Vegetation Features</b>	<ul style="list-style-type: none"> <li>Strongly defined stands of or combinations of eucalypt forest, naturally appearing open grasslands and scattered exotic trees (coniferous or deciduous) seen as distinctive vegetative patterns, colours and textures across the landscape.</li> <li>Areas with dramatic displays of seasonal colour.</li> <li>Rainforest and vigorous stands of wet sclerophyll forest that introduce distinctive patterns and textures.</li> </ul>	<ul style="list-style-type: none"> <li>Open and/or scattered eucalypt forest combined with natural openings and species mix in patterns that offer some visual diversity and irregular, natural-appearing or blended (not sharp or straight) edges.</li> <li>Visually evident vegetative patterns and patchwork effects of colour, texture and form created by adjacent land uses commonly occurring within the LCT.</li> <li>Expanses of roadside or riparian vegetation similar in structure and colour to that commonly found within the LCT, but seldom distinctive.</li> </ul>	<ul style="list-style-type: none"> <li>Extensive areas of similar vegetation with infrequent patterns or forest openings.</li> <li>Large forest clearings with straight or unnatural appearing shapes and edges.</li> </ul>
<b>Waterform Features</b>	<ul style="list-style-type: none"> <li>Large 1<sup>st</sup> and 2<sup>nd</sup> Order streams, rivers and estuaries with permanent flow.</li> <li>Large to medium waterfalls.</li> <li>Large and moderate sized natural lakes, ponds and wetlands.</li> <li>Large reservoirs.</li> </ul>	<ul style="list-style-type: none"> <li>Intermittent streams without year-round flow.</li> <li>Small natural lakes, ponds, waterfalls and wetlands.</li> <li>Medium sized reservoirs.</li> </ul>	<ul style="list-style-type: none"> <li>No natural waterforms.</li> <li>Small farm dams and reservoirs.</li> </ul>
<b>Cultural/ Heritage Features (Visual Only)</b>	<ul style="list-style-type: none"> <li>Very prominent, unique or extensive visual influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings, kilns, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the landscape.</li> <li>Very prominent and extensive visual influence of contemporary cultural features and built forms of positive or high scenic value to the community.</li> <li>Visually distinctive variations in vegetative pattern created by contrasting land uses such as woodlands, tree rows, hedgerows, feature trees, paddocks, croplands, orchards, vineyards, and plantations creating patchwork effects of colour, texture and form that are visually prominent over moderate to small areas of the landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Moderate visual presence and influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings of architectural styles not particularly unique or notably positive within the surrounding landscape.</li> <li>Moderate visual presence and influence of contemporary cultural features and built forms of high scenic value to the community.</li> </ul>	<ul style="list-style-type: none"> <li>Little to no visual presence and influence of cultural heritage features reflecting local history or contemporary cultural features of high scenic value to the community as reflected through built forms and structures.</li> <li>Areas with extensive high density urban, industrial, mining, or utilities land use with visually dominant structures and extensive absence of native trees and other positive landscape features.</li> </ul>
<b>Native Wildlife Features (Visual Only)</b>	<ul style="list-style-type: none"> <li>Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).</li> </ul>	<ul style="list-style-type: none"> <li>Areas with a moderate or occasional visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).</li> </ul>	<ul style="list-style-type: none"> <li>Areas with a low or infrequent and irregular visual presence of native fauna.</li> </ul>

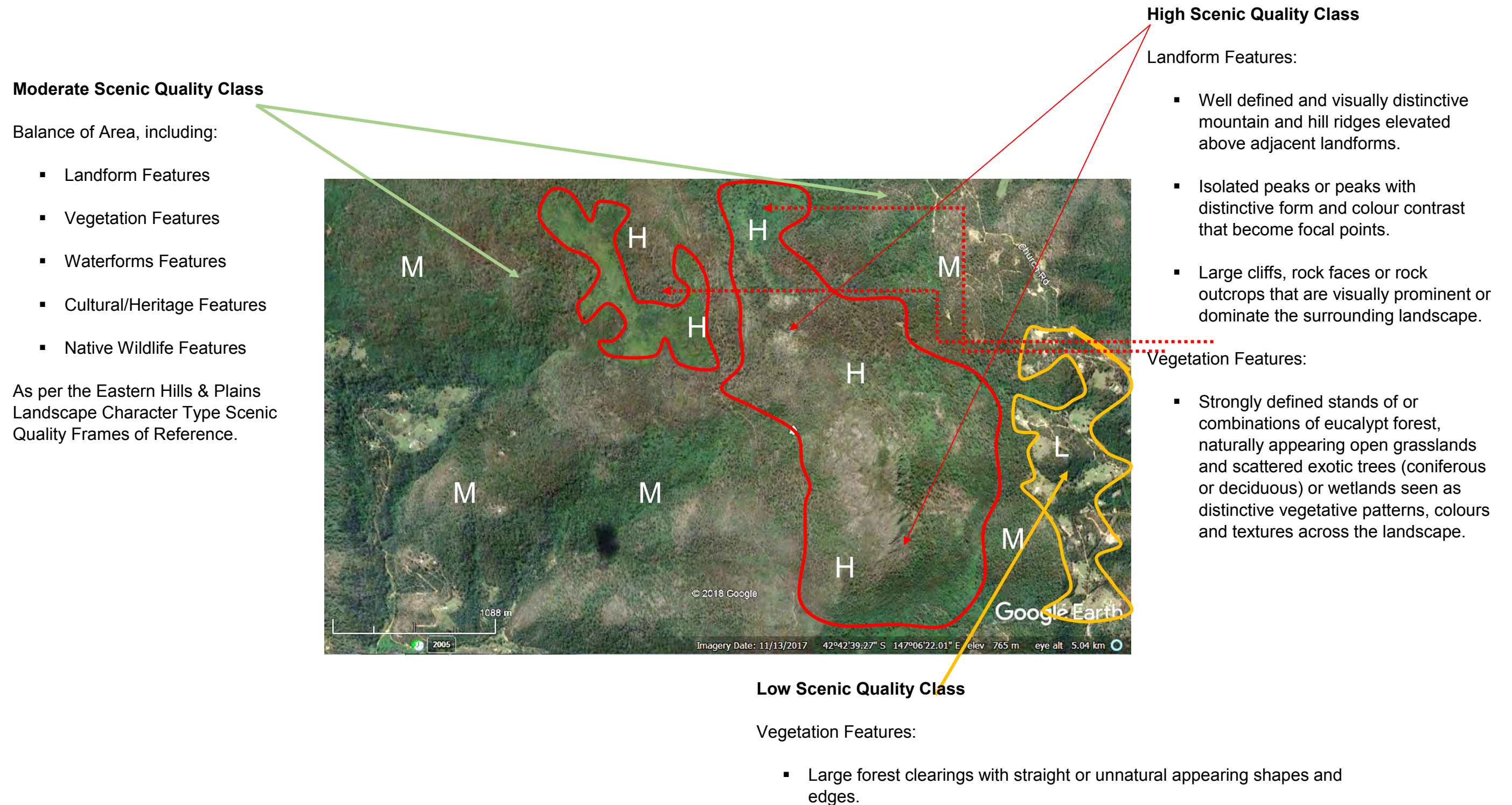


Figure 3.3 Examples of Ground Level and Photo Analysis of Landscape Features (Derwent Valley Demonstration Area)





**Figure 3.4 Example 1 of Aerial Photo Analysis of Scenic Quality (Mount Dromedary Vicinity of Derwent Valley Demonstration Area)**





**Figure 3.5 Example 2 of Aerial Photo Analysis of Scenic Quality (Derwent Valley Vicinity of Demonstration Area)**

### High Scenic Quality Class

#### Landform Features:

- Large cliffs, rock faces or rock outcrops that are visually prominent or dominate the surrounding landscape.
- Well defined and visually distinctive mountain and hill ridges elevated above adjacent landforms.

#### Waterform Features:

- Large 1<sup>st</sup> and 2<sup>nd</sup> Order streams, rivers and estuaries with permanent flow.

#### Vegetation Features:

- Strongly defined wetlands seen as distinctive vegetative patterns, colours and textures across the landscape.

#### Native Wildlife Features:

- Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).

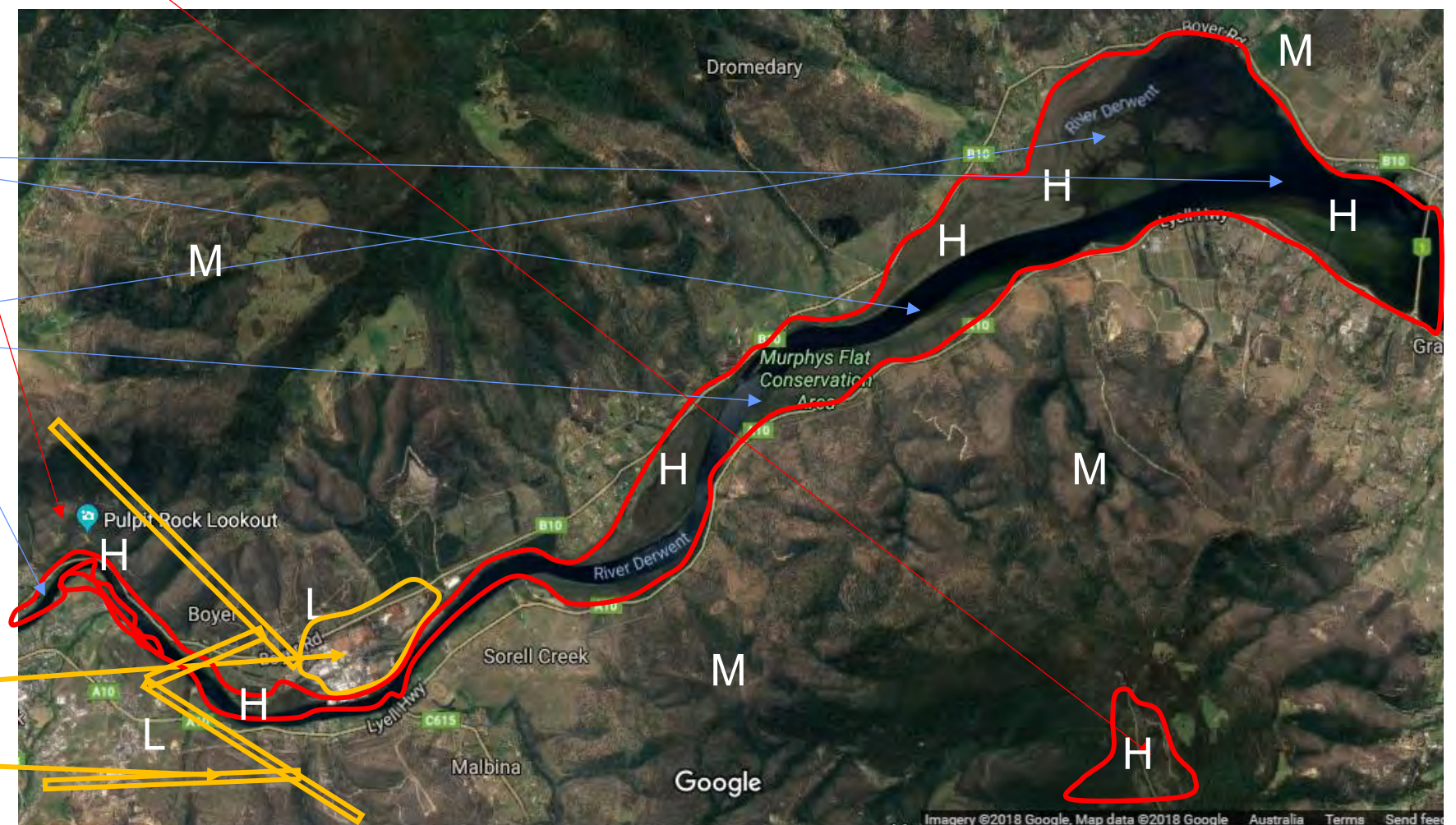
### Low Scenic Quality Class

#### Cultural/Heritage Features:

- Areas with extensive high density urban, industrial, mining, or utilities land use with visually dominant structures and extensive absence of native trees and other positive landscape features.

### Moderate Scenic Quality Class

Balance of Area, as per the Eastern Hills & Plains Landscape Character Type Scenic Quality Frames of Reference.





**Figure 3.6 Example 3 of Aerial Photo Analysis of Scenic Quality (Sorell Creek Valley – Mount Faulkner Vicinity of Derwent Valley Demonstration Area)****High Scenic Quality Class**

## Landform Features:

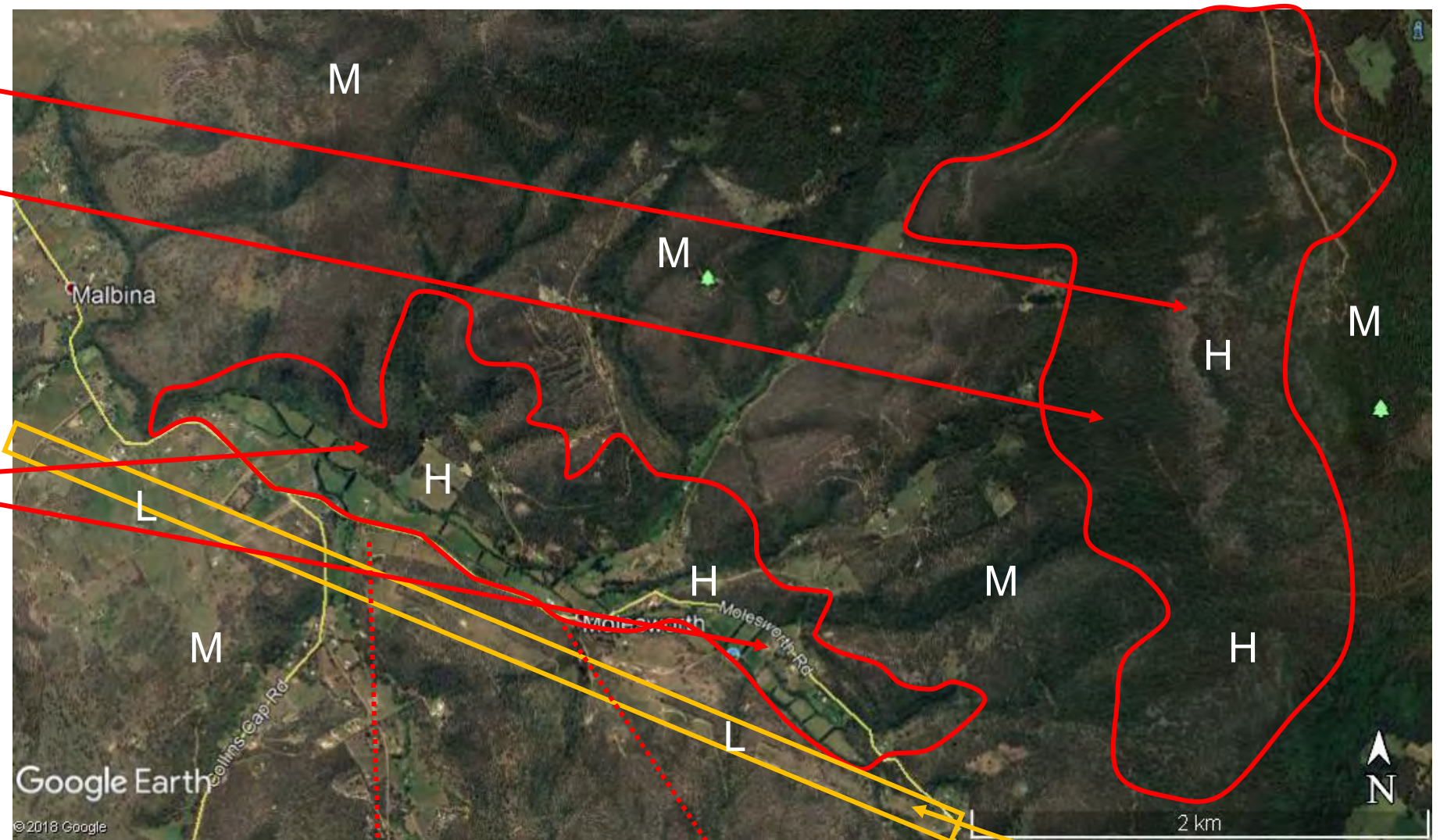
- Large cliffs, rock faces or rock outcrops that are visually prominent or dominate the surrounding landscape.
- Well defined and visually distinctive mountain and hill ridges elevated above adjacent landforms.

## Cultural/Heritage Features:

- Visually distinctive variations in vegetative pattern created by contrasting land uses such as woodlands, tree rows, hedgerows, feature trees, paddocks, croplands, orchards, vineyards, and plantations creating patchwork effects of colour, texture and form that are visually prominent over moderate to small areas of the landscape.
- Very prominent, unique or extensive visual influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings, kilns, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the landscape.

**Moderate Scenic Quality Class**

- Balance of Area, As per the Eastern Hills & Plains Landscape Character Type Scenic Quality Frames of Reference.

**Low Scenic Quality Class**

## Cultural/Heritage Features:

- Areas with extensive high density urban, industrial, mining, or utilities land use with visually dominant structures and extensive absence of native trees and other positive landscape features.



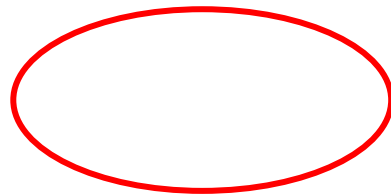
Figure 3.7 Example 1 of Field and Ground Photo Analysis of Scenic Quality (Derwent River & Mount Dromedary Vicinity of Derwent Valley Demonstration Area)





Figure 3.8 Example 2 of Field and Ground Photo Analysis of Scenic Quality (Pulpit Rock – Derwent River Vicinity of Derwent Valley Demonstration Area)

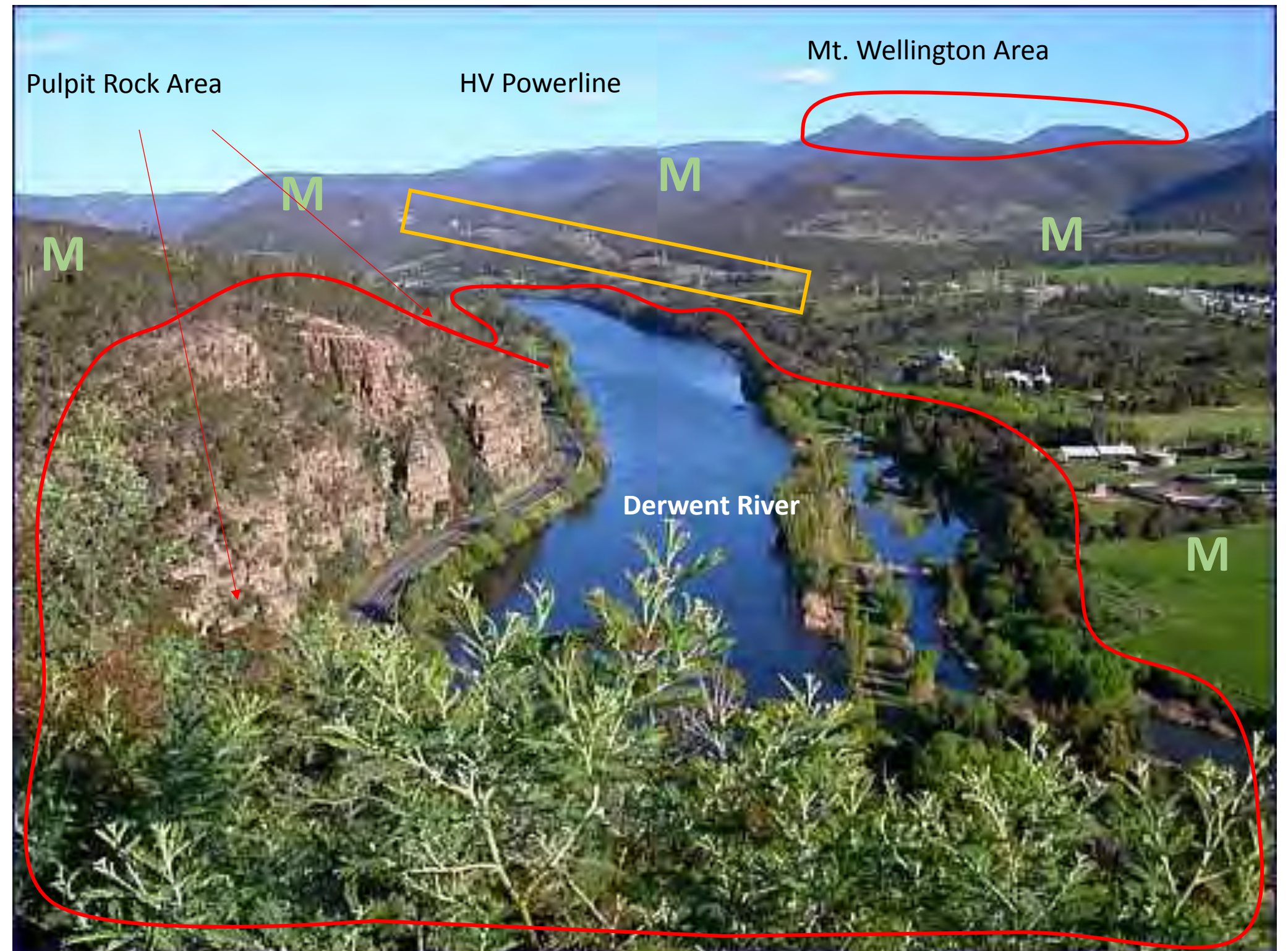
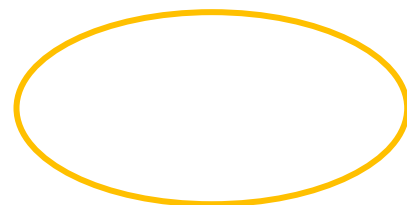
High Scenic Quality Class



Moderate Scenic Quality Class



Low Scenic Quality Class



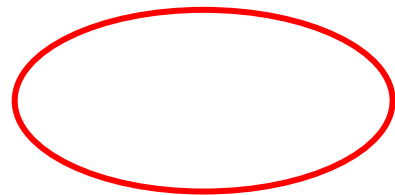


**Figure 3.9 Example 3 of Field and Ground Photo Analysis of Scenic Quality (Sorell Creek Valley – Mount Faulkner Vicinity of Derwent Valley Demonstration Area)**

Mount Faulkner summit and face assessed as High Scenic Quality Class.

In this view, the Sorell Creek Valley along Molesworth Road appears to be of Moderate Scenic Quality. However, when the valley is assessed as a whole, there are extensive areas with a patchwork of Poplar Tree Rows that have a historic link to the previous hops growing Industry and historic kilns such as the one shown here. Those trees not only form part of the heritage fabric of the valley, but add significantly to the scenic quality of the valley and are collectively assessed as a High Scenic Quality Class.

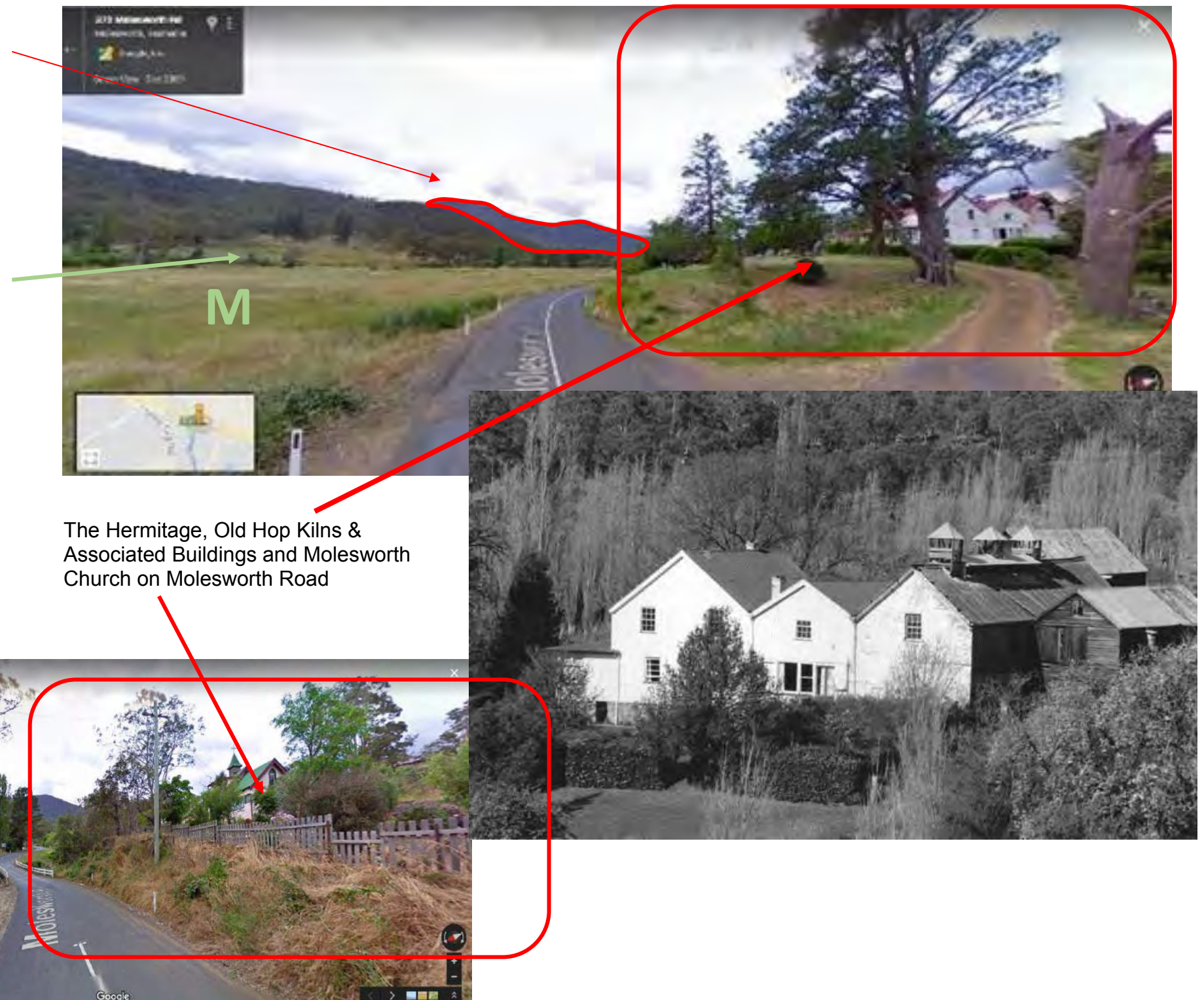
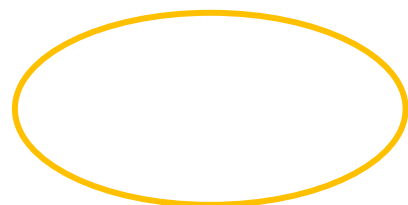
**High Scenic Quality Class**



**Moderate Scenic Quality Class**



**Low Scenic Quality Class**





**Figure 3.10 Overall Scenic Quality Class Assessment Delineated Using GIS and Superimposed on an Aerial Photo**

**DERWENT VALLEY  
DEMONSTRATION AREA**  
for  
Southern Tasmanian  
Councils Authority  
July 2018

**SCENIC QUALITY  
CLASSES  
(AERIAL PHOTO)**



**Legend**

- High Scenic Quality
- Moderate Scenic Quality
- Low Scenic Quality
- Demonstration Area

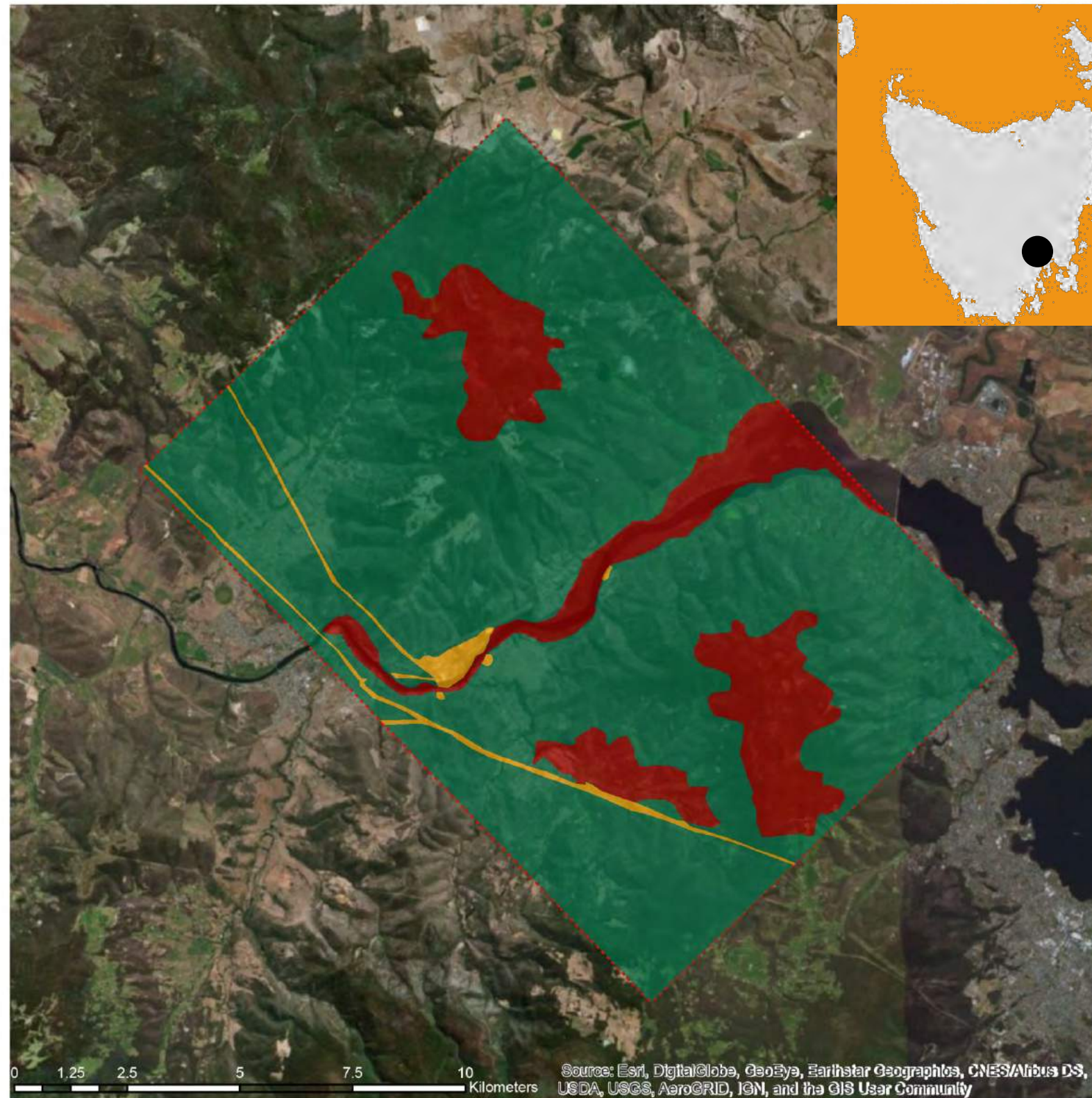




Figure 3.11 Overall Scenic Quality Class Assessment Delineated Using GIS and Superimposed on a Topographic Map

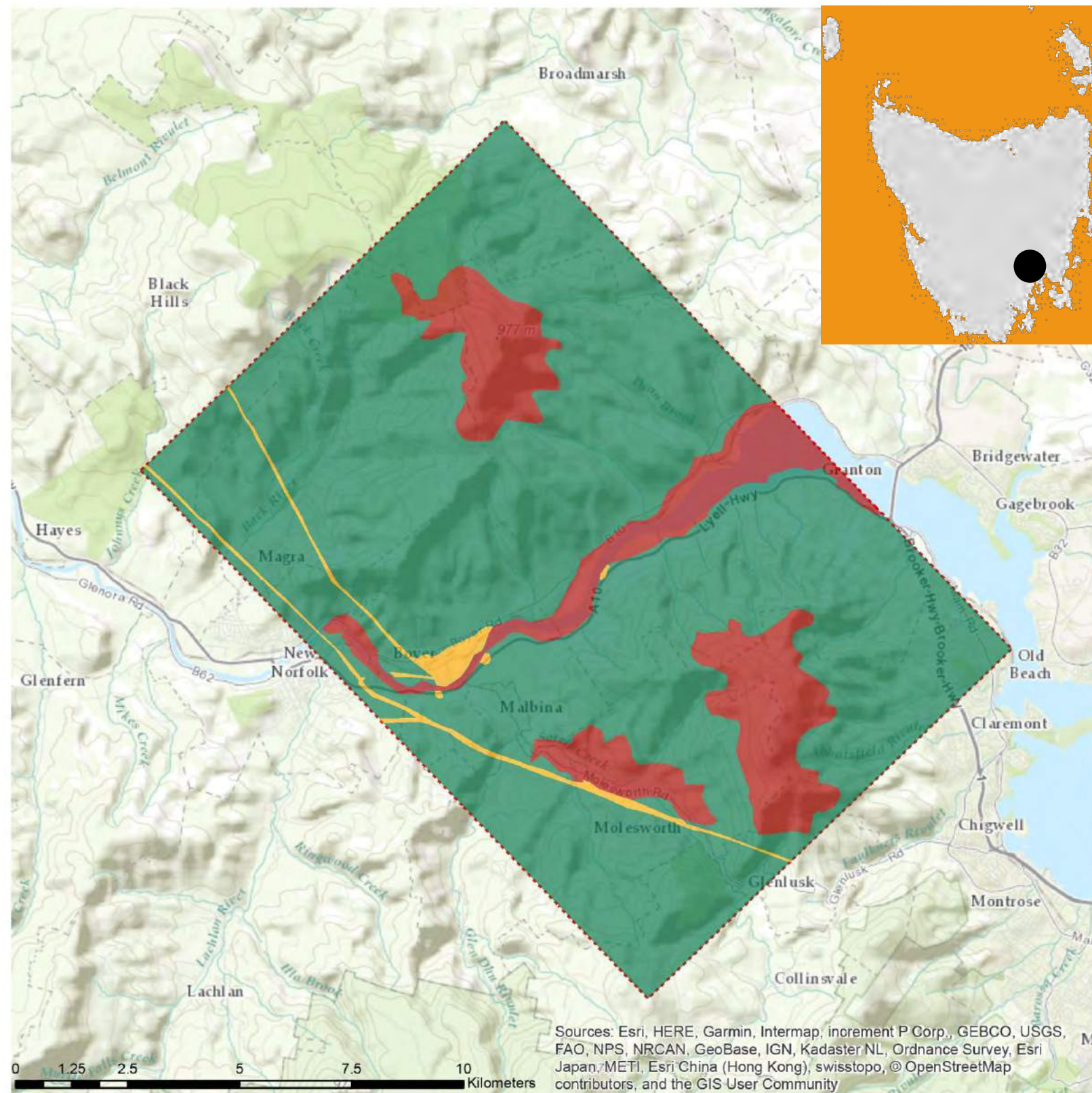
**DERWENT VALLEY  
DEMONSTRATION AREA**  
for  
Southern Tasmanian  
Councils Authority  
July 2018

**SCENIC QUALITY CLASSES  
(TOPO)**



**Legend**

- High Scenic Quality
- Moderate Scenic Quality
- Low Scenic Quality
- Demonstration Area



### 3.3.2 Step 2

Step 2 includes the following tasks:

- Classification of potential viewpoints and travelway types by Viewer Sensitivity Levels (scenic concern and viewer numbers), using the criteria provided in Table 3.2;
- Identification and mapping of the key viewpoints and travel routes;
- GIS mapping of Visibility Areas (viewsheds) from the identified key viewpoints using the criteria for Visibility Distance Ranges as provided in Table 3.3;
- Inventory mapping of landscape visibility and viewing distance zones, including:
  - Terrain Only Visibility (seen or not seen); and
  - Visibility Distance Ranges.

Due to the high variability and mutability of existing vegetation (due to changes in vegetation management and bushfire impacts), it is recommended that Visibility Distance Ranges be mapped using terrain only. Further consideration of the visual screening effects of existing vegetation should be made during assessments of specific proposed landscape alterations as they arise through future Development Applications. This should involve in-field observations and assessments.

This process can also be aided by GIS and cross-section analysis that analyses vegetation patch heights and densities, buildings and structures, and their potential to fully or partially screen proposed landscape alterations.

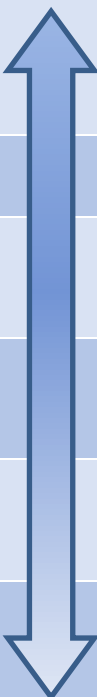
**Table 3.2 Viewer Sensitivity Levels for Travel Routes and Use Areas<sup>1</sup>**

<b>SENSITIVITY LEVEL 1 (High)</b>	<b>High Viewer Numbers Moderate Scenic Concerns</b>	<ul style="list-style-type: none"> <li>▪ Freeways and State Highways with &lt;500 vehicles/day.</li> <li>▪ Main Sealed Roads with &lt;75 vehicles/day.</li> <li>▪ Interstate Passenger Rail Lines with Daily Daylight Service</li> <li>▪ Urban Residential Areas</li> </ul>
	<b>Low to High Viewer Numbers, High to Very High Scenic Concerns</b>	<ul style="list-style-type: none"> <li>▪ Recreation, Cultural or Scenic Sites and Viewpoints of National or State Significance.</li> <li>▪ Classified Tourist Roads</li> <li>▪ Walking Tracks of National Significance</li> <li>▪ Rail Lines of Cultural, Historic or Scenic Significance</li> <li>▪ Navigable Waterways of National or State Recreation Significance</li> <li>▪ Viewpoints to or from All Statutory Protected Areas under the National Reserve System (refer to Table 8)</li> <li>▪ Viewpoints to or from National Heritage List Sites and Commonwealth Heritage List Sites</li> <li>▪ Viewpoints to or from the following Non-Statutory Sensitive Land Use Designations: <ul style="list-style-type: none"> <li>– Australian National Landscapes</li> <li>– National Trust Classified Landscapes</li> <li>– Previous Register of the National Estate (RNE)</li> <li>– Historic Rural Homesteads/Residences on the State or Local Government Heritage List</li> <li>– Rural Residences with Associated Tourism Businesses</li> </ul> </li> </ul>
<b>SENSITIVITY LEVEL 2 (Moderate)</b>	<b>Moderate Viewer Numbers – Moderate Scenic Concerns</b>	<ul style="list-style-type: none"> <li>▪ Main Sealed Roads with more than 50 vehicles /day</li> <li>▪ State Passenger Rail Lines with Daily Rural Town Service</li> <li>▪ Roads with &gt;35 vehicles/day, but Planned for Recreation/Tourism Promotion within 5 years</li> </ul>
	<b>Low-Moderate Viewer Numbers Moderate to High Scenic Concerns</b>	<ul style="list-style-type: none"> <li>▪ Rural Residences (without Historic/Cultural or Associated Tourism Businesses)</li> <li>▪ Recreation, Cultural or Scenic Sites and Viewpoints of Regional or Local Significance</li> <li>▪ Navigable Waterways of National or State Recreation Significance</li> <li>▪ Walking Tracks of Regional or High Local Significance</li> <li>▪ Viewpoints to or within other Non-Statutory Scenic or Natural Reserves of Local or Regional Significance</li> </ul>
<b>SENSITIVITY LEVEL 3 (Low)</b>	<b>Low Viewer Numbers Moderate Scenic Concerns</b>	<ul style="list-style-type: none"> <li>▪ Land Management Roads with Occasional Recreation Traffic up to 10 vehicles/day</li> <li>▪ Walking Tracks of Moderate Local Significance</li> <li>▪ State Passenger Rail Lines with Less than Daily Rural Town Service</li> </ul>
	<b>Low Viewer Numbers Low to Moderate Scenic Concerns</b>	<ul style="list-style-type: none"> <li>▪ Land Management Roads with Infrequent Recreation Traffic</li> <li>▪ Walking Tracks with Infrequent Recreation Usage</li> <li>▪ Other Low use and Low Concern Viewpoints and Travel Routes</li> </ul>

<sup>1</sup> Source: Scenic Spectrums Pty Ltd, adapted from Williamson, Dennis and Calder, Stuart, 1979. Visual Resource Management of Victoria's Forests: A New Concept for Australia



**Table 3.3 Viewing Distance Ranges**

Distance of View	Distance Range	Relative Visual Magnitude
0 - 500 m	Near Foreground (NF)	Zone of Greatest Visual Influence
500 m – 1 km	Mid Foreground (MF)	
1 - 2 km	Far Foreground (FF)	
2- 4 km	Near Middleground (NM)	
4- 8 km	Far Middleground (FM)	
8 - 12 km	Near Background (NB)	
12 – 20km	Mid Background (MB)	
20-32+km	Far Background (FB)	Zone of Least Visual Influence

Along with alteration size, distance of view has a direct bearing on the relative visual magnitude (size) of landscape alterations. Using the 'Rules of Combination' approach, the criteria for Viewer Sensitivity Levels and Visibility Distance Zones may be adjusted to suit local needs. However, the criteria recommended have been developed and tested in a wide range of Australian case studies over the past 20 years and have been found to work well. Again, it is best if all Local Government Councils of the STCA and the Tasmanian Planning Commission have unity and consistency in the criteria used across Tasmania. Examples of the application of Viewer Sensitivity Levels and Visibility Distance Ranges to the Demonstration Area are provided in Figure 3.12, 3.13 and 3.14.

Figure 3.12 Viewer Sensitivity Level 1 Visibility Distance Ranges Applied with GIS Mapping

# DERWENT VALLEY DEMONSTRATION AREA

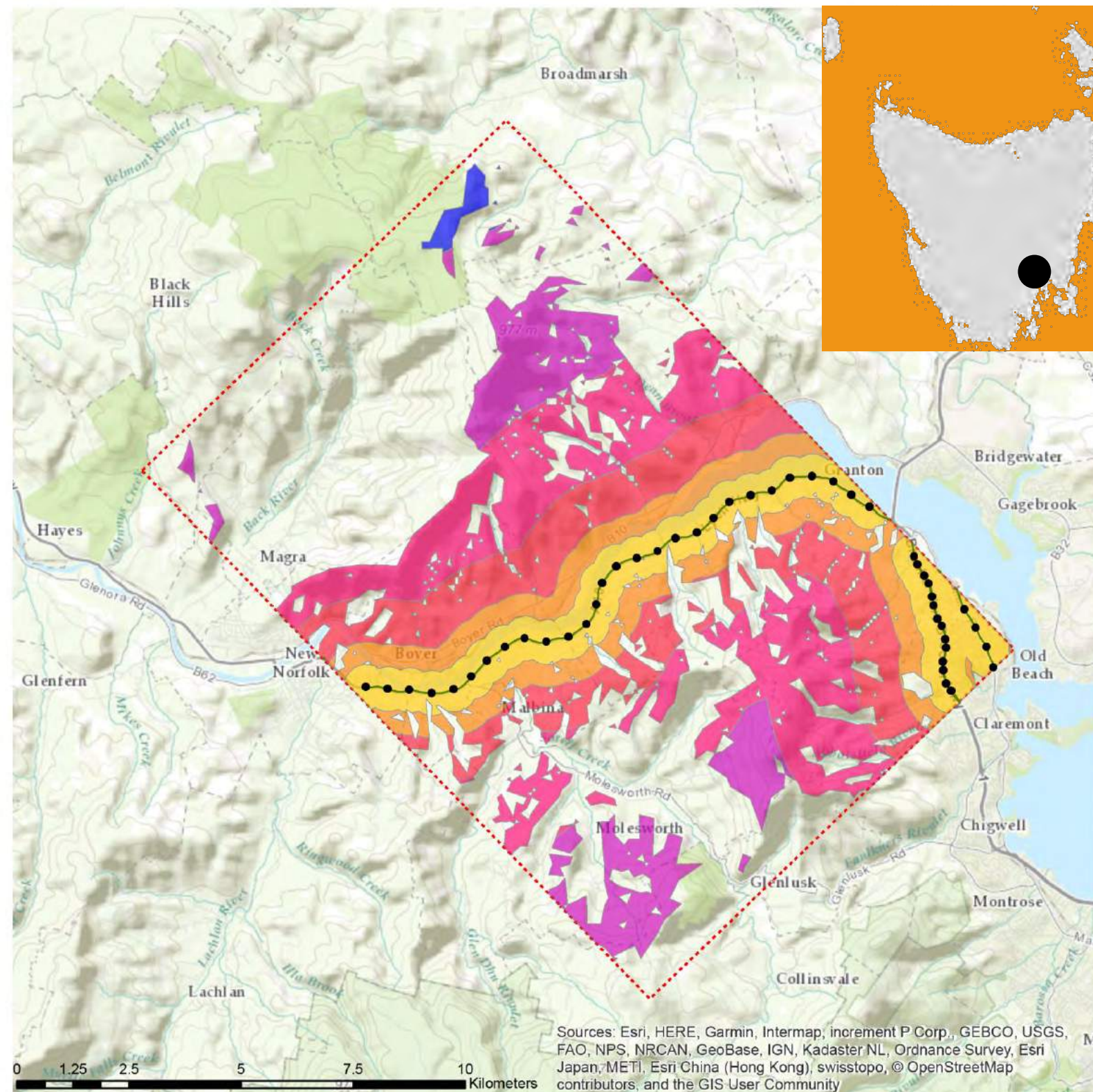
for  
Southern Tasmanian  
Councils Authority  
July 2018

## VISIBILITY DISTANCE RANGES VIEWER SENSITIVITY LEVEL 1



### Legend

- Level 1 View Points
- Level 1 Roads
- 0-500 m (NF)
- 500 m - 1 km (MF)
- 1 - 2 km (FF)
- 2 - 4 km (NM)
- 4 - 8 km (FM)
- 8 - 12 km (NB)
- Not Visible
- Demonstration Area



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



Figure 3.13 Viewer Sensitivity Level 2 Visibility Distance Ranges Applied with GIS Mapping

**DERWENT VALLEY  
DEMONSTRATION AREA**  
for  
Southern Tasmanian  
Councils Authority  
July 2018

**VISIBILITY DISTANCE RANGES  
VIEWER SENSITIVITY LEVEL 2**



**Legend**

- Level 2 View Points
- Level 2 Roads
- 0-500 m (NF)
- 500 m - 1 km (MF)
- 1 - 2 km (FF)
- 2 - 4 km (NM)
- 4 - 8 km (FM)
- Not Visible
- Demonstration Area

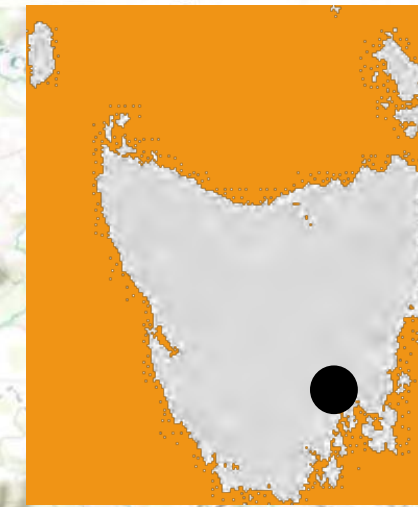
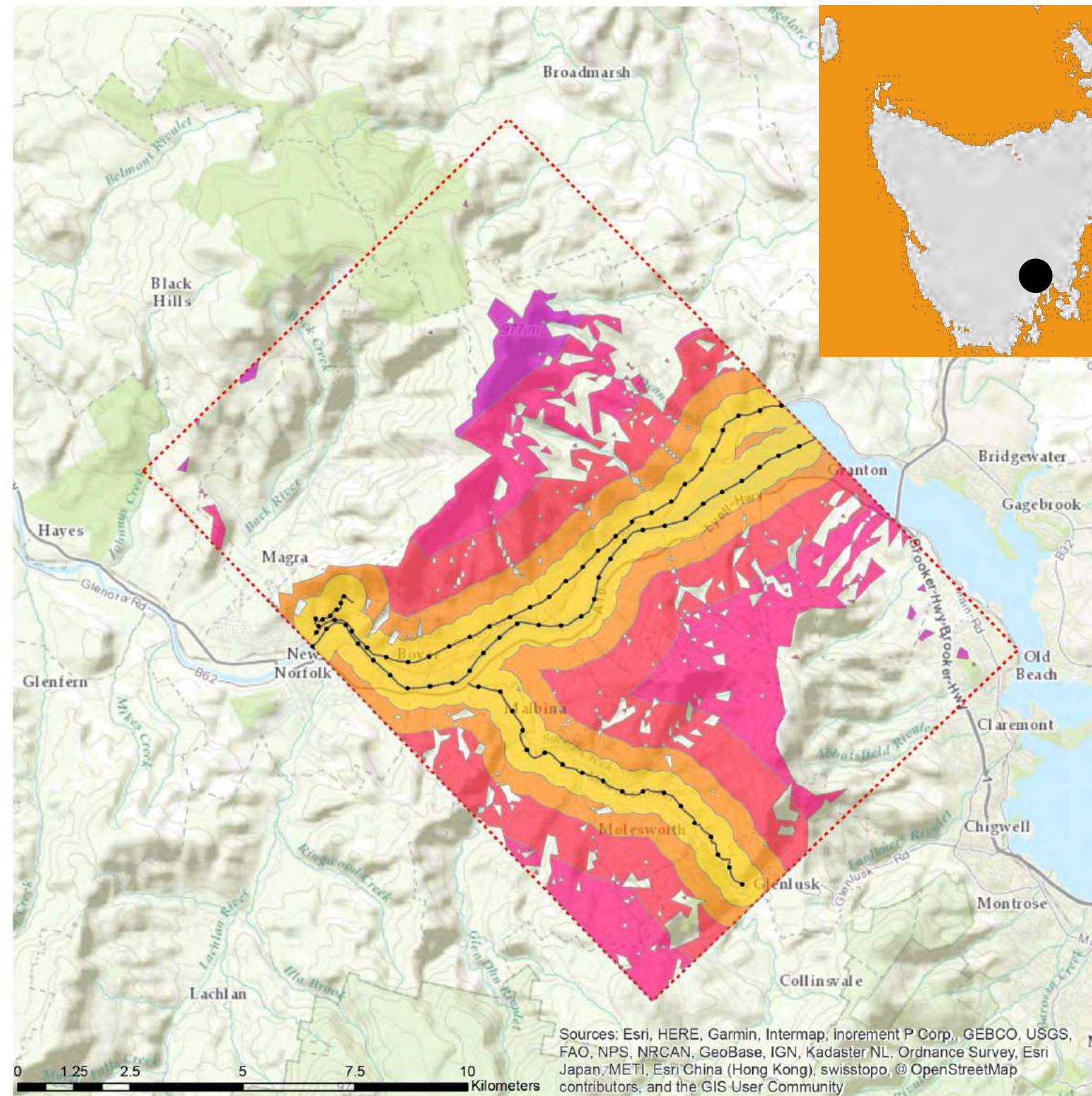




Figure 3.14 Viewer Sensitivity Level 3 Visibility Distance Ranges Applied with GIS Mapping

**DERWENT VALLEY  
DEMONSTRATION AREA**

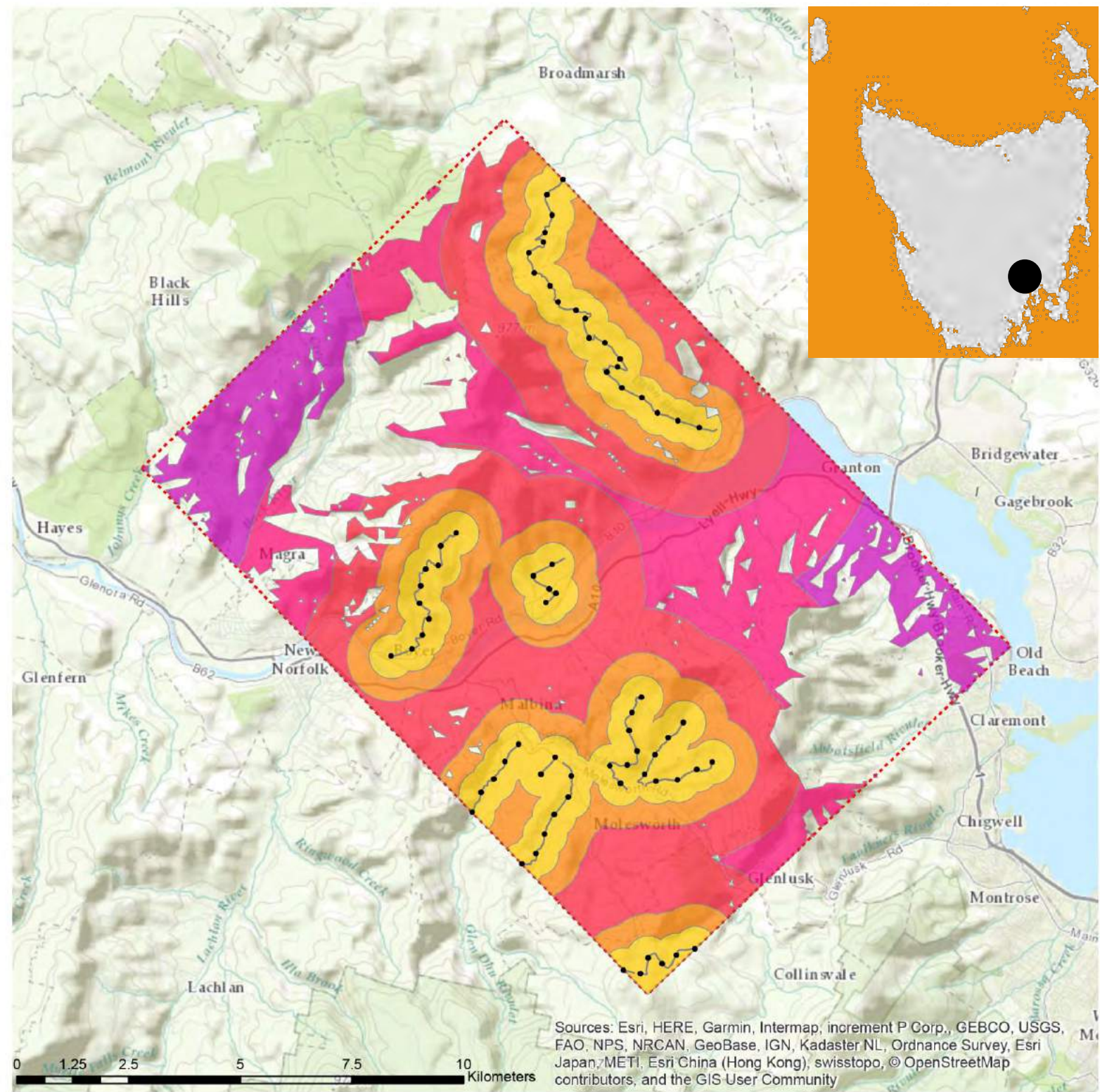
for  
Southern Tasmanian  
Councils Authority  
July 2018

**VISIBILITY DISTANCE RANGES  
VIEWER SENSITIVITY LEVEL 3**



**Legend**

- Level 3 View Points
- Level 3 Roads
- 0-500 m (NF)
- 500 m - 1 km (MF)
- 1 - 2 km (FF)
- 2 - 4 km (NM)
- 4 - 8 km (FM)
- Not Visible
- Demonstration Area





### 3.4 STAGE 2: SCENIC VALUE AREA EVALUATION

Scenic Value Areas (SVAs) reflect the overall importance of specific areas of the landscape or seascape based on the combination of the Viewer Sensitivity Levels, Visibility Distance Ranges and Scenic Quality Classes assessed in relation to areas of landscape as viewed from Key Viewpoints within different Distance Zones. The SVA applying to those distances at which proposed developments would be potentially visible are highlighted within Table 3.4.

**Table 3.4 Scenic Value Area Matrix**

Viewer Sensitivity Level - Visibility Distance Ranges (refer to Table 3.3 for codes)	Scenic Quality Class		
	High	Moderate	Low
1NF	SVA1	SVA1	SVA2
1MF	SVA1	SVA1	SVA2
1FF	SVA1	SVA2	SVA2
1NM	SVA1	SVA2	SVA2
1FM	SVA1	SVA2	SVA2
2NF	SVA1	SVA2	SVA2
2MF	SVA1	SVA2	SVA2
2FF	SVA1	SVA2	SVA2
3NF	SVA2	SVA2	SVA2
1NB	SVA2	SVA2	SVA3
1MB	SVA2	SVA2	
1FB	SVA2	SVA2	SVA3
2NM	SVA2	SVA2	SVA3
2FM	SVA2	SVA2/SVA3	SVA3
3MF	SVA2	SVA3	SVA3
2NB	SVA2	SVA3	SVA3
2MB	SVA2	SVA3	SVA3
2FB	SVA2	SVA3	SVA3
3FF	SVA2	SVA3	SVA3
3NM	SVA2	SVA3	SVA3
3FM	SVA2	SVA3	SVA3
3NB, 3MB, & 3FB & Not Visible	SVA2	SVA3	SVA3

In Table 3.4, Scenic Value Areas 1, 2 and 3 (High, Moderate and Low) are indicated by the matrix boxes shaded in red, yellow and grey, respectively. The sequence of Viewer Sensitivity Level/Visibility Distance Range combinations shown in the left-hand column, from top to bottom, reflect the priority selection in cases where the same area is viewed from two or more different viewpoints with different Viewer Sensitivity Levels and Visibility Distance Zones.

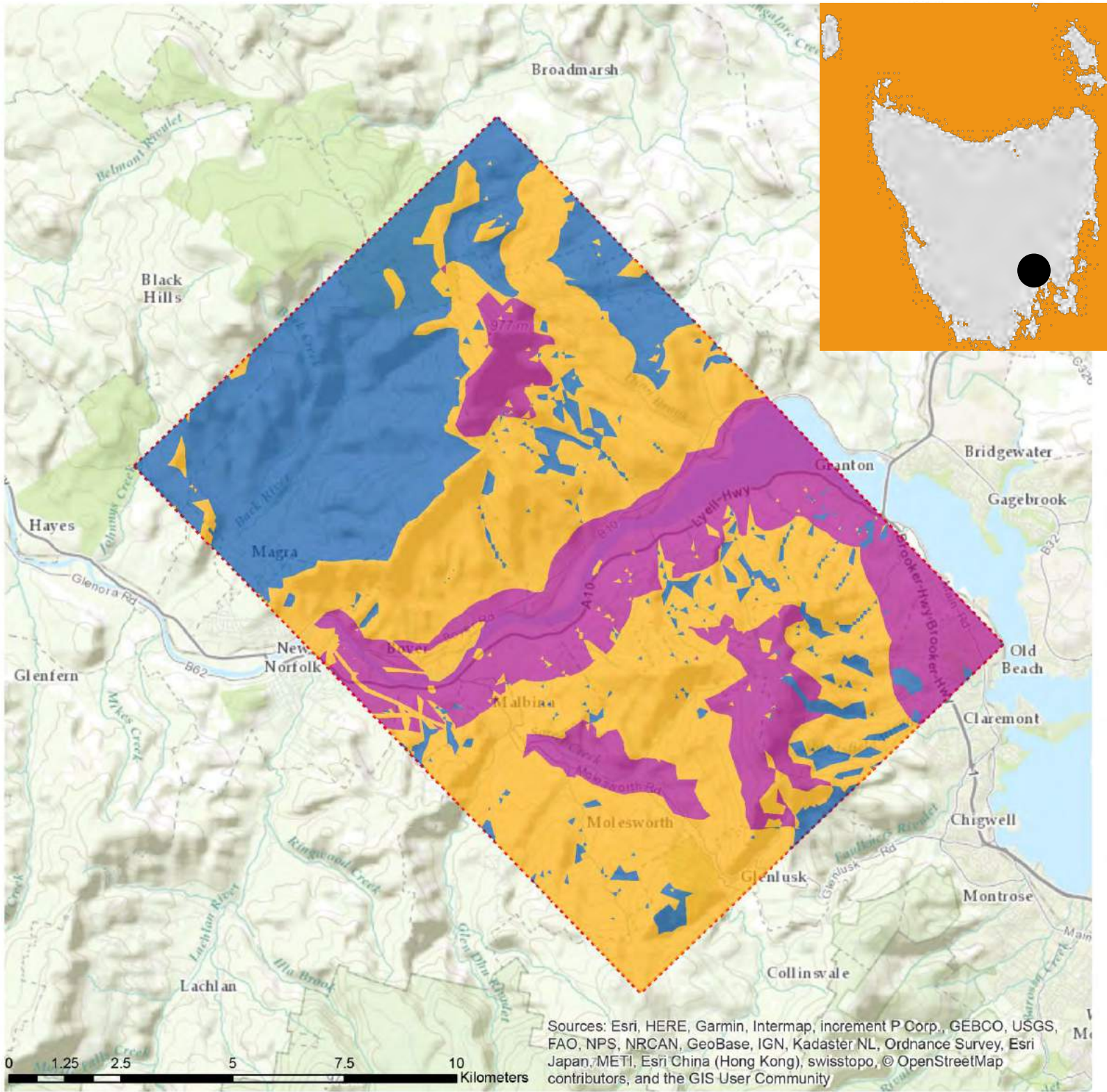
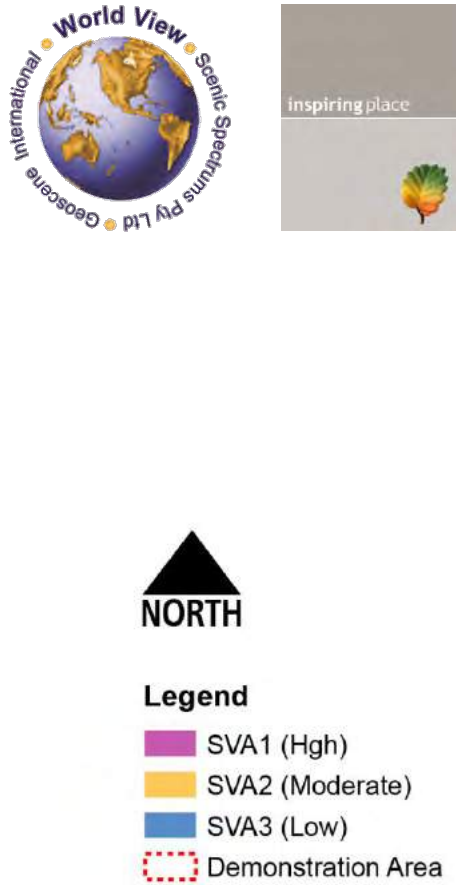
In such cases, whichever combination that applies and is listed above all the others in the left-hand column should be selected as the top priority for assessment of the Scenic Value Area. This assumes that the area evaluated has a constant assessed Scenic Quality Class. For example, if the same High Scenic Quality Class area is visible in relation to viewpoints that reflect the 2FF combination and the 3NF combination, then the 2FF combination would be assigned to that area. This would result in a SVA1 instead of a SVA2 assessment for the area. However, if two different areas were both seen from viewpoints that reflect the 2FF combination, but one area has been assessed as a High Scenic Quality Class and the other area has been assessed as a Moderate Scenic Quality Class, then SVA1 would be applied to the first area and SVA2 would be applied to the second area.

Figure 3.15 shows an example of Scenic Value Areas mapped for the Demonstration Area, utilising GIS spatial analysis to combine the various factors as indicated in Table 3.4 to delineate the correct High, Moderate and Low Scenic Value Areas (SVA1, SVA2 and SVA3).

FIGURE 3.15 SCENIC VALUE AREAS MAPPED USING GIS

DERWENT VALLEY  
DEMONSTRATION AREA  
for  
Southern Tasmanian  
Councils Authority  
July 2018

SCENIC VALUE AREAS (SVA)



### **3.5 STAGE 3: ESTABLISHMENT OF SCENIC PROTECTION AREAS, SCENIC ROAD CORRIDORS AND LSP MANAGEMENT OBJECTIVES**

Stage 3 entails the mapping of Scenic Protection Areas and Scenic Road Corridors in line with the SPC as planning control overlays within the Local Provisions Schedule. This stage also provides Management Objectives and other information required to populate the LPS Tables for the Scenic Protection Areas and the Scenic Road Corridors.

Within the context of the current SPC and its definitions (with minor suggested amendments), Stage 3 includes the following steps.

#### **3.5.1 Step 1**

Step 1 is the identification and mapping of all (new) Planning Zones designated as relevant to the SPC, including:

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

This process can be best achieved using a GIS mapping procedure, as shown for the Demonstration Area in Figure 3.16.

#### **3.5.2 Step 2**

Step 2 involves the exclusion of all previously mapped Scenic Value Areas (High, Moderate and Low) from those planning zones that are not relevant to the SPC. Alternatively, this means that all Scenic Value Areas (High, Moderate and Low) within the geographical areas covered by those Planning Zones designated as relevant to the SPC are mapped using GIS procedures as shown in Figure 3.17.



Figure 3.16 LPS Planning Zones Relevant to the Scenic Protection Code

# **DERWENT VALLEY DEMONSTRATION AREA**

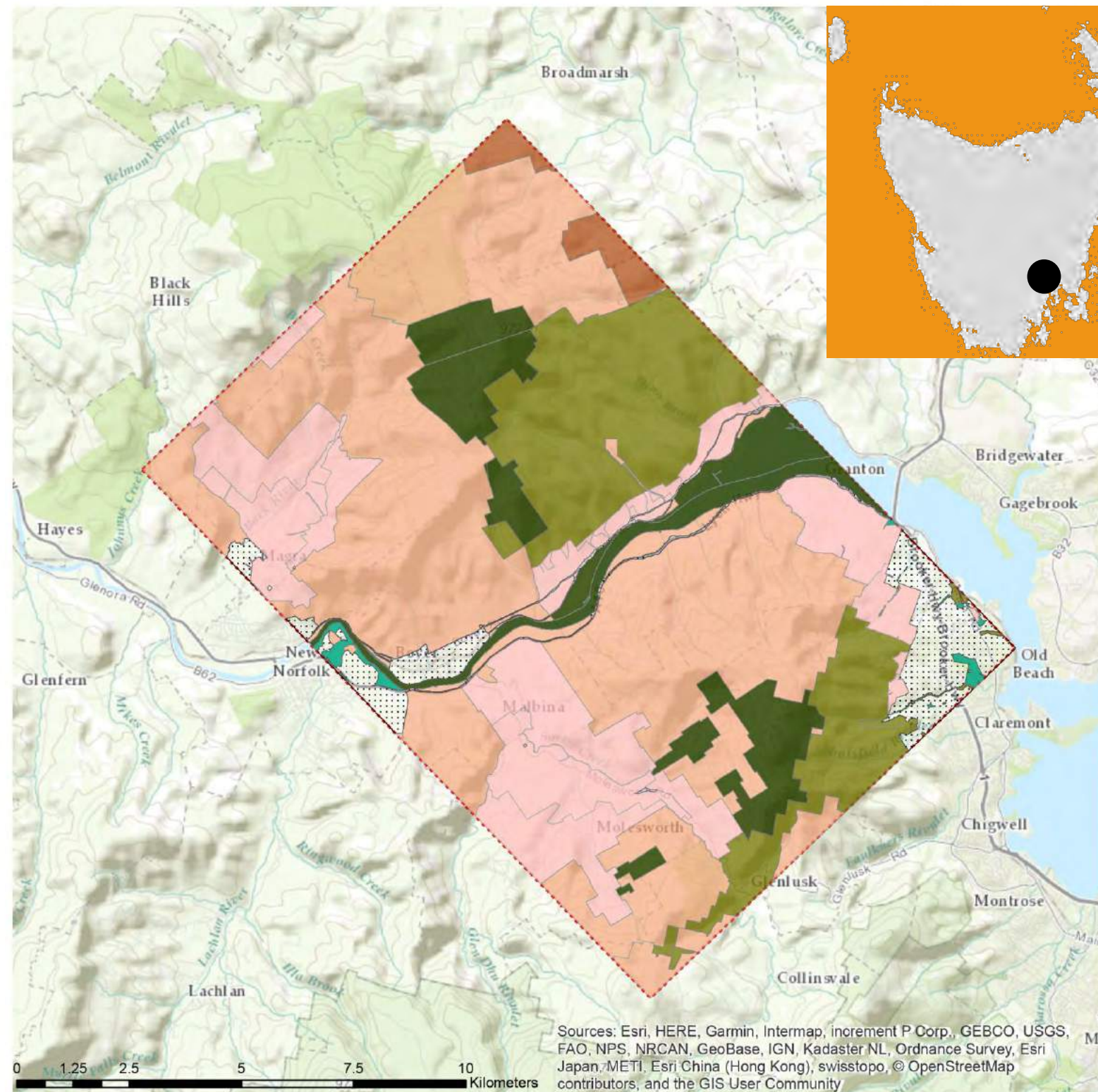
for  
Southern Tasmanian  
Councils Authority  
July 2018

## **SPC RELEVANT PLANNING ZONES**



### **Legend**

- 11.0 Rural Living Zone
- 20.0 Rural Zone
- 21.0 Agriculture Zone
- 22.0 Landscape Conservation Zone
- 23.0 Environmental Management Zone
- 29.0 Open Space Zone
- Excluded Planning Zones
- Demonstration Area





**Figure 3.17 Scenic Value Areas within Relevant LPS Planning Zones**





# DERWENT VALLEY DEMONSTRATION AREA

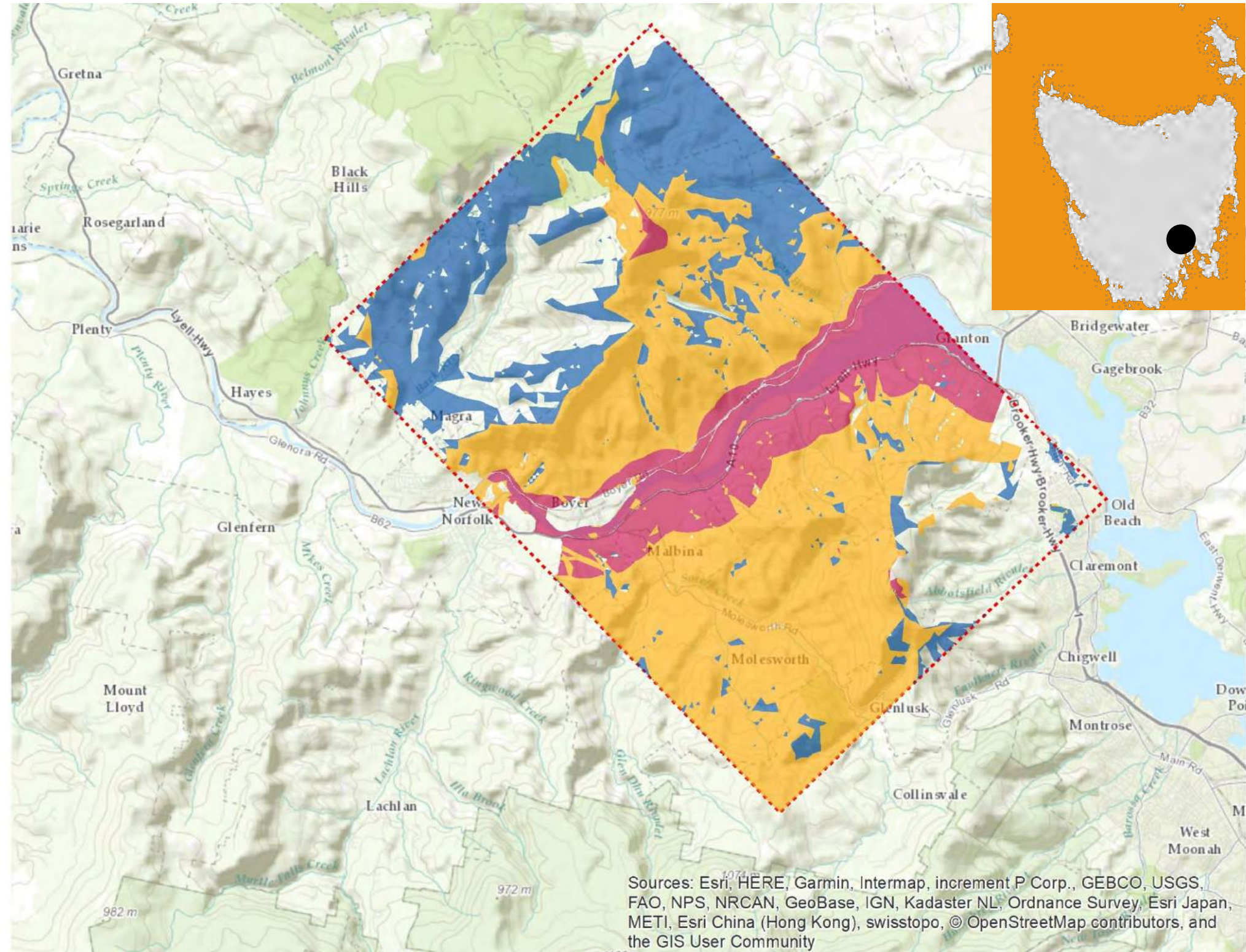
for  
Southern Tasmanian  
Councils Authority  
July 2018

## RELEVANT SCENIC VALUE AREAS



### Legend

-  **SVA1 (High)**
-  **SVA2 (Moderate)**
-  **SVA3 (Low)**
-  **Demonstration Area**



### 3.5.3 Step 3

In Step 3, the Scenic Value Areas should be used as the basis for designating the SPC overlays for Scenic Protection Areas and for Scenic Road Corridors. The translation is as follows.

1. Scenic Protection Areas (Clause C8.6.1 – Development within a scenic protection area, as per the SPC) will consist of two categories of protection:

- Scenic Protection Area 1 (High Scenic Value and Protection); and
- Scenic Protection Area 2 (Medium Scenic Value and Protection).

These may be direct geographic transfers from the Scenic Value Area maps within the relevant planning zones, re-labeled as Scenic Value Area 1 (High) and Scenic Value Area 2 (Medium) as shown in Figure 3.18 for the Demonstration Area. However, Local Government Councils are able to apply their own discretion as to whether all portions of the High and Medium Scenic Value Areas are translated into Scenic Protection Areas. This decision may also be further informed through community consultation.

- Scenic Road Corridors (Clause 8.6.2 Development within a scenic road corridor) will consist of only one category and will be delineated based on the High Scenic Value Areas (SVA1) as shown in Figure 3.19 for the Demonstration Area. However, at present, the SPC definitions limit such designations to an area extending up to 120 m from the private property frontages (away from the selected scenic road) or, alternatively when there are no private property frontages, an area extending up to 120 m from the edge of the scenic road pavement.

Once again, Local Government Councils are able to apply their own discretion as to what sections of roads the Scenic Road Corridor overlay should be applied, and community consultation may also assist in this consideration.



Figure 3.18 Scenic Protection Areas within Relevant LPS Planning Zones

**DERWENT – SORELL  
DEMONSTRATION AREA**  
for  
Southern Tasmanian  
Councils Authority  
July 2018

**SCENIC PROTECTION AREAS (SPAs)**



- Legend**
- SPA1 (High)
  - SPA2 (Medium)
  - Excluded (SVA3)
  - Excluded Planning Zones
  - Demonstration Area

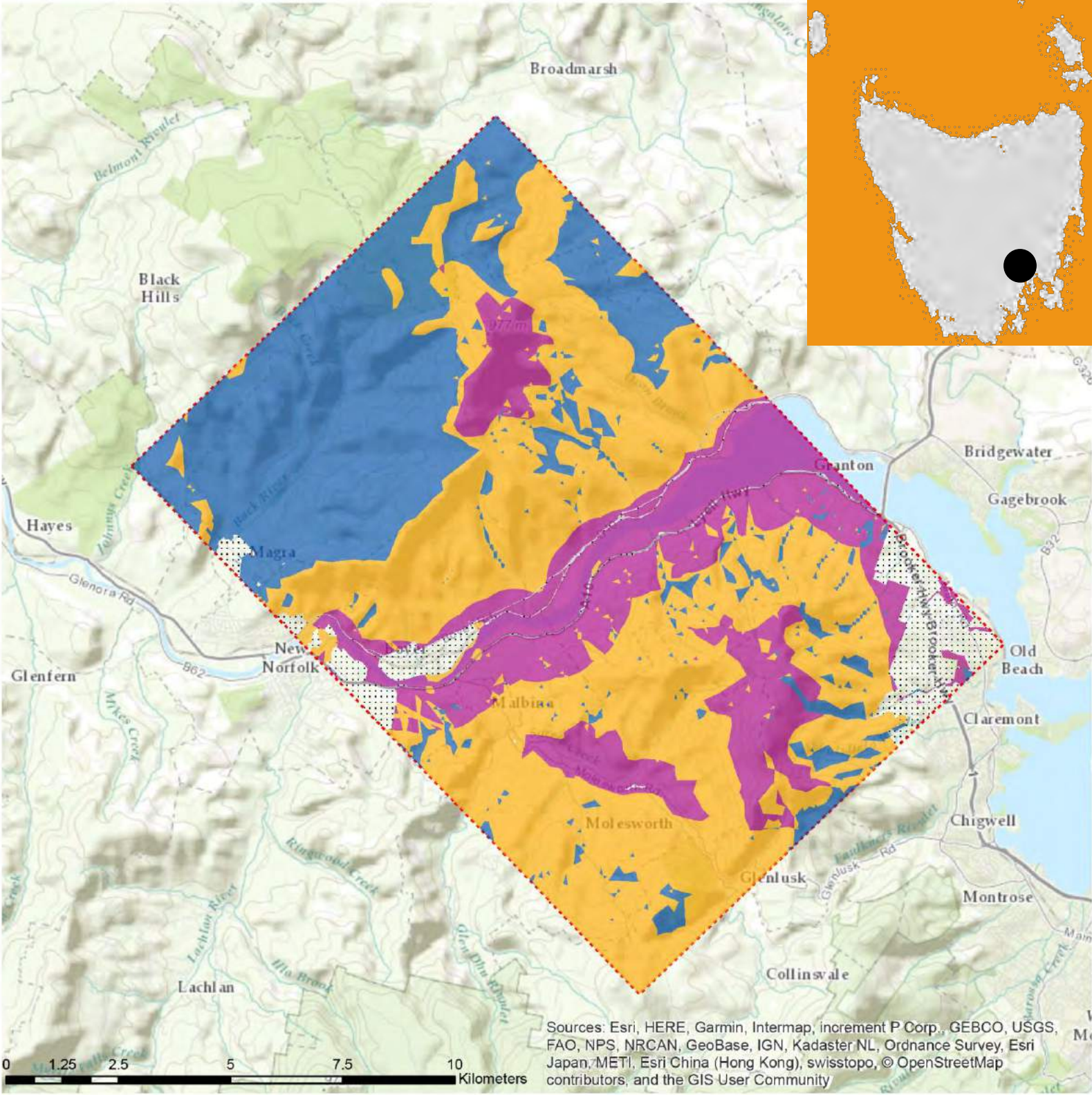




Figure 3.19 Scenic Road Corridors within Relevant LPS Planning Zones

# DERWENT VALLEY DEMONSTRATION AREA

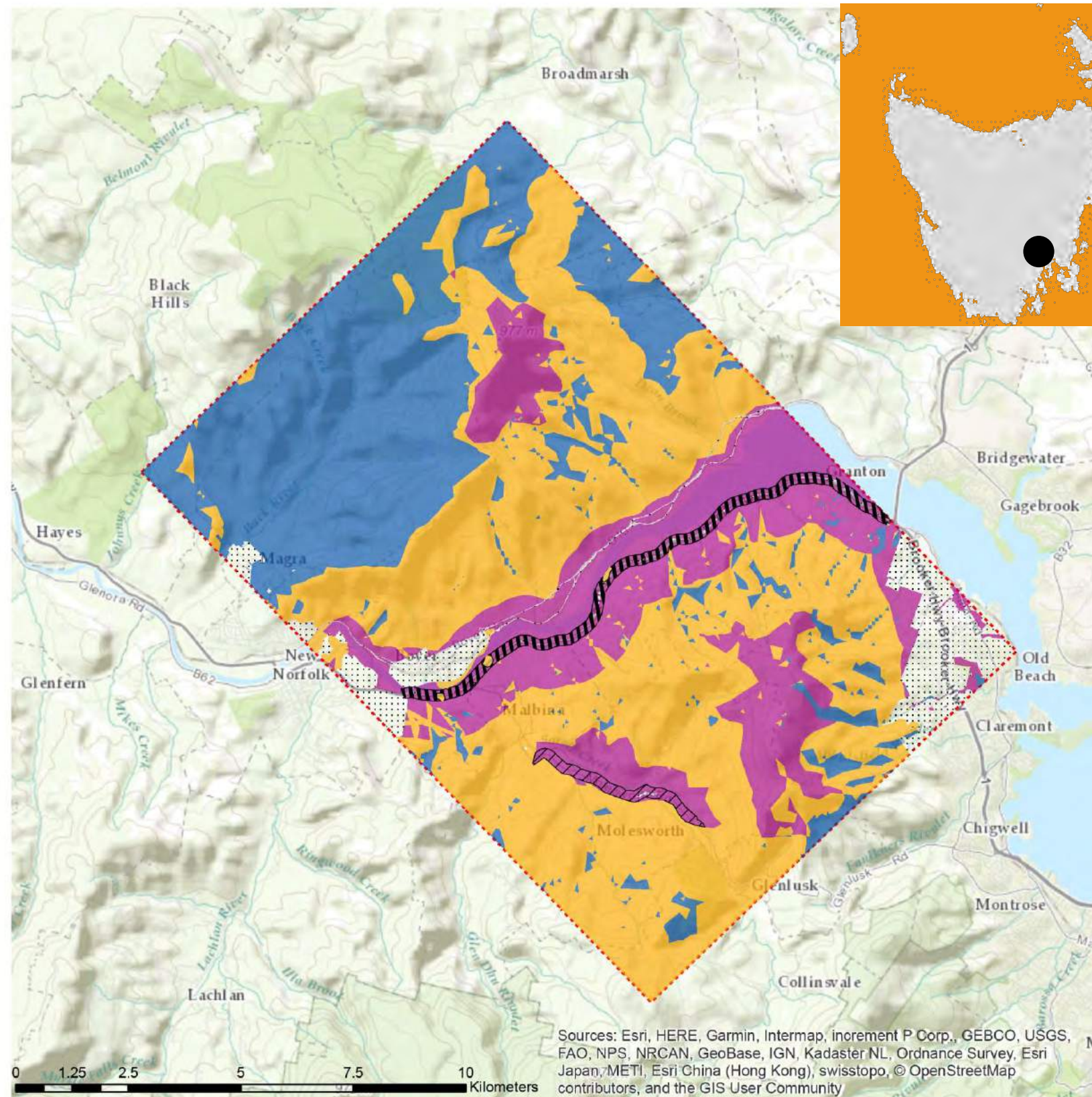
for  
Southern Tasmanian  
Councils Authority  
July 2018

## SCENIC ROAD CORRIDORS (SRCs)



### Legend

- SRC1 (Lyell Hwy)
- SRC2 (Molesworth Rd)
- Excluded (SVA1)
- Excluded (SVA2)
- Excluded (SVA3)
- Excluded Planning Zones
- Demonstration Area



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

### 3.5.4 Step 4

In Step 4, the LPS tables should be populated for:

- Scenic Protection Areas (Clause C8.6.1 – Development within a scenic protection area)
- Scenic Road Corridors (Clause 8.6.2 Development within a scenic road corridor)

This will include:

- Reference Number;
- Scenic Protection Area or Scenic Road Corridor Name;
- Description;
- Scenic Values; and
- Management Objectives.

Generic examples of these are provided in Section 4, in Tables 4.1 and 4.2.

These have been written to best suit the statutory requirements of Local and State Government under the SPC as it is currently defined by the Tasmanian Planning Commission. These have been written simply with a minimum of specialist visual assessment terminology, providing a broad indication of the relative level of landscape alteration or visual dominance level desired or allowed, along with a summary description of the designated Scenic Protection Area or Scenic Road Corridor. For Scenic Protection Areas of the SVA1 category, Management Objectives are written with greater constraints or conditions to be placed on proposed developments. For Scenic Protection Areas of the SVA2 category, certain minimal Management Objectives will apply, but these will pose less restrictive conditions on proposed developments than apply for the SVA1 category.

It is recommended that the Tasmanian SPC could be further enhanced in its application if a more specific set of Performance Criteria (i.e., Visual Performance Standards) were to be adopted and incorporated within the SPC, along with definitions for these standards and other visual analysis and assessment terminology.

The suggested Performance Criteria would apply to the following visual performance issues:

- Desired Land Use Character Settings;
- Scenic Quality Class and Scenic Integrity;
- Visual Magnitude/Visual Dominance of Alteration;
- Key Landscape Features Disruption;
- % Horizontal View Altered;
- Exterior Colour/Reflectivity/Lighting;
- Cumulative Visual Impacts; and
- Other Criteria as Determined.

As it is envisaged, the current SPC would be amended to eliminate the Acceptable Solutions under Clause C8.6.1 and Clause C8.6.2 and providing a more specific set of Performance Criteria as envisaged above. These Performance Criteria would be more restrictive for the High Scenic Protection Area category (SPA1) and for Scenic Road Corridors (SRC), and somewhat less restrictive for the Medium Scenic Protection Area category (SPA2). These recommended Performance Criteria are further presented and explained in Attachment A. .

### **3.6 STAGE 4: DEVELOPMENT APPLICATIONS – PROPOSED LANDSCAPE ALTERATION DESCRIPTION**

Stage 4 provides additional suggested visual assessment concepts and terminology to assist Councils, Council Planners, applicants for developments and their consultants to better describe, analyse and assess the visual implications of Development Applications and associated landscape alterations that may arise within Scenic Protection Areas or Scenic Road Corridors. This is to establish a common language with terminology defined within the context of the SPC (and possibly added to the SPC Guideline No. 1) in order that everyone involved can discuss the visual effects of proposed alterations from the standpoint of common ground.

During Stage 4 of the SPC procedure, all landscape alterations proposed in Development Applications should be comprehensively described in terms of the following factors:

- Development alteration type;
- Precise location in the landscape;
- Landscape Character Type and assessed Scenic Quality Class of the subject area and its surrounds (using descriptions as per Table 3.1);
- Key viewpoints and their respective Viewer Sensitivity Levels as per Table 3.2;
- Visibility, in terms of seen or unseen in a terrain only visibility analysis;
- Visibility Distance Range, as viewed from selected key viewpoints or travelways as per Table 3.2;
- Existing or potential vegetative or structural screening of key views, including the effects and reliability of such screening and whether or not this should justify a modification of the Scenic Value Area assessed for the subject development site;
- High Scenic Value Areas (SVA1), Moderate Scenic Value Areas (SVA2) or Low Scenic Value Areas (SVA3) or combinations which may apply to the subject area;
- Position in relation to the relevant Planning Zone and any relevant Planning Codes (overlays), including whether the Scenic Protection Area (High Scenic Protection Area – SPA1, or Medium Scenic Protection Area – SPA2) or the Scenic Road Corridor (SRC) categories of the SPC apply to the subject area;
- Visual characteristics in terms of footprint area, height, width, and exterior materials, colour, texture, reflectivity, night lighting, within the context of the surrounding landscape (in addition to any changes to existing vegetation or landscape features, vegetative or built form screening of visibility, etc.);

A written description of the above is needed along with any good quality photographs, sketches, cross-sections, computer simulations or realistic



photomontages of the proposed development site and the proposed development alteration as viewed from the key viewpoints.

### **3.7 STAGE 5: ASSESSMENT OF PROPOSED LANDSCAPE ALTERATIONS AGAINST MANAGEMENT OBJECTIVES**

Stage 5 of the suggested SPC methodology calls for the assessment of proposed landscape alterations against the LPS Management Objectives for specific Scenic Protection Areas (SPA1 or SPA2) or Scenic Road Corridors (SRC) listed in the LPS under the SPC as currently defined.

The Stage 4 analysis and description of the proposed development, development site and its surrounding landscape and views should be considered, providing a final justified assessment of the relative degree of visual change and impact of the proposed Development Application, including whether or not there is any unreasonable loss of the described scenic values.

Alternative visual impact mitigation options should be documented and assessed as to whether or not they would adequately mitigate or minimise such loss.

Community consultation is often required for more sensitive Development Applications and may be helpful to gauge the extent to which the general community accept or reject the proposed visual changes to Scenic Protection Areas and Scenic Road Corridors.

### **3.8 STAGE 6: ASSESSMENT OF PROPOSED LANDSCAPE ALTERATIONS AGAINST MANAGEMENT OBJECTIVES**

Stage 6 of the SPC methodology is where Council Town Planners and other decision-makers, including Councilors, will make a determination regarding the approval of Development Applications and the proposed landscape alterations. At this stage, Council Staff and Councilors should be well placed to consider a Town Planner's report that provides a summary review of the following factors and considerations:

- Alteration description (including definitions of the terminology & concepts used);
- Relative degree of change to scenic value;
- Management Objectives achievement;

- Mitigation options analysis and potential;
- Recommendation regarding the Development Application's approval or rejection and any conditions required if approval is granted.

A final determination will be made by the Council, with three possible outcomes:

- a. Development Application Allowed (no conditions);
- b. Development Application Allowed with Conditions; or
- c. Development Application Refused.

## **SECTION 4**

### **LOCAL PROVISIONS SCHEDULE**

The Performance Criteria listed in the development standards for buildings and works within the SPC for Scenic Protection Areas and the Scenic Roads Corridor includes a reference to including in the criteria:

“the purpose of any management objectives identified in the relevant Local Provisions Schedule”

#### **4.1 SCENIC PROTECTION AREAS**

The Local Provisions Schedule for the Scenic Protection Areas allows Councils to provide more specific information regarding:

- a reference number on the overlay;
- the name of the Scenic Protection Area;
- a description of the Scenic Protection Area;
- an outline of the scenic value of the Scenic Protection Area; and
- the management objectives.

The information provided by Council will vary according to the process used to identify and assess the scenic values that underpin the identification of the Scenic Protection Areas. Table 4.1 provides a generic framework for LPS where Councils have adopted the recommended scenic values assessment process outlined in Section 2 of this report and if the TPC allows provision for the SPC to be adapted to allow the scenic values terminology to be used.

Attachment A provides a draft LPS for the Demonstration Area. The scenic assessment led to the identification of high, moderate and low Scenic Value Areas (SVA1, SVA2 and SVA3) within the Demonstration Area. A draft LPS has been prepared for examples of the SVA1 and SVA2 areas under a Scenic Protection Area overlay, and for the SVA1 areas under the Scenic Road Corridor areas.

**Table 4.1 Proposed Generic Outline for Use of Scenic Protection Areas in a LPS**

Reference Number	Scenic Protection Area Name	Description	Scenic Values	Management Objectives (refer to Table AA.4 in Attachment A for definition of terms)
To be shown on overlay	Name to be determined by Council	<ul style="list-style-type: none"> <li>Provide a brief visual description of the key landscape features of the Scenic Protection Area (refer to relevant Landscape Character Type Scenic Quality Frames of Reference – Attachment B).</li> <li>Include a description of the assessed Scenic Quality Classes of the SPA within the appropriate Landscape Character Type (refer to Attachment B).</li> <li>Include a description of the existing Land Use Character Settings of the SPA (refer to Attachment A).</li> <li>Include a description of the key viewpoints of concern, including the names of the viewpoint area or travel route and their Viewer Sensitivity Levels (refer Table 3.2).</li> <li>Include the relevant Scenic Value Area (refer to Table 3.4) that applies and any further qualifying statements regarding</li> </ul>	<ul style="list-style-type: none"> <li>Provide a statement as to which Scenic Value Areas (e.g. SVA1, SVA2 – refer to Table 3.4) apply to the SPA and the key landscape features and viewing factors that influence these scenic values (as established by those factors noted under the Description column).</li> </ul>	<ul style="list-style-type: none"> <li>Maintain existing areas of High Scenic Quality and maintain or enhance existing areas of Moderate Scenic Quality (refer Attachment B).</li> <li>Maintain a High Scenic Integrity Level (refer Attachment B), and an Inevitable Modification (Appears Unaltered) Visual Dominance Level as viewed from any Viewer Sensitivity Level 1 viewpoints (refer to Table 3.2); maintain a Moderate Scenic Quality and no more than a Slightly Modified (Slightly Apparent Modification) appearance as viewed from Viewer Sensitivity Level 2 viewpoints.</li> <li>Avoid locating visually dominant landscape alterations on or near the key natural or cultural landscape features, especially those within the central focus of key viewpoints (refer to Description);</li> <li>Use exterior colours and textures that blend into the landscape where possible as viewed from the most visually sensitive key</li> </ul>



		the relative scenic importance of the SPA or of the views to it.		<p>viewpoints. Avoid or limit reflective surfaces such as glass and shiny metallic materials; instead use low-reflectivity materials or adopting design measures to reduce reflectivity e.g. scale and angle of window. Avoid excessive and dangerous night-time light emissions from artificial sources, ensuring that Australian Standards (AS4282-1997) Control of the obtrusive effects of outdoor lighting and Australian Standards AS/NZ 1158.3 – 1999 Guidelines for Outdoor Lighting and Pedestrian Area (Category P) Lighting are met.</p> <ul style="list-style-type: none"> <li>• Panoramic views in the direction of Scenic Protection Areas or Scenic Road Corridors should be divided into 60-degree sectors, aligning the most scenic natural features as close to the centre of one of the 60-degree sectors as possible. Viewing each of the 60-degree sectors in turn, any existing, approved or proposed unnatural and visually dominant alterations to the seascape or coastal foreshore areas should not exceed the following thresholds: a.) No visually dominant alterations visible within 2 or more of the 60 degree viewing sectors as viewed from</li> </ul>
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				<p>High Sensitivity Level Viewpoints; b.) No visually dominant alterations visible within 3 or more of the 60 degree viewing sectors as viewed from Moderate Sensitivity Level Viewpoints.</p> <p>(Refer further to Attachment A, Table AA.3, and to PowerPoint Presentations in Attachments E and F for examples of landscape description and visual analysis factors and terminology.)</p>
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Table 4.2 provides a suggested framework for a LPS where Councils have not been able to undertake or utilize the recommended scenic values assessment process and will need to rely on investigation and judgement to prepare the LPS. Consequently, it does not provide the level of detail or use the range of terminology outlined in Table 4.1.

The Example Area included the issue of protecting and managing development that would potentially detract from the landscape setting of an identified historic site - the selected site known as “Hermitage” has a hop kiln and conjoined residence with multiple outbuildings that are listed on the Tasmanian Heritage Register and as a historic place within the interim Derwent Valley Planning Scheme. The investigation indicated that Councils have the opportunity to prepare a LPS for the Local Historic Heritage Code which applies to local heritage places, heritage precincts, historic landscape precincts, places or precincts of archaeological potential or significant trees. It is expected that these LPS provisions could be used to protect and maintain the cultural heritage qualities of the building and outbuildings within a defined heritage precinct or possibly a historic landscape precinct. Accordingly, the provisions for a historic precinct or a historic landscape precinct may be sufficient to also protect the scenic values. If this is not possible, the SPC may be used to protect the scenic qualities of the historic building and farm outbuildings outside of the heritage precinct or historic landscapes precinct if the scenic landscape values were considered to be highly significant.

## **4.2 SCENIC ROAD CORRIDORS**

The initial review of the SPC (Section 3) indicated a range of issues with the application and operation of the Scenic Road Corridor planning provisions. It was recommended that the original intent of the planning provisions for a Scenic Road Corridor can be achieved through these areas being designated as Scenic Protection Areas. The adoption of the proposed two categories of Scenic Protection Areas (based on high scenic significance and medium scenic significance) would also allow some better differentiation between the relative quality of scenic values to be protected and managed.

The existing Acceptable Solutions and Performance Criteria used for the Scenic Road Corridor could be integrated with the development standards of a Scenic Protection Area under the SPC. The proposed guidelines for the LPS would also apply to achieve the desired outcomes intended for Scenic Road Corridors. Importantly it would allow for scenic protection and management to be applied to potential scenic corridors other than just being focused on roads. It would also allow better control over the intactness of the higher scenic landscape values viewed from scenic corridors rather than be constrained to the notion of a corridor area.

If the Scenic Protection Area (including a scenic corridor) was assessed as being of high scenic significance, then it is recommended that there be No Acceptable Solution, but all development would need to satisfy the Performance Criteria including the LPS.



**Table 4.2 Proposed Generic Outline for Use of Scenic Road Corridors in a LPS**

Reference Number	Scenic Road Corridor Name	Description	Scenic Values	Management Objectives
To be shown on overlay	Name to be determined by Council	<ul style="list-style-type: none"> <li>Provide a brief visual description of the key landscape features and assessed Scenic Quality Classes of the Scenic Road Corridor (refer to relevant Landscape Character Type Scenic Quality Frames of Reference – Attachment B).</li> <li>Include a description of the existing Land Use Character Settings of the SPA (refer to Attachment A).</li> <li>Include a description of the key viewpoints or travel route and their Viewer Sensitivity Levels (refer Table 3.2).</li> <li>Include any further qualifying statements regarding the relative importance of views to the SPA or of the viewpoints from which the SPA is seen.</li> <li>Include the relevant Scenic Value Area (refer to Table 3.4) that applies and any further qualifying statements regarding the relative scenic importance of the SPA or of the views to it.</li> </ul>	<ul style="list-style-type: none"> <li>Provide a statement as to which Scenic Value Areas (e.g. SVA1, SVA2 – refer to Table 3.4) apply to the SPC and the key landscape features and viewing factors that influence these scenic values (as established by those factors noted under the Description column).</li> </ul>	<p>The construction of landscape alterations (buildings and works) within the Scenic Road Corridor will be assessed as causing an unreasonable loss of scenic value if the following measures are not adopted:</p> <ul style="list-style-type: none"> <li>avoiding locating visually dominant landscape alterations on or near the key natural or cultural landscape features, especially those within the central focus of key viewpoints (refer to Description);</li> <li>using materials, colours and finishes that reduce the visual dominance and impact of the landscape alteration (building and works) including the avoidance of any reflectance external finishes; and</li> <li>reducing the earthworks for cut and fill and revegetating disturbed areas.</li> </ul> <p>The destruction of vegetation within the Scenic Road Corridor will be assessed as causing an unreasonable loss of scenic value if the following measures are not adopted:</p> <ul style="list-style-type: none"> <li>retaining or reinstating vegetation on or near the key natural or cultural landscape features, especially those within the central focus of key viewpoints (refer to Description); and</li> <li>retaining or establishing of vegetation to help screen the building and works.</li> </ul> <p>(Refer further to Attachment A, Table AA.3 and to PowerPoint Attachments E and F re analysis factors and terminology.)</p>

As it is envisaged, the current SPC would be amended to eliminate the Acceptable Solutions under Clause C8.6.1 and Clause C8.6.2 and providing a more specific set of Performance Criteria. These Performance Criteria would be more restrictive for the High Scenic Protection Area category (SPA1) and for Scenic Road Corridors (SRC). Acceptable Solutions would be used for Medium Scenic Protection Area category (SPA2) with somewhat less restrictive Performance Criteria adopted.

**ATTACHMENT A**  
**EXAMPLE LPS SCENIC PROTECTION CODE**  
**TABLES AND POTENTIAL ADDITIONAL**  
**PERFORMANCE CRITERIA**





**Table AA.1 Examples of Draft Local Provisions Schedule for Scenic Protection Areas**

The first Scenic Protection Area LPS example has added text in red demonstrating the format and terminology that could be used if the recommended SPC Assessment Methodology and terminology is adopted. Refer to further explanations of the visual analysis terminology used in further sections of Attachment A and in the glossary provided in Attachment C

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
1	Mt Dromedary Ridgeline/Skyline	<p>Mt. Dromedary Scenic Protection Area exhibits the upper forested slopes and ridgelines of Mount Dromedary and the extensive rock outcrops of the Mt. Dromedary Summit. Mt. Dromedary has two rocky peaks with forest cover on the steep slopes and along the ridgeline/skyline. It is the highest mountain within the surrounding area with an elevation of 989m.</p> <p>It is viewed from the Lyell Highway between Granton to New Norfolk in the Far Middleground (4-8kms) to the Near Background (8-12 kms). It is viewed along Elderslie Road between Brighton to Broadmarsh in the Far Middleground (4-8kms) to the Near Background (8-12 kms). It is also viewed from Molesworth Road in the Near Background (8-12 kms).</p> <p>The Lyell Highway is a state highway and promoted as Rivers Run, a principal visitor touring route connection between visitor destinations of Hobart, New Norfolk, Mt. Field National Park, Lake St. Clair and the West Coast. Mt Dromedary is also viewed in the background from the Midlands Highway between Bridgewater to Brighton, which forms</p>	<p>The Scenic Protection Area is natural and there is no significant visual impact resulting from other land uses or developments.</p> <p>Well-defined and visually distinctive mountain which creates a ridgeline/skyline elevated above adjacent landforms.</p> <p>Strongly defined by eucalypt-dominated forest on the ridgeline/skyline and steep slopes, which contribute to the naturalness and remoteness of the Scenic Protection Area.</p> <p>If a scenic values assessment process has been undertaken it may be drafted as below. However this is subject to determining with the Tasmanian Planning Commission as to how the use and meaning of Visual Significance Zones and other terminology fits with the Scenic Protection Code.</p> <p><i>The Mt. Dromedary Scenic Protection Area (SPA) has been assessed to be primarily within Scenic Value Area 1, an area of the highest overall scenic value. Some of the mid to lower slopes of the SPA have been assessed to be within Visual Significance Zone 2, which is of somewhat lesser scenic value, but is visually connected to and strongly associated with the VSZ1 area.</i></p>	<p>Not allow any impact on the scenic values from the construction of buildings and works within the Scenic Protection Area as viewed from the Lyell Highway from Granton to New Norfolk, and along Elderslie Road from Brighton to Broadmarsh.</p> <p>Not allow any impact on the scenic values from vegetation removal within the Scenic Protection Area as viewed from the Lyell Highway from Granton to New Norfolk, and along Elderslie Road from Brighton to Broadmarsh.</p> <p>If a scenic values assessment process has been undertaken it might be possible to identify management objectives derived from the process. However this is subject to determining with the Tasmanian Planning Commission as to how the use and meaning of the criteria and terminology fits with the Scenic Protection Code.</p> <p><i>Scenic quality</i>  <i>Maintain existing areas of High Scenic Quality and maintain or enhance existing areas of Moderate Scenic Quality.</i></p> <p><i>Scenic integrity/visual magnitude</i>  <i>Maintain a High Scenic Integrity Level, and an Inevitable Modification (Appears Unaltered) Visual Dominance Level as viewed from any Viewer Sensitivity Level 1 viewpoints; maintain a Moderate Scenic Quality and no more than a Slightly Modified (Slightly Apparent Modification) appearance as viewed from Viewer Sensitivity Level 2 viewpoints.</i></p>

	<p>part of the Heritage Highway visitor touring route.</p> <p>If a scenic values assessment process has been undertaken it may be drafted as below. However this is subject to determining with the Tasmanian Planning Commission as to how the use and meaning of Visual Significance Zones and other terminology fits with the Scenic Protection Code.</p> <p><i>Brief visual description of key landscape features of the Scenic Protection Areas. (see first para above)</i></p> <p><i>Include a description of the assessed Scenic Quality Classes of the SPA within the appropriate Landscape Character Type. For example: "The landscape features of the Mt. Dromedary SPA include a combination of High and Moderate Scenic Quality Classes within the Eastern Hills and Plains Landscape Character Type."</i></p> <p><i>Include a description of the existing Landscape Character Continuum of the SPA. For example: "The upper slopes, ridgetop and summit of Mt. Dromedary SPA reflect an existing Naturally Evolving Landscape Character Continuum, while the lower slopes have receive some past alterations which are not visually evident, resulting in an existing Naturally Appearing Land Use Character Setting".</i></p>	<p><i>The landscape features of the Mt. Dromedary SPA include a combination of High and Moderate Scenic Quality Classes within the Eastern Hills and Plains Landscape Character Type.</i></p> <p><i>The upper slopes, ridgetop and summit of Mt. Dromedary SPA reflect an existing Naturally Evolving Land Use Setting, while the lower slopes have receive some past alterations which are not visually evident, resulting in an existing Naturally Appearing Land Use Character Setting.</i></p> <p><i>The Mount Dromedary SPA is viewed from the following Viewer Sensitivity Level 1(High Sensitivity) viewpoints: Lyell Highway at distances from the Far Middleground to Near Background (5 – 10 km): from the Midlands Highway between Bridgewater to Brighton within the Near Background Distance Zone (8 – 12 km), and; from various residential and public viewpoints within the Bridgewater to Otago areas at distances from the Far Middleground to Mid Background (7 – 16 km). This SPA is also viewed from the following Viewer Sensitivity Level 2 (Moderate Sensitivity) viewpoints: the Derwent River and Boyer Road at distances from the Far Middleground to Near Background (4 – 12 km), and from the northern end of Molesworth Road within the Far Middleground Distance Zone (4 – 8 km).</i></p>	<p><b>Key landscape features</b></p> <p><i>Avoid locating visually dominant landscape alterations on or near major, visually significant and notable local landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural features.</i></p> <p><b>Exterior treatments and Outdoor Lighting</b></p> <p><i>Use exterior colours and textures that blend into the landscape where possible as viewed from the most visually sensitive key viewpoints. Avoid or limit reflective surfaces such as glass and shiny metallic materials; instead use low-reflectivity materials or adopting design measures to reduce reflectivity (e.g. scale and angle of window. Avoid excessive and dangerous night-time light emissions from artificial sources, ensuring that Australian Standards AS4282-1997) Control of the obtrusive effects of outdoor lighting and Australian Standards AS/NZ 1158.3 – 1999 Guidelines for Outdoor Lighting and Pedestrian Area (Category P) Lighting are met.</i></p> <p><b>Cumulative alteration effects</b></p> <p><i>Panoramic views in the direction of Scenic Protection Areas or Scenic Road Corridors should be divided into 60-degree sectors, aligning the most scenic natural features as close to the centre of one of the 60-degree sectors as possible. Viewing each of the 60-degree sectors in turn, any existing, approved or proposed unnatural and visually dominant alterations to the seascape or coastal foreshore areas should not exceed the following thresholds: a.) No Dominant or Excessive Modifications (i.e., Heavily or Excessively Modified landscapes) visible within 2 or more of the 60 degree viewing sectors as viewed from High Sensitivity Level Viewpoints; b.) No Dominant or Excessive Modifications (i.e., Heavily or Excessively Modified landscapes)</i></p>
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		<p><i>Include a description of the key viewpoints of concern, including the names of the viewpoint area or travel route and their Viewer Sensitivity Levels. For example: “The Mount Dromedary SPA is viewed from the following Viewer Sensitivity Level 1 viewpoints: Lyell Highway at distances from the Far Middleground to Near Background (5 – 10 km): from the Midlands Highway between Bridgewater to Brighton within the Near Background Distance Range (8 – 12 km), and; from various residential and public viewpoints within the Bridgewater to Otago areas at distances from the Far Middleground to Mid Background (7 – 16 km). This SPA is also viewed from the following Viewer Sensitivity Level 2 viewpoints: the Derwent River and Boyer Road at distances from the Far Middleground to Near Background (4 – 12 km), and from the northern end of Molesworth Road within the Far Middleground Distance Range (4 – 8 km).”</i></p> <p><i>Include any further qualifying statements regarding the relative importance of views to the SPA or of the viewpoints from which the SPA is seen. For example: “The Lyell Highway is a State Highway and promoted as ‘Rivers Run’, a principal visitor touring route connection between visitor destinations of Hobart, New Norfolk, Mt Field National Park, Lake St Clair and the West Coast. The Midlands Highway forms part of the Heritage Highway visitor touring route”.</i></p>		<p><i>visible within 3 or more of the 60 degree viewing sectors as viewed from Viewer Sensitivity Level 2 (Moderate Sensitivity) viewpoints.</i></p>
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Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
2	River Derwent and Flood plains.	<p>The Scenic Protection Area is part of the River Derwent Marine Conservation Area which contains a diversity of different habitats and large areas of wetlands of high conservation value.</p> <p>The reserve contains a large portion of the 'Lower Derwent River Estuarine Delta and Flood Plains' - a unique Tasmanian geoconservation site located between Bridgewater and New Norfolk. The delta and flood plains consists of an estuarine delta, mud flats, low levees, peats, swamps and alluvial flats, indicating extensive infilling over the last 6000 years.</p> <p>The River Derwent has high scenic quality as a large first order river with permanent flow. It also provides valuable habitat for migratory birds, fauna and a diversity of invertebrates.</p> <p>The Scenic Protection Area is viewed from the Lyell Highway and Boyer Road in the Near Foreground (0 - 500m) and Mid Foreground (500m – 1 km). The scenic views range from the floodplains in the Foreground to more distant views up and down the river. The views are often enhanced by calm river waters and winter river fogs as well as the seasonal colours of deciduous trees.</p> <p>The Derwent Cliffs State Reserve and Derbyshire Rocks on the opposite side of the River Derwent along Boyer Road are prominent cliff-faces located close to New Norfolk. Pulpit Rock lookout provides expansive views of the cliffs and New Norfolk within the valley landscape and to the High Mountains in the Mount Wellington vicinity in the background.</p>	<p>The River Derwent is a major river estuary that contributes significantly to the scenic values of Southern Tasmania.</p> <p>The Scenic Protection Area has a highly natural landscape character recognised with reserve status to manage it's significant conservation values. The scenic values include the scale of the river and floodplains within the Derwent Valley landscape, it's diversity of natural and cultural features of interest, and the viewing of wildlife, especially migratory birds.</p> <p>The scenic values are often enhanced by calm river waters and winter river fogs.</p> <p>Other land uses and developments within the Scenic Protection Area have led to low to moderate visual impact on the scenic values.</p>	<p>Not allow any subdivision or development that will impact on the natural, cultural and scenic values of the River Derwent Marine Conservation Area, Derwent Cliffs State Reserve and Murphys Flat.</p> <p>The construction of buildings and works within the Scenic Protection Area will be assessed as causing an unreasonable loss of scenic value if the following measures are not adopted:</p> <ul style="list-style-type: none"> <li>avoiding locating visually dominant landscape alterations on or near major, visually significant and notable local landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural features;</li> <li>using materials, colours and finishes that reduce the visual impact of the building and works including the avoidance of any reflectance external finishes; and</li> <li>reducing the earthworks for cut and fill.</li> </ul> <p>The destruction of vegetation within the Scenic Protection Area will be assessed as causing an unreasonable loss of</p>



		<p>Murphys Flat is listed within both the Directory of Wetlands of National Significance and the Tasmanian Geoconservation Database. Birds are particularly abundant in the reserve due largely to the diverse habitat. It also contains cultural heritage sites including the ruins of an 1820's inn and was the location of one of Australia's first land reclamations.</p> <p>Limekiln Point contains a disused lime kiln of local historic interest.</p> <p>The natural and cultural landscape features of the River Derwent and floodplains remain significant despite the intrusion of other land uses and developments within the foreground or middleground of the Scenic Protection Area. Existing landscape alterations include road works, residential and rural residential subdivision, industrial sites, agricultural buildings and recreational clubs, signs and f exotic vegetation, including softwood plantations..</p> <p>The Lyell Highway is a State Highway and promoted as Rivers Run, a principal visitor touring route connection between visitor destinations of Hobart, New Norfolk, Mt Field National Park, Lake St Clair and the West Coast.</p>		<p>scenic value if the following measures are not adopted:</p> <ul style="list-style-type: none"> <li>• retaining or reinstating vegetation on or near major, visually significant and notable local landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural features; and</li> <li>• retaining or establishing of vegetation to help screen the building and works.</li> </ul>
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Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
3	Mount Faulkner Skyline	<p>Mt Faulkner is a distinctive landscape feature within the skyline as viewed from within the Derwent Valley.</p> <p>Mt Faulkner has an elevation of 900m and is the highest point along the ridgeline/skyline on the southern side of the example area. It is predominately forest vegetation with a rock scree at mid-slope.</p> <p>It is viewed from along Boyer Road in the Far Middleground (4-8km). It is also viewed in the Far Middleground from various locations along the Lyell Highway and from Church Road, Millvale Road, Pulpit Rock Lookout and Molesworth Road.</p> <p>The Lyell Highway is a State Highway and promoted as Rivers Run, a principal visitor touring route connection between visitor destinations of Hobart, New Norfolk, Mt. Field National Park, Lake St. Clair and the West Coast.</p>	<p>The Scenic Protection Area is natural and there are no significant landscape alterations resulting from other land uses or developments.</p> <p>Mt Faulkner forms part of a visually distinctive ridgeline/skyline and is elevated above adjacent woodland vegetated hills on the southern side of the River Derwent.</p> <p>The woodland forest on the ridgeline/skyline and steep slopes with a rock scree contributes to the naturalness and remoteness of the Scenic Protection Area.</p>	<p>Not allow any impact on the scenic values from the construction of buildings and works within the Scenic Protection Area as viewed from the Lyell Highway between Granton to New Norfolk, and from Boyer Road between Bridgewater to New Norfolk.</p> <p>Not allow any impact on the scenic values from vegetation removal within the Scenic Protection Area as viewed from the Lyell Highway between Granton to New Norfolk, and from Boyer Road between Bridgewater to New Norfolk.</p>

**Table AA.2 Example of Draft Local Provisions Schedule for Scenic Road Corridor**

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
1	<p>The Lyell Highway is a State Highway connecting Hobart and Queenstown. It is a principal visitor touring route connection between visitor destinations, promoted as Rivers Run within the Derwent Valley.</p> <p>The Lyell Highway is located on the southern side of the River Derwent between Granton and New Norfolk. The river foreshore varies in width depending on the extent of flood plains and mudflats.</p> <p>The immediate views within the Scenic Road Corridor are in the Near Foreground (0-500m) but the viewlines extend beyond to the Middleground distance ranges (2-8 kms) and to the Near Background (8-12kms).</p> <p>The southern side of the Lyell Highway is predominately undeveloped bushland with the exception of rural residential properties near Granton and residential properties at Sorell Creek. There are also individual residences and farms located along the extent of the highway.</p>	<p>The River Derwent is a major river estuary that is assessed as of high scenic value. It contributes significantly to the scenic values of Southern Tasmania.</p> <p>The Scenic Road Corridor provides opportunities to view the Derwent River and flood plains in the Foreground and Middleground Distance Ranges and the Mt Dromedary ridgeline/skyline in the Far Middleground.</p> <p>The River Derwent and floodplains allows viewing of wildlife, especially migratory birds.</p> <p>The scenic values are often enhanced by calm river waters and winter fogs and seasonal colour associated with deciduous trees.</p> <p>The scenic values within the Scenic Road Corridor have been impacted in some locations by road works, residential/rural residential and agricultural development including the siting of buildings within viewlines of the River Derwent and flood plains.</p>	<p>Not allow any visually significant impact that will adversely affect the natural, cultural and scenic values within the Scenic Road Corridor .</p> <p>Landscape alterations (including the construction of buildings and works) within the Scenic Road Corridor will be assessed as causing an unreasonable loss of scenic value if the following measures are not adopted:</p> <ul style="list-style-type: none"> <li>avoiding locating visually dominant landscape alterations on or near major, visually significant and notable local landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural features;</li> <li>using materials, colours and finishes that reduce the visual impact of the building and works including the avoidance of any reflectance external finishes; and</li> <li>reducing the earthworks for cut and fill.</li> </ul> <p>The destruction of vegetation within the Scenic Road Corridor will be assessed as being unreasonable if the following measures are not adopted:</p> <ul style="list-style-type: none"> <li>retaining or reinstating vegetation on or near major, visually significant and notable local landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural features; and</li> <li>retaining or establishing vegetation to help screen the building and works.</li> </ul>





## **POTENTIAL ADDITIONAL PERFORMANCE CRITERIA**

### **THE NEED FOR ADDITIONAL PERFORMANCE CRITERIA**

As discussed under Step 4 of Stage 3 in the recommended Scenic Protection Code (SPC) assessment methodology, it is recommended that the Tasmanian SPC be further enhanced in its application through the adoption and incorporation of more specific set of Performance Criteria (i.e., Visual Performance Standards). Currently, the SPC is limited and hampered in its application by the use of generic and inarticulate terminology that does not assist in providing common concepts and terminology for the objective assessment of future Development Applications against the broadly-worded Management Objectives permitted under the current framework.

Recommended optional Performance Criteria, along with associated visual analysis and assessment concepts and terminology, are summarised in the following text.

The recommended Performance Criteria would apply to the following visual performance issues:

- Desired Land Use Character Settings;
- Scenic Quality Class and Scenic Integrity;
- Visual Magnitude/Visual Dominance of Alteration;
- Key Landscape Features Disruption;
- % Horizontal View Altered;
- Exterior Colour/Reflectivity/Lighting;
- Cumulative Visual Impacts; and
- Other Criteria as Determined.

As it is envisaged, the current SPC would be amended to eliminate the Acceptable Solutions under Clause C8.6.1 and Clause C8.6.2 and providing a more specific set of Performance Criteria as envisaged in Table AA.5 (Attachment A). These Performance Criteria would be more restrictive for the High Scenic Protection Area category (SPA1) and for Scenic Road Corridors (SRC), and somewhat less restrictive for the Medium Scenic Protection Area category (SPA2). These terms are further explained below.

### **LAND USE CHARACTER SETTINGS**

Land Use Character Settings reflect sub-types or variations of character within a single Landscape Character Type that usually occur due to changes in Land Use types, intensities and patterns. Land Use Character Settings reflect a changing continuum within and across Landscape Character Types from a naturally evolving land use setting to more intensive urban settings. An example of the Land Use Character Settings is shown in Table AA.3.

Table AA.3 Land Use Character Settings

Land Use Character Settings	Description	Relative Degree of Alteration
Naturally Evolving	Character Setting expressing the natural evolution of biophysical features and processes, with very limited human intervention.	<div>No Human Alteration</div> <div>↑</div> <div>↓</div> <div>Extensive Human Alteration</div>
Natural Appearing	Character Setting that expresses predominantly natural evolution, but also human intervention including cultural features and processes.	
Pastoral Grazing	Character Setting expressing dominant human-created agricultural paddocks (pastures) or grasslands and associated structures, reflecting valued historic land uses and lifestyles.	
Agricultural Cropland	Character Setting with dominant agricultural cropping land uses for food and fibre crops.	
Historic/Heritage	Character Setting expressing valued historic structures or cultural heritage features that represent events and period of human activity or display the dominant attitudes and beliefs of specific human cultures in the landscape.	
Specialty Rural	Character Setting expressing pre-dominant specialist rural land uses that exert a strong visual influence over a pre-existing natural or rural agricultural landscape character setting with highly recognisable alteration types such as vineyard or orchard settings, wind farm settings, timber harvest settings, fish farm settings, mining settings or other predominant alteration types, along with their supporting infrastructure.	
Urban	Character Setting expressing pre-dominant specialist urban land uses that exert a strong visual influence over an urban setting with highly recognisable alteration types such as industrial, commercial, high-rise residential, medium density low-rise residential, industrial, cultural, educational and transportation settings, along with their supporting infrastructure.	

## **Scenic Quality Class**

Scenic Quality is an expression of the relative degree of visual beauty or aesthetic pleasure or preference that any particular landscape exhibits to human viewers, as discussed in Section 3.3 of this report.

Scenic Quality Class refers to the relative degree of scenic or aesthetic beauty or visual attractiveness of a landscape based on various combinations and compositions of key landscape features (e.g., Landform, Vegetation, Waterform, Cultural/Heritage; and Native Wildlife) as well as based on the degree of alteration to the landscape or apparent naturalism of a setting. The assessment of Scenic Quality Classes for different Landscape Character Types has been discussed in Section 3.3 and in Attachment B of this report.

## **Scenic Integrity Levels, Visual Quality Objectives, and Visual Dominance of Alteration**

Scenic Integrity Levels indicate the extent to which the current or “*desired*” Scenic Quality Class, Landscape Character Type and Land Use Character Setting of an area would be maintained in relation to Visual Quality Objectives (i.e., Management Objectives) that might be adopted and the potential Visual Dominance (Impact) of particular alterations that may be considered.

Scenic Integrity Levels indicate the extent to which the current or “desired” Landscape Character and Scenic Quality of an area should be maintained given a proposed landscape alteration (e.g., a residential subdivision, a wind farm, or a timber harvest). Scenic Integrity Levels have three associated reference measures:

- Visual Quality Objectives;
- Visual Dominance of Alterations; and
- Frame of Reference.

Visual Quality Objectives provide a one-word description of the landscape modification objective from the natural condition that is allowed within each Scenic Integrity Level. Visual Dominance of Alterations describes the degree to which a landscape should appear altered or modified, from Unmodified to Excessive Modification. In any landscape, four visual elements compete for visual attention and dominance: Form, Line, Colour, and Texture. They exert varying degrees of visual influence in different landscapes and viewing situations but are highly useful in the analysis and description of the existing landscape and proposed alterations.

Finally, the Frame of Reference provides a verbal description or guide as to what extent the landscape should appear intact or altered within each Scenic Integrity Level. The frame of reference criteria for Scenic Integrity Levels recommended are provided in Table AA.4 and can be applied to any form of landscape alteration or Development Application.

**Table AA.4 Scenic Integrity Frame of Reference**

Scenic Integrity Level	Visual Quality Objective	Visual Dominance of Modifications	Frame of Reference
<b>Very High</b>	<b>Preservation</b>	<b>Unmodified</b>	The valued landscape character is “intact” with only very small if any alterations. The existing landscape character and sense of place is expressed at the highest possible level with a visually unaltered landscape.
<b>High</b>	<b>Retention</b>	<b>Inevident Modification (Appears Unaltered)</b>	Landscapes where the valued landscape character “appears” intact. Alterations may be present, but must repeat the form, line, colour, texture and pattern common to the landscape character so completely and at such scale that they are not evident to the casual observer.
<b>Moderate</b>	<b>Partial Retention</b>	<b>Slightly Modified (Slightly Apparent Modification)</b>	Landscapes where the valued landscape character “appears slightly altered.” Noticeable landscape alterations must remain visually subordinate to the landscape character being viewed.
<b>Low</b>	<b>Modification</b>	<b>Moderately Modified (Apparent Modification)</b>	Landscapes where the valued landscape character “appears moderately altered”. Modifications begin to dominate the valued landscape character being viewed, but they borrow valued attributes such as size, shape, edge effect and pattern of natural openings, vegetative type changes or architectural styles outside the landscape being viewed but compatible or complimentary to the character within.
<b>Very Low</b>	<b>Maximum Modification</b>	<b>Heavily Modified (Dominant Modification)</b>	Landscapes where the valued landscape character “appears heavily modified”. Alterations may strongly dominate the valued landscape character. They may not borrow from valued attributes such as size, shape, edge effect and pattern of natural openings, vegetative type changes or architectural styles within or outside the landscape being viewed. However, alterations must be shaped and blended with the natural terrain (landforms) so that elements such as unnatural edges, roads, landings and structures do not dominate the composition.
<b>Extremely Low</b>	Extreme Modification (Excessively Dominant Modification)	Excessive Modification (note: this only describes existing situations, it is not a Visual Quality Objective)	Landscapes where the valued landscape character appears extremely altered. Deviations are extremely dominant and borrow little if any form, line, colour, texture, pattern or scale from the landscape character. Landscapes at this level of integrity need rehabilitation. This level should only be used to inventory existing integrity. It must not be used as a management objective.



## Key Landscape Features Disruption

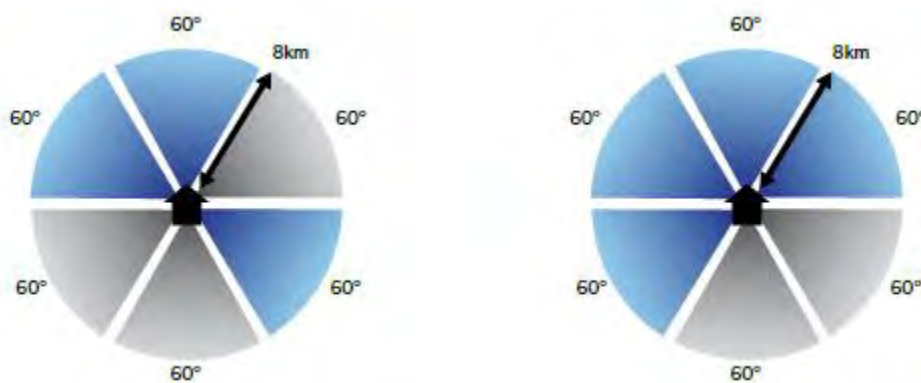
Key landscape features should be identified and mapped in any Development Application analysis. Key landscape features may include natural features such as a distinctive mountain peak or hill top, a large rock outcrop or cliff, a waterfall, or a visually distinctive stand of trees or even a single large tree that stands out visually in the scene. Key landscape features can also be cultural or agricultural, such as an iconic church with a steeple, a grain elevator that can be seen for long distances, a heritage listed property, or perhaps a large water reservoir. Some key landscape features may stand out more or be visually enhanced if they are seen in a direct focal view, however, not always – sometimes a key feature can be in the middle of a very open landscape. Small scale features can also exist and are sometimes important if there are many of them in the area, such as a boulder field, a paddock full of kangaroos, or coastal waters with a pod of dolphins or whales. However, smaller scale features are usually not considered as key landscape features unless they collectively create visual dominance or attraction on a frequently seen basis.

The importance of Key Landscape Features Disruption may be recognised with the designation of the two recommended Scenic Protection Areas, SPA1 – High, and SPA2 – Moderate. Although the principal focus for planning controls and protection of the scenery is the SPA1 area, for example mountain peaks of Wellington Park as viewed from Pulpit Rock near New Norfolk, a house or communications tower that might be built on intervening ridges within the SPA2 area could potentially block the view to one of those more distant mountain peaks or diminish the scenic quality of the view toward the SPA1 area. In such case, the planning controls for the SPA2 area must be adequate to mitigate or prevent such an adverse visual impact.

## % Horizontal View Altered and Cumulative Visual Impacts

The % Horizontal View Altered Performance Criteria focuses on the degree to which any particular viewpoint may be impacted by multiple alterations (or cumulative visual impacts) or one extensive alteration that may alter the scenic quality and land use setting character of a panoramic landscape. % Horizontal View Altered is measured in terms of the number of 60° viewing sectors that may be affected by a proposed alteration, as shown in Figure AA.1. Sometimes a maximum viewing distance may be set (e.g. 8 km) within which certain landscape alterations are not allowed to occupy two or more horizontal viewing sectors. The application of this tool at the design stage provides an opportunity for design solutions to be considered that do not involve an undesirable level of cumulative visual impact as viewed across a skyline, horizon or panorama of mountains or ocean, for example.

**Figure AA.1 Horizontal View Sectors Altered by Two Different Multiple Alterations**



## **Exterior Colour Contrast/Reflectivity/Lighting**

Visual alterations that may not otherwise be overly noticeable may become visually dominant due to their degree of colour contrast, which makes them visually distinguishable from their surrounding landscape. If landscape alterations had no colour contrast at all with their surrounding landscape, they would be virtually undetectable from all but the closest distances. Strong colour contrast may increase the visual impact of some alterations, while minimising colour and brightness contrast may mitigate the impact.

Visual contrast varies with the colour and brightness (luminosity) of an alteration and that of its background landscape or sky. The human eye has generally greater sensitivity to contrast than it does to changes in luminance or light intensity. In practicality, it may be difficult to achieve a complete reduction in colour contrast due to the combination of variable backdrop colours and lighting within the landscape. However, a significant effect on the visibility and perceived level of dominance of an alteration can be made by reducing the degree of colour contrast. Illustrations of the range of grey-scale contrast and RGB colour contrast levels are provided in Tables AA.2 and AA.3.

By avoiding using colours for alterations selected from the extremes of the grey-scale or colour brightness scale (0% or 100%), the colour contrast and visual dominance level of an alteration will automatically be reduced as viewed in the landscape. Most of the natural colours found in Australian landscapes and sky colours occur -scale, say from about 15% to 60% darkness and within the middle range of the brightness scale, from approximately 40% to 85%. Colours selected from those ranges tend to more closely match the conditions of the surrounding landscape will greatly reduce the visual impact level of introduced landscape alterations.

In addition, keeping larger landscape alterations off the skyline, where they can be silhouetted against a changeable sky backdrop and are in a ridgeline area that tends to attract the human eye, will also reduce the visual impact of landscape alterations in most cases.

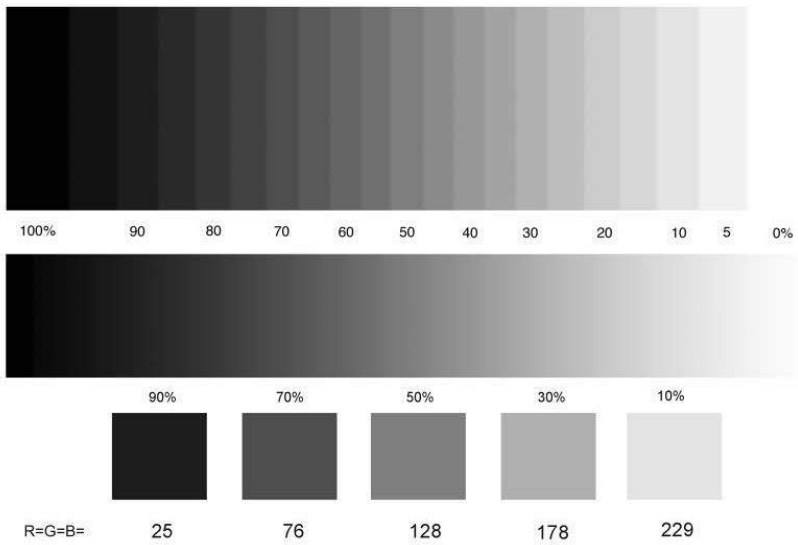
In addition, reflective surfaces such as glass and shiny metallic materials may reflect the sunlight and increase the visual impact of an alteration. Use of low-reflectivity materials can reduce and minimise such visual impacts. Likewise, nighttime light emissions from artificial sources can also create dominant visual impacts as viewed after dark. Where possible, excessive and dangerous nighttime light emissions from artificial sources should be avoided. All Development Applications should be compliant with Australian Standards (AS4282-1997) *Control of the Obtrusive Effects of Outdoor Lighting* and Australian Standards AS/NZ 1158.3 – 1999 *Guidelines for Outdoor Lighting and Pedestrian Area (Category P) Lighting*.

## **Other Criteria as Determined**

Various other Performance Criteria may be determined to be useful in the assessment of different proposed landscape alterations. Council Planners should remain flexible and accepting of additional visual assessment criteria that may not be otherwise be obvious.

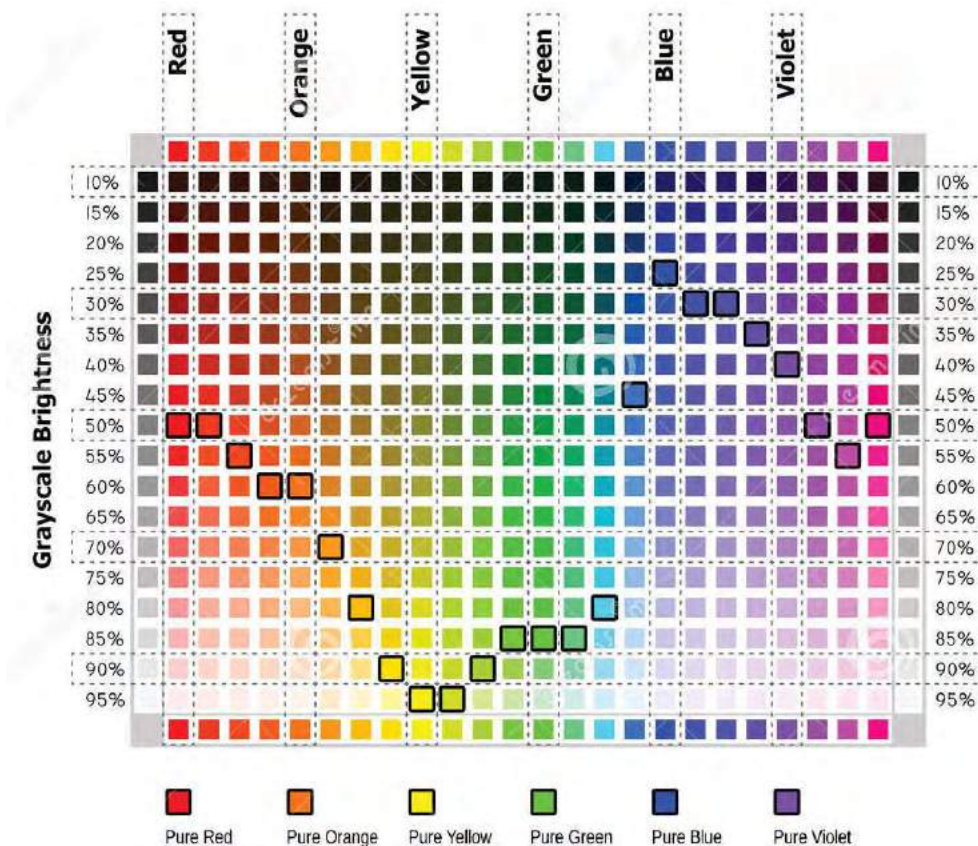
Table AA.3 provides an example of the recommended Performance Criteria for application to Tasmanian's SPC.

**Figure AA.2 Grey Scale Colour Contrast Levels with R+G+B Codes**



Source: Northlight Images(2016)

**Figure AA.3 RGB Colour Contrast Chart with Conversions to Grey-Scale Contrast Percentages**



Source: Dreamstime.com (2016)

**Table AA.5 Example Optional Performance Criteria for Scenic Protection Code**

Performance Issue	High Scenic Protection Areas (SPA1) and Scenic Road Corridors (SRCs)	Medium Scenic Protection Areas (SPA2)
Scenic Quality	<ul style="list-style-type: none"> <li>Maintain or enhance the existing scenic quality of landscape features within High Scenic Value Areas (SVA1) and Moderate Scenic Value Areas (SVA2) of the High Scenic Protection Area (SPA1) or Scenic Road Corridor (SRC).</li> </ul>	<ul style="list-style-type: none"> <li>Maintain or enhance the existing scenic quality of landscape features within High Scenic Value Areas (SVA1) of the High Scenic Protection Area (SPA1).</li> </ul>
Desired Land Use Character Settings	<ul style="list-style-type: none"> <li>Maintain the existing Landscape Character Setting as selected from the optional choices, including: Naturally Evolving, Natural Appearing, Cultural, Pastoral, Agricultural, or Historic (as described under the Landscape Character Setting descriptions. This should be achieved as viewed from all Public Sensitivity Level 1 and Level 2 viewpoints in all Visibility Distance Ranges.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain the existing Landscape Character Setting as selected from the optional choices, including: Naturally Evolving, Natural Appearing, Cultural, Pastoral, Agricultural, or Historic (as described under the Landscape Character Continuum Descriptions. This should be achieved as viewed in the Far Foreground to Far Background Distance Zone from all Viewer Sensitivity Level 1 viewpoints and in the Near Middleground to Far Background Distance Zones from all Viewer Sensitivity Level 2 viewpoints. Within the latter Level 2 viewpoints, consideration may be given to permitting changes in the existing Landscape Character Setting to new land use and setting influences (e.g., Wind Farm, Urban Industrial, etc.) if such changes are supported by the land use strategy for the subject area.</li> </ul>
Scenic Integrity/ Visual Magnitude	<ul style="list-style-type: none"> <li><u>As Viewed from Viewer Sensitivity Level 1 Viewpoints at 1 Km or Greater Distance</u> - Scenic Integrity (SIL): High; Visual Quality Objective (VQO): Retention; Visual Dominance (VDL): Inevident Modification - Appears Unaltered and the existing valued landscape character “appears” intact. Alterations may be present, but must repeat the form, line, colour, texture and pattern common to the landscape character so completely and at such scale that they are not evident to the casual observer. Any alterations should be Inevident Alterations, and not even appear as Slight Modifications.</li> <li><u>As Viewed Viewer Sensitivity Level 2 Viewpoints at 2 km or Greater Distance</u> – SIL: Moderate; VQO: Partial Retention; VDL: Slightly Modified (Slightly Apparent Modification). The existing landscape character may appear slightly altered, but noticeable landscape alterations should remain visually subordinate to the existing landscape character being viewed. Alterations should borrow valued attributes such as size, shape, edge effect and pattern in a visually compatible or complimentary manner.</li> </ul>	<ul style="list-style-type: none"> <li><u>As Viewed from Viewer Sensitivity Level 1 Viewpoints at 2 Km or Greater Distance</u> - Scenic Integrity (SI): High; Visual Quality Objective (VQO): Retention; Visual Dominance (VD): Inevident Modification - Appears Unaltered. The existing valued landscape character “appears” intact. Alterations may be present, but must repeat the form, line, colour, texture and pattern common to the landscape character so completely and at such scale that they are not evident to the casual observer. Any alterations should be Inevident Alterations, and not even appear as Slight Modifications.</li> <li><u>As Viewed from Viewer Sensitivity Level 2 Viewpoints at 4 km or Greater Distances</u> – SI: Moderate; VQO: Partial Retention; VD: Slightly Modified (Slightly Apparent Modification). The existing landscape character appears slightly altered, but noticeable landscape alterations should remain visually subordinate to the existing landscape character being viewed. Alterations should borrow valued attributes such as size, shape, edge effect and pattern in a visually compatible or complimentary manner.</li> </ul>
Key Landscape Features	<ul style="list-style-type: none"> <li>Avoid locating visually dominant landscape alterations on or near <u>major, visually significant and notable local</u> landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural feature.</li> </ul>	<ul style="list-style-type: none"> <li>Avoid locating visually dominant alterations on or near <u>major, visually significant and notable local</u> landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural feature.</li> </ul>
Exterior Treatments and Outdoor Lighting	<p>Where possible:</p> <ul style="list-style-type: none"> <li>Use exterior colours and textures that blend into the natural coastal landscape where possible as viewed from the most visually sensitive key viewpoints.</li> <li>Avoid reflective surfaces such as glass and shiny metallic materials; instead use low-reflectivity materials.</li> <li>Avoid excessive and dangerous nighttime light emissions from artificial sources, ensuring that Australian Standards (AS4282-1997) Control of the obtrusive effects of outdoor lighting and Australian Standards AS/NZ 1158.3 – 1999 Guidelines for Outdoor Lighting and Pedestrian Area (Category P) Lighting are met.</li> </ul>	<p>Where possible:</p> <ul style="list-style-type: none"> <li>Use exterior colours and textures that blend into the natural coastal landscape where possible as viewed from the most visually sensitive key viewpoints.</li> <li>Avoid reflective surfaces such as glass and shiny metallic materials; instead use low-reflectivity materials.</li> </ul> <p>Avoid excessive and dangerous nighttime light emissions from artificial sources, ensuring that Australian Standards (AS4282-1997) Control of the obtrusive effects of outdoor lighting and Australian Standards AS/NZ 1158.3 – 1999 Guidelines for Outdoor Lighting and Pedestrian Area (Category P) Lighting are met.</p>
Cumulative Alteration Effects	<p>Panoramic views in the direction of Scenic Protection Areas or Scenic Road Corridors should be divided into 60-degree sectors, aligning the most scenic natural features as close to the centre of one of the 60-degree sectors as possible. Viewing each of the 60-degree sectors in turn, any existing, approved or proposed unnatural and visually dominant alterations to the seascape or coastal foreshore areas should not exceed the following thresholds:</p> <ul style="list-style-type: none"> <li>No visually dominant alterations visible within 2 or more of the 60 degree viewing sectors as viewed from High Sensitivity Level Viewpoints;</li> <li>No visually dominant alterations visible within 3 or more of the 60 degree viewing sectors as viewed from Moderate Sensitivity Level Viewpoints.</li> </ul>	<p>Panoramic views in the direction of Medium Scenic Protection Areas (SPA2) should be divided into 60-degree sectors, aligning the most scenic natural features as close to the centre of one of the 60-degree sectors as possible. Viewing each of the 60-degree sectors in turn, any existing, approved or proposed unnatural and visually dominant alterations to the seascape or coastal foreshore areas should not exceed the following thresholds:</p> <ul style="list-style-type: none"> <li>No visually dominant alterations visible within 3 or more of the 60 degree viewing sectors as viewed from High Sensitivity Level Viewpoints;</li> <li>No visually dominant alterations visible within 4 or more of the 60 degree viewing sectors as viewed from Moderate Sensitivity Level Viewpoints</li> </ul>



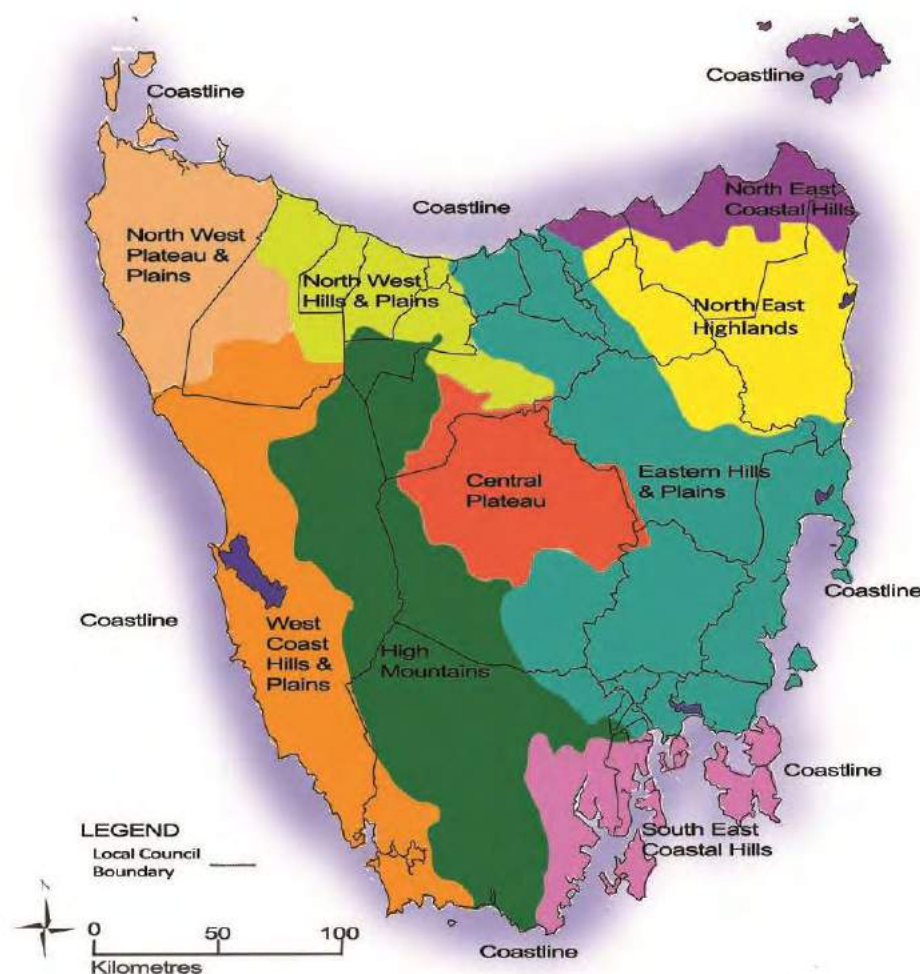
## **ATTACHMENT B**

### **SCENIC QUALITY CLASS FRAMES OF REFERENCE FOR LANDSCAPE CHARACTER TYPES OF TASMANIA'S SOUTHERN REGION**

#### **LANDSCAPE CHARACTER TYPES**

Landscape Character Types (LCTs) represent broadscale areas of land with common distinguishing visual characteristics. LCT classification is predominantly based on landforms or physiography in combination with major landcover patterns created by combinations of vegetation, water, and land use. Ten LCTs have been delineated in Tasmania (Forestry Commission Tasmania, 1990). These are as shown In Figure AC.1, along with Local Government boundaries. Six of those LCTs occur in the Southern Tasmanian Region: Central Plateau, Coastline, Eastern Hills & Plains, High Mountains, South East Coastal Hills, and West Coast Hills & Plains.

**Figure AB.1 Tasmanian Landscape Character Types**



## **SCENIC PERCEPTION RESEARCH**

### **Introduction**

The assessment of the scenic quality of landscapes are usually based on a combination of professional judgement by people who have had previous training and experience in such scenic assessments (e.g., some, but not all, Environmental Psychologists, Geographers, Landscape Architects who have had formal training and practical experience in such assessments) and the findings of objective scenic perception research that solicits the scenic quality perceptions and qualitative assessments of a large or representative sample of the general public or a range of special interest groups drawn from the community. The latter method is preferable and is recommended in the longer term for applications to Tasmania's Scenic Protection Code (SPC).

In the absence of such research, however, scenic quality assessment criteria have been drawn from previous work by the Forestry Commission Tasmania (1990) and scenic perception research findings of other research that provides a good indication of the likely relationships between key landscape features or scenic compositions and people's perceptions of scenic quality more generally. As the Tasmanian Forest Commission criteria are developed subjectively for forest and rural landscapes and not urban or cultural landscapes, assessment of scenic quality is informed by some of the more objectively designed scenic perception research referred to previously.

Previous research summarised in this Attachment include findings by the following researchers:

- Williamson and Chalmers (1982);
- Kaplan and Kaplan (1989);
- Green (2000);
- Nassar (2001);
- Williamson and Scenic Spectrums Pty Ltd (2003); and
- Phillips, Edwards, Williams (2010).

It is noted that this list of scenic perception research is not exhaustive and there may be other scenic perception research studies that could be helpful. However, the above studies provide a credible foundation for the establishment of scenic quality criteria for application to Tasmania's SPC.

### **Williamson and Chalmers: Scenic Perceptions of Forest and Agricultural Landscapes**

In seminal Australian research investigations, Williamson and Chalmers (1982) surveyed the scenic perceptions of 253 observers (19 observer groups) regarding forest and rural farm landscapes in Northeast Victoria. Using Q-Sort ratings of 56 scenes presented in colour photographs, mean scenic quality ratings (Mean SQR) were determined for each scene, with the Mean SQR scores then analysed using statistical regression analysis against measurements of various land cover and abstract landscape variables.

It was found that landscape variety (expressed as vegetative and landcover diversity) were not significant predictors of the observers' scenic quality ratings. The research found that scenes rated with higher scenic quality levels were positively influenced by the effects of naturalism, extensive tree cover (especially eucalypt forest), rock outcrops, water and moderate to steep slopes. In fact, with the photo samples used, moderate slopes were a more positive predictor of scenic quality than steep slopes.

The research also found negative perceived scenic effects associated with pine forest, logged areas, buildings and structures, other dominant man-made features and flat slopes. However, the most important aspect of the research is that it is usually the combination of features that influence people's perception of scenic quality.

Using a non-stratified regression, the Naturalism Index (a measure of the absence of human alterations in the landscape) had by far the greatest predicative strength of any dimension in explaining the variance in scenic quality ratings. Seven landscape dimensions explained over 80% of the variance in the mean ratings with a 90% confidence level as follows:

• Naturalism Index	63.85% of Variance
• Total Tree Cover 5.30	
• 11-25% Slope	2.91
• Pine Forest	2.27
• Vegetative Diversity Index	1.95
• Water	1.91
• Building and Structures	1.16
• <u>Area of View</u>	<u>0.95</u>
	80.30%

In addition, a simple correlation analysis of the mean scenic quality ratings and the landscape dimension measurements of 56 photos (views) indicated the following relationships for dimensions with 95% confidence levels:

Scenic Quality Ratings tended to increase with -

• Naturalism Index	+.799	Highest Correlation
• Eucalypt Forest	+.658	
• Rock Outcrops	+.480	
• Maximum Distance Seen	+.407	
• Scenic Quality Index (VMS Predicted)	+.397	%
• Background Seen Area	+.383	
• High Scenic Quality (VMS Predicted)	+.373	
• Area of View	+.353	
• 11-25% Slope	+.348	
• Water Area	+.320	
• Total Tree Cover	+.284	
• Alpine Grassland	+.278	Lowest Correlation

Scenic Quality Ratings tended to decrease with -

• Pine Forest	-.384	Highest Correlation
• Recently Logged Area	-.359	
• Low Scenic Quality (Predicted)	-.339	%
• 0-10% Slope	-.283	
• Brown Agricultural Fields	-.279	
• Buildings and Structures	-.228	Lowest Correlation

Another regression of 11 easily measured landscape dimensions explained over 76% of the variance in perceived scenic quality at a 99.5% confidence level as follows:

	%Variance Explained	Effect on Scenic Quality
• Eucalypt Forest	43.34	+(Positive)
• Rock Outcrops	12.76	+
• Total Tree Cover	9.73	+
• Alpine Grassland	5.36	+
• Water Area	5.27	+
<hr/>		
Total Scenic Quality		
Variance Explained	76.46%	

We note that although this research was conducted in a non-urban environment, there are aspects related to the scenic effects of natural features, particularly naturalism, water, native vegetation and views (distance and area of view) that have relevance to this study. The results regarding the presence of buildings showed negative relationships to assessed scenic quality. Although we cannot necessarily assume that the same would hold true within an urban environment, the research of Green and Nassar presented below seem to support this assumption.

### **Nassar: Visual Perception of Urban Environments**

In his summary of visual perception research of urban environments, Jack Nasar<sup>2</sup> has stated that:

*“Research shows seven environmental features as prominent in human perception and evaluation of places: naturalness, order, complexity, novelty (atypicality), upkeep, openness, and historical significance. People recognise variation from natural (vegetation) to human-made. Research shows that novelty and atypicality also increase excitement and interest. People prefer moderate to low levels of novelty or atypicality...*

*Research shows that humans prefer vegetation, that preference increases with the addition of vegetation, decreases with increases in human-made elements, and that people dislike obtrusive signs, utility poles, overhead wires, and billboards, traffic, and intense land uses....*

*Preference for order has emerged for many kinds of urban settings and for various ordering variables, including legibility, coherence, identifiability, clarity, compatibility, and congruity. People also prefer well-kept to dilapidated areas...*

*Complexity relates to the number of different elements and the distinctiveness between those elements in a scene. Research shows that people notice variations in complexity, and that interest, excitement, and viewing time increase with complexity, but that preference tends to be highest for moderate levels of complexity...*

*People readily notice changes in spaciousness. Preferences increase with openness, but people also like some spatial definition. People also like mystery (in the form of deflected vistas), but for uncertain conditions such as urban areas deflected vistas and uncertainty about information ahead heightens fear....Places may have historical significance or just look historical. In either case, they evoke favourable response”.*

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<sup>2</sup> Nasar, Jack, 2001. “Images of Cities” in N.J. Smelser and P.B. Baltes (Eds.), *International Encyclopedia of the Social Behavioural Sciences*. Elsevier Science Ltd. Oxford: Pergamon, pp. 1822-1825.







## Stephen and Rachel Kaplan: Landscape Preferences

Stephen and Rachel Kaplan's<sup>3</sup> research also found that people preferred those landscapes that convey strong elements of naturalism, "green-ness" or vegetation, strong legibility and cohesiveness, and what they refer to as the right balance of "prospect" (i.e., more open landscapes) and "refuge" (sheltered or secluded landscapes).

## Williamson and Scenic Spectrums: Port Phillip Bay Underwater Landscape Perceptions

Although the Tasmanian Planning Zones do not extend beyond approximately 200 m of the highwater mark along the Coastline, there may be occasional requirements to assess the effects of alterations on underwater areas of the ocean. Underwater scenic assessment procedures are rare, but the work conducted by Scenic Spectrums on the Port Phillip Channel Deepening EES provides a set of criteria that were proved reliable when tested against the perceptions of 73 community residents and diving club members. These criteria are shown in Table AC.1.

**Table AB.1 Underwater Scenic Quality Assessment Criteria for Port Phillip Bay<sup>4</sup>**

High Scenic Quality						Low Scenic Quality
	SUBSTRATE MATERIAL					
	Rock Reef	Large/Small Boulders	Coarse Sand	Fine Sand	Mud & Silt	
	TERRAIN STEEPNESS & RUGGEDNESS					
	Highly Irregular and Steep Surfaces (incl. terracing, ledges, overhangs & caves)			Gently Sloping, Smooth, Regular Surfaces (flat slab rock, sandy, muddy or silty areas)		
	EXTENT & DIVERSITY OF FISH & MOBILE INVERTEBRATES					
	High Diversity & Colour of Sessile Organisms on Inter- & Sub-tidal Rocky Reefs & Soft Sandy Substrates	Seagrass Beds ranging from large vertical Kelp Forests to smaller Understorey Algae Spp.		Intertidal Sand Beaches & Flats with more sparse presence of Sessile Organisms & Seagrass	Subtidal & Intertidal Sand & Mud Flats with Few or No Sessile Organisms or Seagrass	
	EXTENT & DIVERSITY OF FISH & MOBILE INVERTEBRATES (Octopus, Squid, Jellyfish, Lobsters, Sea Urchins, Sharks, Fish)					
	High Number and/or Diversity				Low Number and/or Diversity	
	EXTENT & DIVERSITY OF MARINE MAMMALS (Whales, Seals, Sea Lions & Dolphins)					
	High Number and/or Diversity				Low Number and/or Diversity	
						

<sup>3</sup> Kaplan, R. and Kaplan, S, 1989. *The Experience of Nature: A Psychological Perspective*. Cambridge, Massachusetts: Cambridge University Press, 340 pp.

<sup>4</sup> Source: Dennis Williamson and Scenic Spectrums Pty Ltd, 2003. Port Phillip Bay Channel Deepening EES Visual Impacts Assessment: Existing Conditions Report. Prepared for the Victorian Channels Authority. Copyright © 2003 by Scenic Spectrums Pty Ltd and Dennis N. Williamson – All Rights Reserved.

### **Phillips, Edwards and Williams: Scenic Parameters of the Glamorgan Coast, UK**

Further specific coastal scenic assessments have been conducted by Phillips et. al.<sup>5</sup> on the heritage coasts of Glamorgan, Wales. The procedure develops criteria for 26 coastal scenic parameters, including physical and human features, as shown in Table AC.2. These parameters were developed based on questionnaire surveys of over 3000 participants that were then subject to weightings by a panel of experts. Depending on the specific visual dimensions or features of each attribute as they appear within 500m long sections of the coast, each attribute is rated from 1 to 5 (least to most scenic value) and this rating is converted to a fuzzy logic matrix to minimise rating errors. A composite “*Membership Degree*” value for all attributes rated within each coastal segment is assigned and those values are classified from very low to very high (i.e., Class 1 to Class 5), as shown in Figure AC.2. Such a rigorous approach will not be applied in this investigation, but this study does indicate the types of physical and human alteration attributes that may influence scenic quality assessment of coastal landscapes. Fish farms were not evaluated, but other coastal alterations were assessed.

It is noted that there are a great deal more scenic perception research studies that could be reviewed, and many more recent than those mentioned here. However, this report is not intended to be a literature review on that topic, so the above assumptions will be accepted and considered in the assessment of scenic quality.

However, it should also be cautioned that sole reliance on a set of subjective criteria or individual landscape dimensions does not always respond to the composite complexities of views in the landscape or differences in personal preferences between individuals. For this reason, it is sometimes practical to assess landscapes in terms of the Landscape Character Settings categories as described further in this Attachment, or a similar descriptive framework that looks at landscapes more generically and holistically.

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<sup>5</sup> Phillips, M.R., Edwards, A.M. and Williams, A.T., 2010. “An incremental scenic assessment of the Glamorgan Heritage Coast, UK” in *The Geographical Journal*, Vol. 176, No. 4, December 2010, pp. 291–303, doi: 10.1111/j.1475-4959.2010.00361.x .

Table AB.2 Scenic Parameters of the UK-based Coastal Scenic Assessment System<sup>6</sup>

No.				Rating				
				1	2	3	4	5
	<i>Physical parameters</i>							
1	Cliff	Height	Absent	>5 to <30 m	30 to <60 m	60–90 m	>90 m	
2		Slope	Absent	Around 45°	Around 60°	Around 75°	c. vertical	
3		Special features <sup>a</sup>	Absent	1	2	3	Many >3	
4	Beach face	Type	Absent	Mud	Cobble/boulder	Pebble/gravel (and/or sand)	Sand	
5		Width	Absent	<5 to >100 m	5 to <25 m	25 to <50 m	50–100 m	
6		Colour	Absent	Dark	Dark tan	Light tan/bleached	White/gold	
7	Rocky shore	Slope	Absent	<5°	5–10°	10–20°	20–45°	
8		Extent	Absent	<5 m	5 to <10 m	10 to <20 m	>20 m	
9		Roughness	Absent	Distinctly jagged	Deeply pitted and/or irregular (uneven)	Shallow pitted	Smooth	
10	Dunes		Absent	Remnants	Fore-dune	Secondary ridge	Several	
11	Valley		Absent	Dry valley	(<1 m) stream	(1–4 m) stream	River/limestone gorge	
12	Skyline landform		Not visible	Flat	Undulating	Highly undulating	Mountainous	
13	Tides		Macro (>4 m)		Meso (2–4 m)		Micro (<2 m)	
14	Coastal landscape features <sup>b</sup>		None	1	2	3	>3	
15	Vistas		Open on one side	Open on two sides		Open on three sides	Open on four sides	
16	Water colour and clarity		Muddy brown/grey	Milky blue/green; opaque	Green/grey blue	Clear blue/dark blue	Very clear turquoise	
17	Natural vegetation cover		Bare (<10% vegetation only)	Scrub/garigue (marram/gorse, bramble etc.)	Wetlands/meadow	Coppices, maquis (and/or mature trees)	Variety of mature trees/mature natural cover	
18	Vegetation debris		Continuous >50 cm high	Full strand line	Single accumulation	Few scattered items	None	
	<i>Human parameters</i>							
19	Noise disturbance		Intolerable	Tolerable		Little	None	
20	Litter		Continuous accumulations	Full strand line	Single accumulation	Few scattered items	Virtually absent	
21	Sewage discharge evidence		Sewage evidence		Some evidence (1–3 items)		No evidence of sewage	
22	Non-built environment		None		Hedgerow/terracing/monoculture		Field mixed cultivation and/or trees/natural	
23	Built environment <sup>c</sup>		Heavy industry	Heavy tourism and/or urban	Light tourism and/or urban and/or sensitive industry	Sensitive tourism and/or urban	Historic and/or none	
24	Access type		No buffer zone/heavy traffic	No buffer zone/light traffic		Parking lot visible from coastal area	Parking lot not visible from coastal area	
25	Skyline		Very unattractive	Unattractive	Sensitively designed high/low	Very sensitively designed	Natural/historic features	
26	Utilities <sup>d</sup>		>3	3	2	1	None	

<sup>a</sup>Cliff special features: indentation, banding, folding, screes, irregular profile

<sup>b</sup>Coastal landscape features: peninsulas, rock ridges, irregular headlands, arches, windows, caves, waterfalls, deltas, lagoons, islands, stacks, estuaries, reefs, fauna, embayment, tombola etc

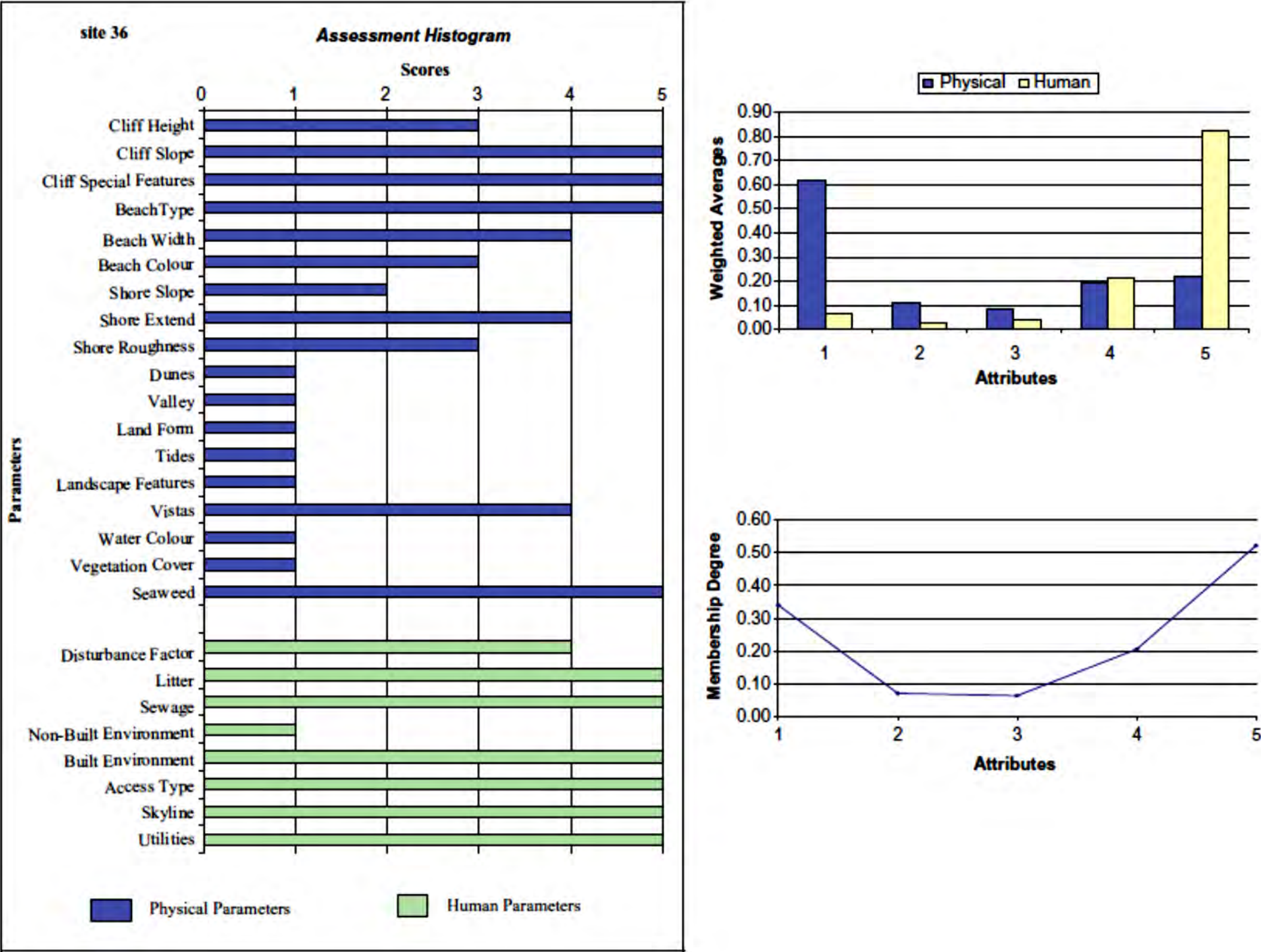
<sup>c</sup>Built environment: caravans will come under tourism: grading 2: large intensive caravan site; grading 3: Light , but still intensive caravan sites; grading 4: sensitively designed caravan sites

<sup>d</sup>Utilities: power lines, pipelines, street lamps, groins, seawalls, revetments

<sup>6</sup> Source: M.R. Phillips, A.M. Edwards, and A.T. Williams, 2010. "An incremental scenic assessment of the Glamorgan Heritage Coast, UK" in *The Geographical Journal*, Vol. 176, No. 4, December 2010, pp. 291–303, doi: 10.1111/j.1475-4959.2010.00361.x .



Figure AB.2      Assessment for Coastal Segment 36 of the Glamorgan Coastline, UK<sup>7</sup>



<sup>7</sup> Source: M.R. Phillips, A.M. Edwards, and A.T. Williams, 2010. "An incremental scenic assessment of the Glamorgan Heritage Coast, UK" in *The Geographical Journal*, Vol. 176, No. 4, December 2010, pp. 291–303, doi: 10.1111/j.1475-4959.2010. 00361.x.



## **SCENIC QUALITY ASSESSMENT**

Scenic Quality is an expression of the relative degree of visual beauty or aesthetic pleasure or preference that any particular landscape exhibits to human viewers. This is often considered to be a subjective assessment, often associated with the opinion that “beauty is in the eye of the beholder”. However, both long established principles of the aesthetic arts and more recent scenic perception research studies have shown that the composition of view and the combination of certain landscape features and dimensions may be correlated with landscapes that the majority of people prefer to view.

Scenic Quality Class Frames of Reference provide a descriptive qualitative framework or guide for the identification and mapping of key landscape features that contribute to the relative scenic quality of a Landscape Character Type, including:

- Landforms;
- Waterforms;
- Vegetation (Flora);
- Cultural/Heritage; and
- Native Wildlife (Fauna).

A separate Frame of Reference is developed to assess High, Moderate and Low Scenic Quality Classes for each different Landscape Character Type. Descriptions of each of the relevant LCTs and their respective Scenic Quality Class Frames of Reference follow.

**CENTRAL PLATEAU LANDSCAPE CHARACTER TYPE**

The Central Plateau LCT rises in a series of flat to undulating tiers from elevations of ~800 m in the south to an upper glaciated plateau of ~1200 m high. Dolerite rock outcrops and a series of large to small lakes and tarns also occur. Major peaks, rock cliffs and escarpments occur along the western, northern and eastern boundaries.

Montane and alpine vegetation occur at the higher altitudes, with wet forests to the west and eucalypt woodlands in the lower elevations to the south.

Some of the lakes and reservoirs to the east have been dammed and utilised for hydro-electricity generation.



Photo Sources (Top to Bottom):  
National Trust Tasmanian Heritage Register 9, Undated. Bothwell Township. <https://lh3.googleusercontent.com/-hdqSfM6ErLU/3yQx6CniHI/AAAAAAAAy5c/eHJgCv4bY4TYLUEI-izzhh3PLfQcwJwCCo/s720/Bothwell%2BSANY0031-1024x768.jpg>. Accessed July, 2018.  
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**CENTRAL PLATEAU SCENIC QUALITY CLASS  
FRAME OF REFERENCE**

Delineate on aerial photos or maps individual or composite features as categorised below. For areas with particularly high concentrations of various High Scenic Quality features a well-defined landscape unit or viewshed may be delineated as a whole with an overall High Scenic Quality classification.

Landscape Features	Scenic Quality Class		
	High	Moderate	Low
<b>Landform Features</b>	<ul style="list-style-type: none"> <li>Well defined and visually distinctive mountain and hill ridges elevated above adjacent landforms.</li> <li>Isolated peaks or peaks with distinctive form and colour contrast that become focal points.</li> <li>Steep, complex hill systems.</li> <li>Large cliffs, rock faces, rock outcrops, boulder fields or scree slopes that are visually prominent or dominate the surrounding landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Undulating and/or rounded and rolling terrain and gently sloping sugarloaves that are not visually distinctive in the surrounding landscape.</li> <li>Undulating plains and shallow drainages with moderate spatial definition.</li> <li>Visually evident, but not distinctive or dominant rock outcrops, rock slabs and cliffs of moderate size.</li> </ul>	<ul style="list-style-type: none"> <li>Significant expanses of flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).</li> </ul>
<b>Vegetation Features</b>	<ul style="list-style-type: none"> <li>Strongly defined stands of or combinations of sedge, alpine heath, wet sclerophyll and dry sclerophyll plant communities, and native coniferous stands forming visually distinctive vegetative patterns, colours and textures across the landscape.</li> <li>Areas with dramatic displays of seasonal colour.</li> </ul>	<ul style="list-style-type: none"> <li>Open and/or scattered eucalypt forest combined with natural openings and species mix in patterns that offer some visual diversity and irregular, natural-appearing or blended (not sharp or straight) edges.</li> <li>Visually evident vegetative patterns and patchwork effects of colour, texture and form created by adjacent land uses commonly occurring within the LCT.</li> <li>Expanses of roadside or riparian vegetation similar in structure and colour to that commonly found within the LCT, but seldom distinctive.</li> </ul>	<ul style="list-style-type: none"> <li>Extensive areas of similar vegetation with infrequent patterns or forest openings.</li> <li>Large forest clearings with straight or unnatural appearing shapes and edges.</li> </ul>
<b>Waterform Features</b>	<ul style="list-style-type: none"> <li>Large 1<sup>st</sup> and 2<sup>nd</sup> Order streams, rivers and estuaries with permanent flow.</li> <li>Large to medium waterfalls.</li> <li>Large and moderate sized natural lakes, ponds and wetlands.</li> <li>Large to medium reservoirs.</li> </ul>	<ul style="list-style-type: none"> <li>Small or intermittent streams without year-round flow.</li> <li>Small natural lakes, ponds, waterfalls and wetlands.</li> <li>Small sized reservoirs.</li> </ul>	<ul style="list-style-type: none"> <li>intermittent streams without year-round flow.</li> <li>Areas with no apparent natural waterforms.</li> </ul>
<b>Cultural/ Heritage Features (Visual Only)</b>	<ul style="list-style-type: none"> <li>Very prominent, unique or extensive visual influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings, kilns, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the landscape.</li> <li>Very prominent and extensive visual influence of contemporary cultural features and built forms of positive or high scenic value to the community.</li> <li>Visually distinctive variations in vegetative pattern created by contrasting land uses such as woodlands, tree rows, hedgerows, feature trees, paddocks, croplands, orchards, vineyards, and plantations creating patchwork effects of colour, texture and form that are visually prominent over moderate to small areas of the landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Moderate visual presence and influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings of architectural styles not particularly unique or notably positive within the surrounding landscape.</li> <li>Moderate visual presence and influence of contemporary cultural features and built forms of high scenic value to the community.</li> </ul>	<ul style="list-style-type: none"> <li>Little to no visual presence and influence of cultural heritage features reflecting local history or contemporary cultural features of high scenic value to the community as reflected through built forms and structures.</li> <li>Areas with extensive high density urban, industrial, mining, or utilities land use with visually dominant structures and extensive absence of native trees and other positive landscape features.</li> </ul>
<b>Native Wildlife Features (Visual Only)</b>	<ul style="list-style-type: none"> <li>Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).</li> </ul>	<ul style="list-style-type: none"> <li>Areas with a moderate or occasional visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).</li> </ul>	<ul style="list-style-type: none"> <li>Areas with a low or infrequent and irregular visual presence of native fauna.</li> </ul>



# COASTLINE LANDSCAPE CHARACTER TYPE

The Coastline LCT varies in width and in range of landforms, vegetation and waterforms according to the physiography and hydrology of particular areas.

Rocky headlands and capes, rock platforms and rock cliffs of varying geology and heights occur. Between the headlands are embayments and coves with sandy beaches and sand dunes. The coastline also includes coastal lagoons and estuaries with sand and mud flats, saltmarsh and wetlands. Islands, peninsulas, isthmuses, and sandy spits are also key features of this LCT

Vegetation varies from low coastal wetland rushes, and heaths to ti-tree thickets and higher forms of paperbark and eucalypt woodlands and forests. Agricultural paddocks and croplands often fringe the coastal zone and many coastal villages, small towns and some cities, such as Hobart have been established on the coastal interface.

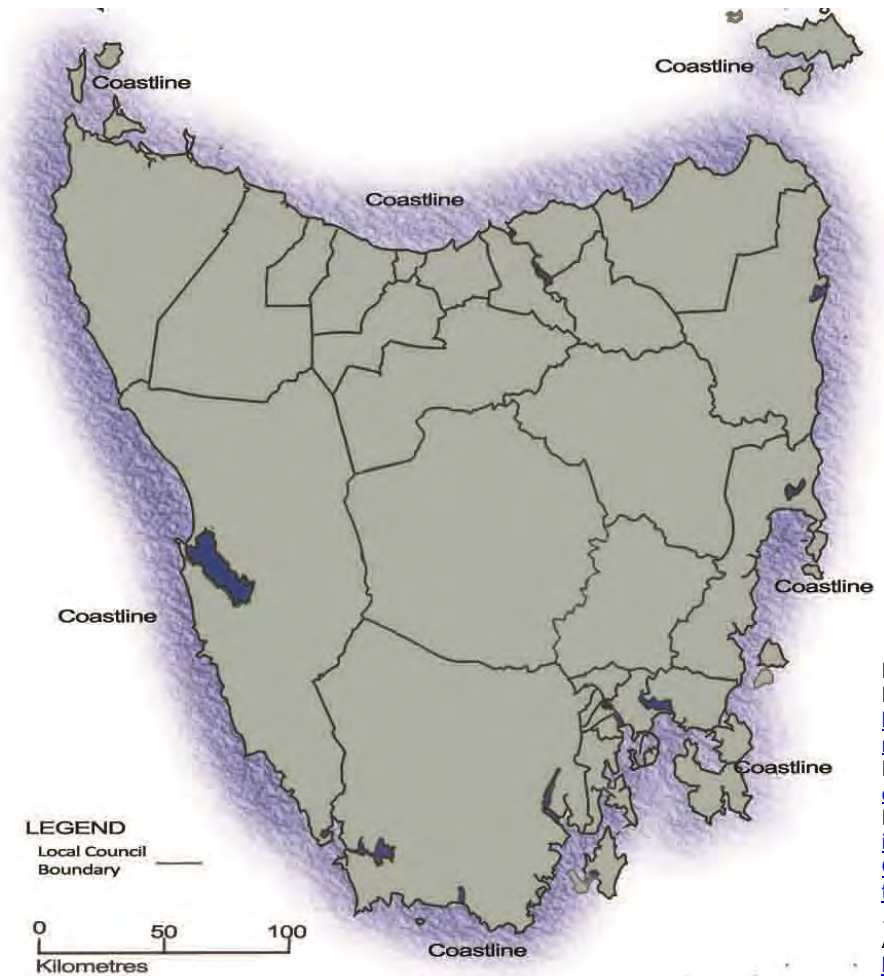


Photo Sources (Top to Bottom):  
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## COASTLINE SCENIC QUALITY CLASS FRAME OF REFERENCE

Delineate on aerial photos or maps individual or composite features as categorised below. For areas with particularly high concentrations of various High Scenic Quality features a well-defined landscape unit or viewshed may be delineated as a whole with an overall High Scenic Quality classification.

Landscape Component	Scenic Quality Classification		
	High	Moderate	Low
<b>Landform</b>	<ul style="list-style-type: none"> <li>Coastlines with combinations of irregular edges, islands, embayments and estuaries.</li> <li>Rocky headlands and shores, highly dissected or steep slopes with cliffs.</li> <li>Ridges and peaks of distinctive form, which become focal points when viewed from the sea.</li> <li>Unusual or distinctive formations such as caves, blow-holes, stacks, sand spits, peninsula's, isthmuses etc.</li> <li>Extensive to moderate scale sandy beaches.</li> </ul>	<ul style="list-style-type: none"> <li>Regular coast edges with little contrast in form and colour, including long sandy beaches.</li> <li>Rounded hills, ridges and peaks that are not visually dominant and are surrounded by more landforms of similar type.</li> <li>Broad coastal slopes that are steep, but stable.</li> <li>Smaller sandy or rocky beaches.</li> </ul>	<ul style="list-style-type: none"> <li>Expanses of indistinctly dissected landforms not dramatically defined by adjacent terrain.</li> </ul>
<b>Vegetation</b>	<ul style="list-style-type: none"> <li>Strongly defined and visually distinctive areas of mangrove and coastal wetlands.</li> <li>Strongly defined patterns due to combinations of eucalypt forest, dune vegetation, ti-tree scrub and barren rock.</li> <li>Distinctive displays of seasonal colour.</li> <li>Wind-shaped, gnarled or dwarfed specimen stands of vegetation that are unusual in form, colour or texture.</li> </ul>	<ul style="list-style-type: none"> <li>Forest, woodland or scrub cover, combined with natural openings and/or streamside vegetation in patterns that offer some visual relief.</li> <li>Some contrast created by seasonal colour.</li> </ul>	<ul style="list-style-type: none"> <li>Extensive areas of similar vegetation such as ti-tree or dune grasses, and very slight variation in texture and colour.</li> </ul>
<b>Waterform</b>	<ul style="list-style-type: none"> <li>Unusual wave characteristics due to blowholes, sea caves and rock channels.</li> <li>Large 1<sup>st</sup> and 2<sup>nd</sup> Order streams, rivers and estuaries with permanent flow.</li> <li>Freshwater features such as coastal waterfalls, small coastal lagoons and distinctive tidal entrances.</li> </ul>	<ul style="list-style-type: none"> <li>Common ocean shoreline character and wave characteristics.</li> <li>Freshwater streams with continuous flow; broad, shallow coastal lagoons.</li> </ul>	<ul style="list-style-type: none"> <li>Freshwater streams with only intermittent flow.</li> </ul>
<b>Cultural Heritage Features (Visual Only)</b>	<ul style="list-style-type: none"> <li>Very prominent and extensive visual influence of cultural heritage features reflecting local history through built forms and structures (e.g., buildings, bridges, boats in marinas, piers, wharves and boat sheds, stone walls, fences, gates, etc.).</li> <li>Very prominent and extensive visual influence of contemporary cultural features and built forms of high scenic value to the community.</li> </ul>	<ul style="list-style-type: none"> <li>Moderate visual presence and influence of cultural heritage features reflecting local history through built forms and structures.</li> <li>Moderate visual presence and influence of contemporary cultural features and built forms of high scenic value to the community.</li> </ul>	<ul style="list-style-type: none"> <li>Little to no visual presence and influence of cultural heritage features reflecting local history or contemporary cultural features of high scenic value to the community as reflected through built forms and structures.</li> </ul>
<b>Native Wildlife Features (Visual Only)</b>	<ul style="list-style-type: none"> <li>Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., kangaroos, quolls, sea-eagles, hawks, and other raptor and waterfowl, reptiles and amphibians, whales, dolphins, seals, sea turtles, shark, etc.).</li> </ul>	<ul style="list-style-type: none"> <li>Areas with a moderate or occasional visual presence of native fauna(e.g., kangaroos, quolls, sea-eagles, hawks, and other raptor and waterfowl, reptiles and amphibians, whales, dolphins, seals, sea turtles, shark, etc.).</li> </ul>	<ul style="list-style-type: none"> <li>Areas with a low or infrequent and irregular visual presence of native fauna.</li> </ul>

## EASTERN HILLS & PLAINS LANDSCAPE CHARACTER TYPE

The Eastern Hills & Plains LCT is a low rainfall region with extensive low plains (with agricultural grazing paddocks) transitioning toward the northwest to woodlands and forests on mountain tiers and surgarloaves to the east and the south.

In the southwest, the broad river drainages of the Derwent and Tamar Rivers feature wide estuaries flowing to the coastline. Small rural townships and villages occur frequently throughout the LCT.

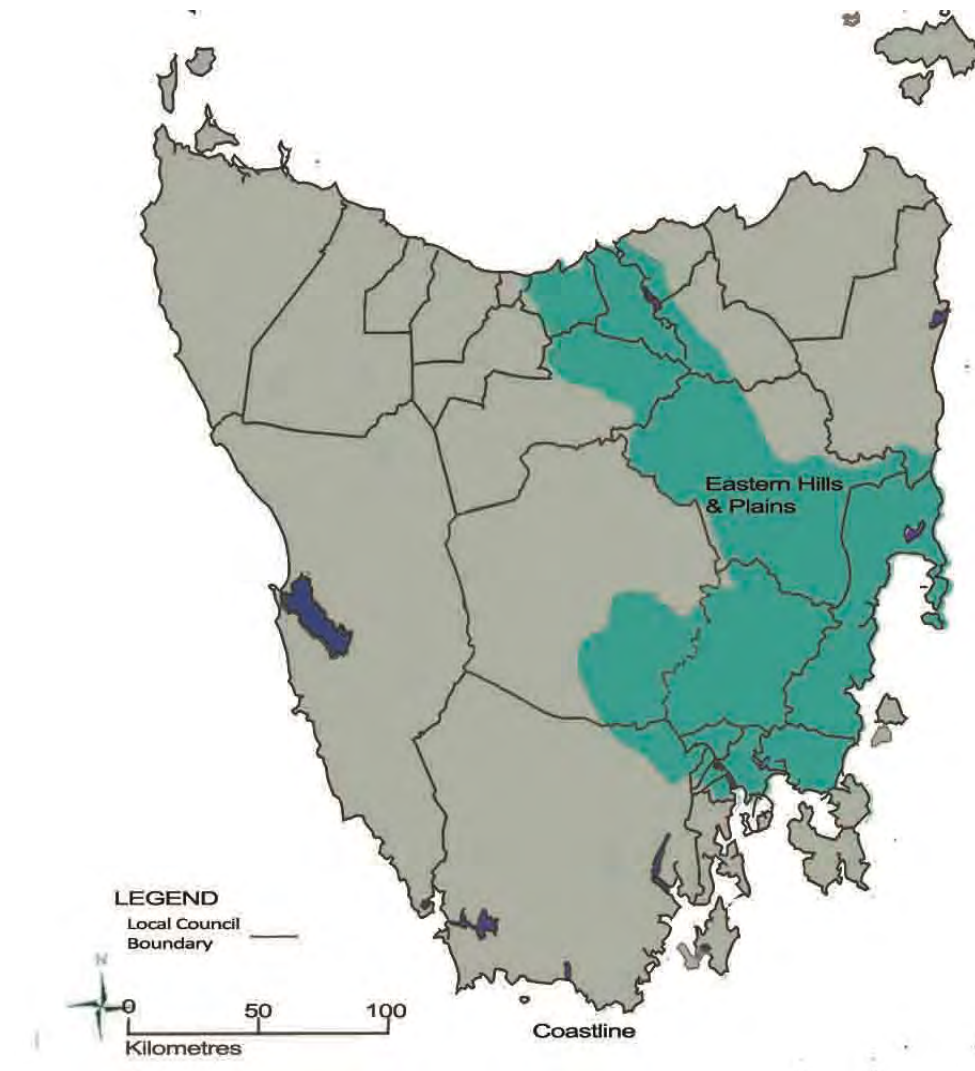


Photo Sources (Top to Bottom): -  
 Kempen, Judith. 2016. Gunn's Plain in The Adventures of Willem and Judith Kempen. <http://www.kempen.id.au/wp-content/uploads/2016/04/6-Gunns-Plains.jpg>. Accessed July 2018.  
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 KaresH~CommonsWiki 2007. Panorama of the Derwent River in Tasmania, taken (facing south) from the Bridgewater Bridge causeway. [https://commons.wikimedia.org/wiki/File:Derwent\\_River\\_Tasmania\\_panorama.jpg](https://commons.wikimedia.org/wiki/File:Derwent_River_Tasmania_panorama.jpg). Accessed July 2018.





## EASTERN HILLS & PLAINS SCENIC QUALITY CLASS FRAME OF REFERENCE

Delineate on aerial photos or maps individual or composite features as categorised below. For areas with particularly high concentrations of various High Scenic Quality features a well-defined landscape unit or viewshed may be delineated as a whole with an overall High Scenic Quality classification.

Landscape Features	Scenic Quality Class		
	High	Moderate	Low
<b>Landform Features</b>	<ul style="list-style-type: none"> <li>Well defined and visually distinctive mountain and hill ridges elevated above adjacent landforms.</li> <li>Isolated peaks or peaks with distinctive form and colour contrast that become focal points.</li> <li>Steep, complex hill systems.</li> <li>Well-defined V-shaped or highly incised valleys tending to deep gorges or with visually distinctive river terraces.</li> <li>Large cliffs, rock faces or rock outcrops that are visually prominent or dominate the surrounding landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Undulating and/or rounded and rolling hills that are not visually distinctive in the surrounding landscape.</li> <li>Undulating plains.</li> <li>Moderate to gently dissected V-shaped or U-shaped open valleys lacking in distinctive configuration, colour, and elevation changes.</li> <li>Visually evident, but not distinctive or dominant rock outcrops and cliffs.</li> </ul>	<ul style="list-style-type: none"> <li>Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).</li> </ul>
<b>Vegetation Features</b>	<ul style="list-style-type: none"> <li>Strongly defined stands of or combinations of eucalypt forest, naturally appearing open grasslands and scattered exotic trees (coniferous or deciduous) seen as distinctive vegetative patterns, colours and textures across the landscape.</li> <li>Areas with dramatic displays of seasonal colour.</li> <li>Rainforest and vigorous stands of wet sclerophyll forest that introduce distinctive patterns and textures.</li> </ul>	<ul style="list-style-type: none"> <li>Open and/or scattered eucalypt forest combined with natural openings and species mix in patterns that offer some visual diversity and irregular, natural-appearing or blended (not sharp or straight) edges.</li> <li>Visually evident vegetative patterns and patchwork effects of colour, texture and form created by adjacent land uses commonly occurring within the LCT.</li> <li>Expanses of roadside or riparian vegetation similar in structure and colour to that commonly found within the LCT, but seldom distinctive.</li> </ul>	<ul style="list-style-type: none"> <li>Extensive areas of similar vegetation with infrequent patterns or forest openings.</li> <li>Large forest clearings with straight or unnatural appearing shapes and edges.</li> </ul>
<b>Waterform Features</b>	<ul style="list-style-type: none"> <li>Large 1<sup>st</sup> and 2<sup>nd</sup> Order streams, rivers and estuaries with permanent flow.</li> <li>Large to medium waterfalls.</li> <li>Large and moderate sized natural lakes, ponds and wetlands.</li> <li>Large reservoirs.</li> </ul>	<ul style="list-style-type: none"> <li>Intermittent streams without year-round flow.</li> <li>Small natural lakes, ponds, waterfalls and wetlands.</li> <li>Medium sized reservoirs.</li> </ul>	<ul style="list-style-type: none"> <li>No natural waterforms.</li> <li>Small farm dams and reservoirs.</li> </ul>
<b>Cultural/ Heritage Features (Visual Only)</b>	<ul style="list-style-type: none"> <li>Very prominent, unique or extensive visual influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings, kilns, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the landscape.</li> <li>Very prominent and extensive visual influence of contemporary cultural features and built forms of positive or high scenic value to the community.</li> <li>Visually distinctive variations in vegetative pattern created by contrasting land uses such as woodlands, tree rows, hedgerows, feature trees, paddocks, croplands, orchards, vineyards, and plantations creating patchwork effects of colour, texture and form that are visually prominent over moderate to small areas of the landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Moderate visual presence and influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings of architectural styles not particularly unique or notably positive within the surrounding landscape.</li> <li>Moderate visual presence and influence of contemporary cultural features and built forms of high scenic value to the community.</li> </ul>	<ul style="list-style-type: none"> <li>Little to no visual presence and influence of cultural heritage features reflecting local history or contemporary cultural features of high scenic value to the community as reflected through built forms and structures.</li> <li>Areas with extensive high density urban, industrial, mining, or utilities land use with visually dominant structures and extensive absence of native trees and other positive landscape features.</li> </ul>
<b>Native Wildlife Features (Visual Only)</b>	<ul style="list-style-type: none"> <li>Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).</li> </ul>	<ul style="list-style-type: none"> <li>Areas with a moderate or occasional visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).</li> </ul>	<ul style="list-style-type: none"> <li>Areas with a low or infrequent and irregular visual presence of native fauna.</li> </ul>

## HIGH MOUNTAINSLANDSCAPE CHARACTER TYPE

The High Mountains LCT is an area of highly glaciated mountain peaks, ranges and lakes typify this landscape type. Dolerite peaks with cliffs occur in the eastern half, while quartz and granite mountains predominate in the western half. Large permanent rivers, creeks and waterfalls are key features.

In the central west and northwest, button grass moorlands with Pandanus trees are features. In the central east and southeast, tall wet eucalypt forests exist, often subject to timber production and clearfell harvesting. Rainforest also occurs extensively in this LCT. In the lower elevations, large hydro-electric reservoirs exist.

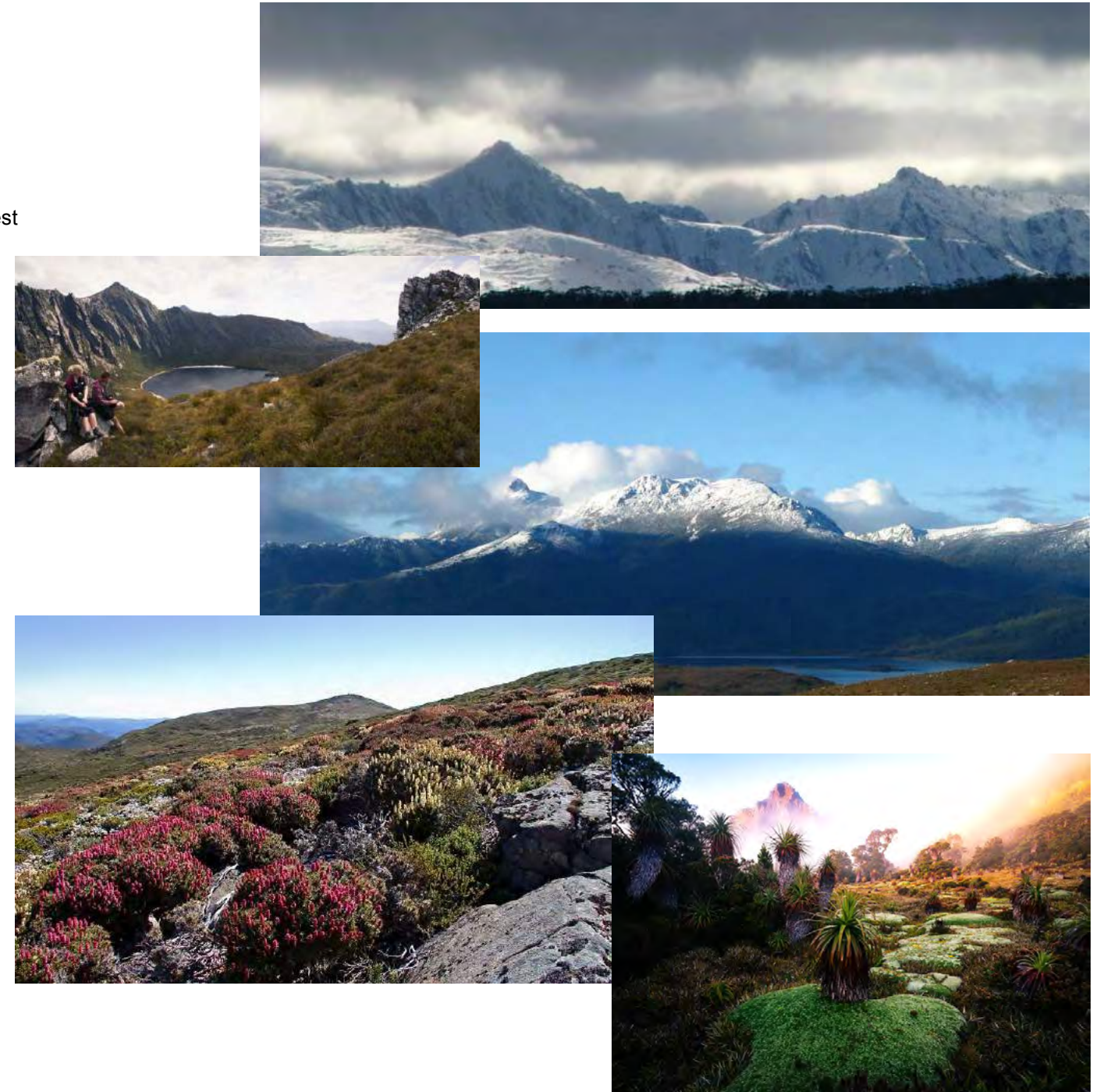


Photo Sources (Top to Bottom):  
 Touring Tasmania. Undated. Reeds Peak, Bonds Craig, Vale of Ressalas from Frodsham Pass. <https://www.touringtasmania.info/images/2007%20JULY/1408-LAKE-PEDDER-028.jpg>. Accessed July, 2018  
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**HIGH MOUNTAINS SCENIC QUALITY CLASS  
FRAME OF REFERENCE**

Delineate on aerial photos or maps individual or composite features as categorised below. For areas with particularly high concentrations of various High Scenic Quality features a well-defined landscape unit or viewshed may be delineated as a whole with an overall High Scenic Quality classification.

Landscape Features	Scenic Quality Class		
	High	Moderate	Low
<b>Landform Features</b>	<ul style="list-style-type: none"> <li>Mountains and glaciated peaks with dramatically steep forms and colour contrast that become focal points and landmarks.</li> <li>Well defined, serrated and visually distinctive mountain hill ridges elevated above adjacent landforms.</li> <li>Steeply incised V-shaped or U-shaped valleys and river gorges creating strong spatial definition, highly dissected and deep lateral drainages and/or visually distinctive river terraces.</li> <li>Massive cliffs, rock faces or rock outcrops, rock escarpments or rock scree slopes that are visually prominent or dominate the surrounding landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Peaks and ridgelines with rounded and regular forms.</li> <li>Open valleys with moderately steep slopes that are not of outstanding visual prominence compared with steeper and more visually dramatic surrounding valleys and slopes.</li> <li>Visually evident, but not visually distinctive or dominant rock outcrops and cliffs.</li> </ul>	<ul style="list-style-type: none"> <li>Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).</li> </ul>
<b>Vegetation Features</b>	<ul style="list-style-type: none"> <li>Strongly defined stands of or combinations of naturally appearing stands of eucalypt forest (and patches of unusually tall eucalypts), rainforest, copses of native pine, alpine and riparian vegetation seen as distinctive vegetative patterns, colours and textures across the landscape.</li> <li>Areas with dramatic displays of seasonal colour (e.g. deciduous beech, myrtle, <i>Richea scoparia</i>, and silver wattle).</li> <li>High alpine meadows or marshlands and river or lake associated wetlands.</li> <li>Patches of rainforest and vigorous stands of wet sclerophyll forest that introduce distinctive patterns and textures.</li> </ul>	<ul style="list-style-type: none"> <li>Forest canopy varying slightly in species composition, texture and pattern providing some visually evident diversity but not of an outstanding or visually dominant appearance compared to other vegetation in the surrounding landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Extensive areas of similar vegetation with infrequent patterns or forest openings.</li> <li>Large forest clearings with straight or unnatural appearing shapes and edges.</li> </ul>
<b>Waterform Features</b>	<ul style="list-style-type: none"> <li>Major rivers and streams (1<sup>st</sup> and 2<sup>nd</sup> Order) with permanent flow and reaches with whitewater rapids, incised river gorges or highly sinuous reaches with sharp bends and abrupt changes in river or stream direction.</li> <li>Large to medium waterfalls (often associated with river gorges, steep lateral drainages or cliffs).</li> <li>Large and moderate sized cirque lakes, ponds and wetlands.</li> <li>Large reservoirs (e.g., Lake Pedder).</li> </ul>	<ul style="list-style-type: none"> <li>Medium to small streams (2<sup>nd</sup> to 4<sup>th</sup> Order) with permanent flow and slightly incised drainages.</li> <li>Small natural lakes, tarns ponds, waterfalls and wetlands.</li> <li>Medium to small reservoirs.</li> </ul>	<ul style="list-style-type: none"> <li>Small streams (4<sup>th</sup> Order or greater) with slight or intermittent waterflows.</li> <li>Areas with no natural waterforms.</li> </ul>
<b>Cultural/ Heritage Features (Visual Only)</b>	<ul style="list-style-type: none"> <li>Very prominent, unique or extensive visual influence of cultural heritage features reflecting local history through built forms and structures such as rustic timber huts, chalets, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the high mountain landscape and wilderness setting.</li> </ul>	<ul style="list-style-type: none"> <li>Moderate visual presence and influence of cultural heritage features reflecting local history through built forms and structures such as rustic timber huts, chalets, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the high mountain landscape and wilderness setting.</li> </ul>	<ul style="list-style-type: none"> <li>Little to no visual presence and influence of cultural heritage features reflecting local history or contemporary cultural features of high scenic value to the community as reflected through built forms and structures.</li> <li>Areas with visually dominant, un-natural alterations to the landscape such as high voltage powerlines, hydro-electricity dams and pipelines, other utilities, mining areas or tourism facilities and other land uses with visually dominant structures that are out of character with the high mountain landscape and wilderness setting.</li> </ul>
<b>Native Wildlife Features (Visual Only)</b>	<ul style="list-style-type: none"> <li>Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).</li> </ul>	<ul style="list-style-type: none"> <li>Areas with a moderate or occasional visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).</li> </ul>	<ul style="list-style-type: none"> <li>Areas with a low or infrequent and irregular visual presence of native fauna.</li> </ul>

# SOUTH-EAST COASTAL HILLS LANDSCAPE CHARACTER TYPE

The South East Coastal Hills LCT consist of steep, isolated hills and foothills that rise from the coastal areas of Storm Bay and the estuaries of the Huon and Derwent Rivers to mountain ranges to the west.

The coastline and ocean waters are visible from most of the higher vantage points.

Residential development, grazing, orchards and other horticulture occurs along the river valleys. Timber production occurs in conjunction with the tall wet forests in the western half of this LCT.



Photo Sources (Top to Bottom):  
Trip Advisor Australia, 2018. Sandy Bay, Hobart. [https://www.tripadvisor.com.au/LocationPhotoDirectLink-g255097-d592974-i21115413-Sandy\\_Bay-Hobart\\_Greater\\_Hobart\\_Tasmania.html](https://www.tripadvisor.com.au/LocationPhotoDirectLink-g255097-d592974-i21115413-Sandy_Bay-Hobart_Greater_Hobart_Tasmania.html). Accessed July 2018.  
Tourism Australia, 2018. Guide to Port Arthur. [https://www.google.com.au/search?q=port+arthur&rlz=1C1VSNC\\_enAU568AU569&source=lnms&tbn=isch&sa=X&ved=0ahUKEwj1v82Dx\\_HcAhUQMd4KHcbDBrkQ\\_AUICgD&biw=1366&bih=631#imgrc=V-GcLarN9I2WXM](https://www.google.com.au/search?q=port+arthur&rlz=1C1VSNC_enAU568AU569&source=lnms&tbn=isch&sa=X&ved=0ahUKEwj1v82Dx_HcAhUQMd4KHcbDBrkQ_AUICgD&biw=1366&bih=631#imgrc=V-GcLarN9I2WXM). Accessed July 2018.  
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Australia's Guide Tasmania, 2018. Kettering, Tasmania. <https://dv870cul9swzn.cloudfront.net/wp-content/uploads/sites/7/atdw-parmella-kettering-accommodation-56b2752eaeaaaf773d0770e-1600x1200.jpg>. Accessed July 2018.



**SOUTH-EAST COASTAL HILLS SCENIC QUALITY CLASS  
FRAME OF REFERENCE**

Delineate on aerial photos or maps individual or composite features as categorised below. For areas with particularly high concentrations of various High Scenic Quality features a well-defined landscape unit or viewshed may be delineated as a whole with an overall High Scenic Quality classification.

Landscape Features	Scenic Quality Class		
	High	Moderate	Low
<b>Landform Features</b>	<ul style="list-style-type: none"> <li>Isolated small peaks or hills peaks with distinctive form and colour contrast that become focal points.</li> <li>Steep hill and ridge systems with deep lateral gullies or ravines.</li> <li>Well-defined V-shaped valleys with dramatic spatial definition.</li> <li>Visually distinctive river terraces.</li> <li>Large to moderate-sized cliffs, rock faces or rock outcrops that are visually prominent or dominate the surrounding landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Undulating and/or rounded and rolling hills that are not visually distinctive in the surrounding landscape.</li> <li>Undulating plains.</li> <li>Moderate to gently dissected V-shaped or U-shaped open valleys lacking in distinctive configuration, colour, and elevation changes.</li> <li>Visually evident, but not distinctive or dominant rock outcrops and cliffs.</li> </ul>	<ul style="list-style-type: none"> <li>Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).</li> </ul>
<b>Vegetation Features</b>	<ul style="list-style-type: none"> <li>Strongly defined stands of or combinations of eucalypt forest (including unusually tall eucalypt stands), naturally appearing open grasslands, marshlands, wetlands and scattered exotic trees (coniferous or deciduous) seen as distinctive vegetative patterns, colours and textures across the landscape.</li> <li>Rainforest and vigorous stands of wet sclerophyll forest that introduce distinctive patterns and textures.</li> <li>Areas with dramatic displays of seasonal colour.</li> </ul>	<ul style="list-style-type: none"> <li>Open and/or scattered eucalypt forest combined with natural openings and species mix in patterns that offer some visual diversity and irregular, natural-appearing or blended (not sharp or straight) edges.</li> <li>Visually evident vegetative patterns and patchwork effects of colour, texture and form created by adjacent land uses commonly occurring within the LCT.</li> <li>Expanses of roadside or riparian vegetation similar in structure and colour to that commonly found within the LCT, but seldom distinctive.</li> </ul>	<ul style="list-style-type: none"> <li>Extensive areas of similar vegetation with infrequent patterns or forest openings.</li> <li>Large forest clearings with straight or unnatural appearing shapes and edges.</li> </ul>
<b>Waterform Features</b>	<ul style="list-style-type: none"> <li>Large 1<sup>st</sup> and 2<sup>nd</sup> Order streams, rivers and estuaries with permanent flow.</li> <li>Large to medium waterfalls.</li> <li>Large and moderate sized natural lakes, ponds and wetlands.</li> <li>Large reservoirs.</li> </ul>	<ul style="list-style-type: none"> <li>Medium to small streams (2<sup>nd</sup> to 4<sup>th</sup> Order) with permanent flow and slightly incised drainages.</li> <li>Small natural lakes, tarns ponds, waterfalls and wetlands.</li> <li>Medium to small reservoirs.</li> </ul>	<ul style="list-style-type: none"> <li>Small streams (3<sup>rd</sup> Order or greater) with slight or intermittent waterflows.</li> <li>Areas with no natural waterforms.</li> </ul>
<b>Cultural/ Heritage Features (Visual Only)</b>	<ul style="list-style-type: none"> <li>Very prominent, unique or extensive visual influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings, kilns, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the landscape.</li> <li>Very prominent and extensive visual influence of contemporary cultural features and built forms of positive or high scenic value to the community.</li> <li>Visually distinctive variations in vegetative pattern created by contrasting land uses such as woodlands, tree rows, hedgerows, feature trees, paddocks, croplands, orchards, vineyards, and plantations creating patchwork effects of colour, texture and form that are visually prominent over moderate to small areas of the landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Moderate visual presence and influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings of architectural styles not particularly unique or notably positive within the surrounding landscape.</li> <li>Moderate visual presence and influence of contemporary cultural features and built forms of high scenic value to the community.</li> </ul>	<ul style="list-style-type: none"> <li>Little to no visual presence and influence of cultural heritage features reflecting local history or contemporary cultural features of high scenic value to the community as reflected through built forms and structures.</li> <li>Areas with extensive high density urban, industrial, high voltage powerlines or other utilities, mining, timber harvests or tourism facilities and other land uses with visually dominant structures and extensive absence of native trees and other positive landscape features.</li> </ul>
<b>Native Wildlife Features (Visual Only)</b>	<ul style="list-style-type: none"> <li>Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).</li> </ul>	<ul style="list-style-type: none"> <li>Areas with a moderate or occasional visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).</li> </ul>	<ul style="list-style-type: none"> <li>Areas with a low or infrequent and irregular visual presence of native fauna.</li> </ul>

## WEST COAST HILLS & PLAINS LANDSCAPE CHARACTER TYPE

The West Coast Hills and Plains LCT flanks Tasmania's southwest coast on the west and the High Mountain LCT on the east. The LCT consists of broad, open valleys and plains edged by coastal hills and ranges with elevations of ~600m.

Isolated mountain peaks rise to ~850 m above the coastal plains in the north, rising above the low coastal plains. Vegetation is low in most areas, often consisting of sedges and heathlands. However, rainforest covers some of the river drainages.

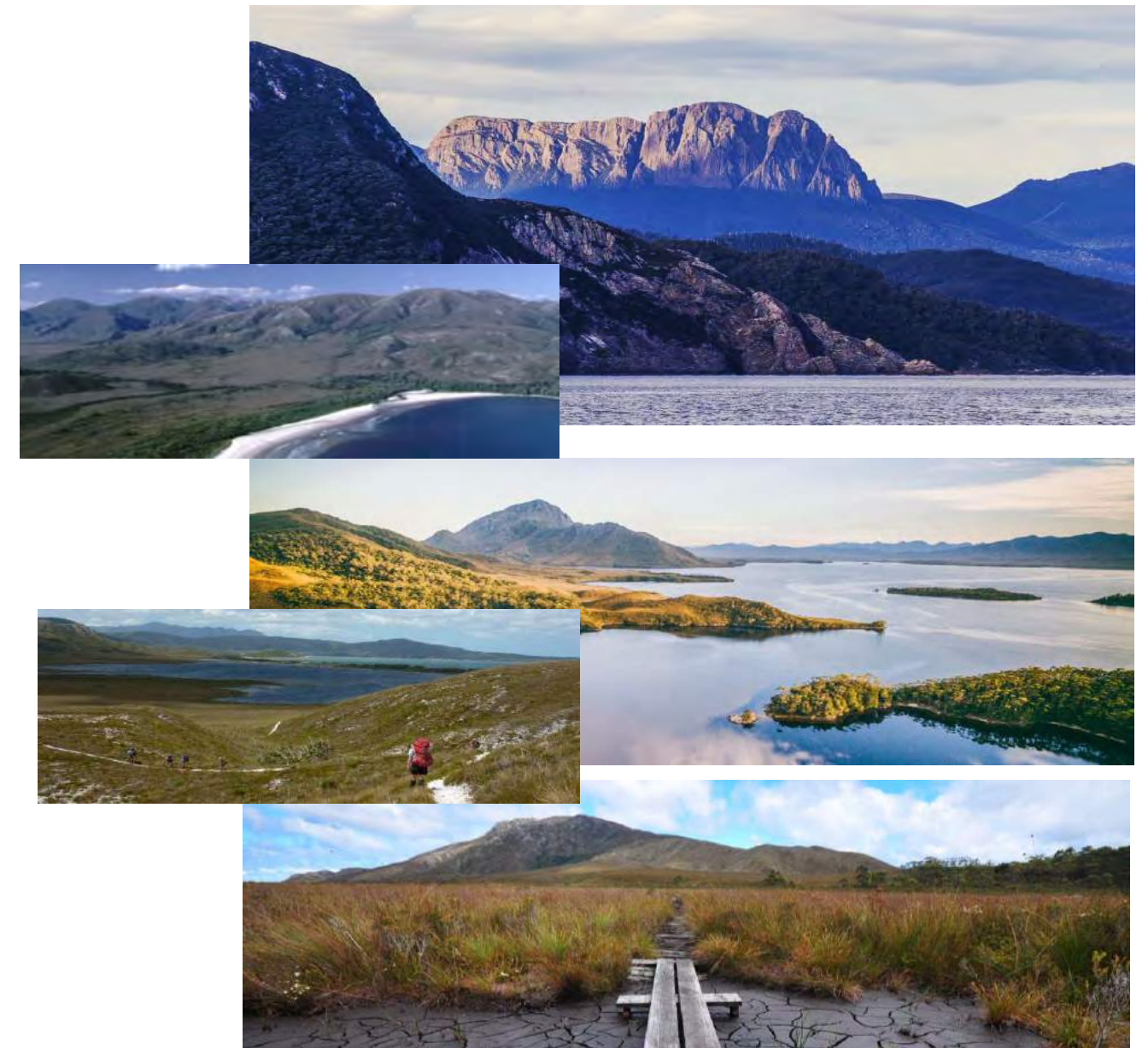


Photo Sources (Top to Bottom):

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**WEST COAST HILLS SCENIC QUALITY CLASS  
FRAME OF REFERENCE**

Delineate on aerial photos or maps individual or composite features as categorised below. For areas with particularly high concentrations of various High Scenic Quality features a well-defined landscape unit or viewshed may be delineated as a whole with an overall High Scenic Quality classification.

Landscape Features	Scenic Quality Class		
	High	Moderate	Low
<b>Landform Features</b>	<ul style="list-style-type: none"> <li>Mountains and glaciated peaks with dramatically steep forms and colour contrast that become focal points and landmarks.</li> <li>Well defined, serrated and visually distinctive mountain hill ridges elevated above adjacent landforms.</li> <li>Steeply incised V-shaped or U-shaped valleys and river gorges creating strong spatial definition, highly dissected and deep lateral drainages and/or visually distinctive river terraces.</li> <li>Massive cliffs, rock faces or rock outcrops, rock escarpments or rock scree slopes that are visually prominent or dominate the surrounding landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Peaks and ridgelines with rounded and regular forms.</li> <li>Open valleys with moderately steep slopes that are not of outstanding visual prominence compared with steeper and more visually dramatic surrounding valleys and slopes.</li> <li>Visually evident, but not visually distinctive or dominant rock outcrops and cliffs.</li> </ul>	<ul style="list-style-type: none"> <li>Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).</li> </ul>
<b>Vegetation Features</b>	<ul style="list-style-type: none"> <li>Strongly defined stands of or combinations of naturally appearing stands of eucalypt forest (and patches of unusually tall eucalypts), rainforest, copses of native pine, alpine and riparian vegetation seen as distinctive vegetative patterns, colours and textures across the landscape.</li> <li>Areas with dramatic displays of seasonal colour (e.g. deciduous beech, myrtle, <i>Richea scoparia</i>, and silver wattle).</li> <li>High alpine meadows or marshlands and river or lake associated wetlands.</li> <li>Patches of rainforest and vigorous stands of wet sclerophyll forest that introduce distinctive patterns and textures.</li> </ul>	<ul style="list-style-type: none"> <li>Forest canopy varying slightly in species composition, texture and pattern providing some visually evident diversity but not of an outstanding or visually dominant appearance compared to other vegetation in the surrounding landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Extensive areas of similar vegetation with infrequent patterns or forest openings.</li> <li>Large forest clearings with straight or unnatural appearing shapes and edges.</li> </ul>
<b>Waterform Features</b>	<ul style="list-style-type: none"> <li>Major rivers and streams (1<sup>st</sup> and 2<sup>nd</sup> Order) with permanent flow and reaches with whitewater rapids, incised river gorges or highly sinuous reaches with sharp bends and abrupt changes in river or stream direction.</li> <li>Large to medium waterfalls (often associated with river gorges, steep lateral drainages or cliffs).</li> <li>Large and moderate sized cirque lakes, ponds and wetlands.</li> <li>Large reservoirs (e.g., Lake Pedder).</li> </ul>	<ul style="list-style-type: none"> <li>Medium to small streams (2<sup>nd</sup> to 4<sup>th</sup> Order) with permanent flow and slightly incised drainages.</li> <li>Small natural lakes, tarns ponds, waterfalls and wetlands.</li> <li>Medium to small reservoirs.</li> </ul>	<ul style="list-style-type: none"> <li>Small streams (4<sup>th</sup> Order or greater) with slight or intermittent waterflows.</li> <li>Areas with no natural waterforms.</li> </ul>
<b>Cultural/ Heritage Features (Visual Only)</b>	<ul style="list-style-type: none"> <li>Very prominent, unique or extensive visual influence of cultural heritage features reflecting local history through built forms and structures such as rustic timber huts, chalets, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the high mountain landscape and wilderness setting.</li> </ul>	<ul style="list-style-type: none"> <li>Moderate visual presence and influence of cultural heritage features reflecting local history through built forms and structures such as rustic timber huts, chalets, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the high mountain landscape and wilderness setting.</li> </ul>	<ul style="list-style-type: none"> <li>Little to no visual presence and influence of cultural heritage features reflecting local history or contemporary cultural features of high scenic value to the community as reflected through built forms and structures.</li> <li>Areas with visually dominant, un-natural alterations to the landscape such as high voltage powerlines, hydro-electricity dams and pipelines, other utilities, mining areas or tourism facilities and other land uses with visually dominant structures that are out of character with the high mountain landscape and wilderness setting.</li> </ul>
<b>Native Wildlife Features (Visual Only)</b>	<ul style="list-style-type: none"> <li>Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).</li> </ul>	<ul style="list-style-type: none"> <li>Areas with a moderate or occasional visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).</li> </ul>	<ul style="list-style-type: none"> <li>Areas with a low or infrequent and irregular visual presence of native fauna.</li> </ul>

## **ATTACHMENT C**

### **GLOSSARY OF SELECTED SCENIC ASSESSMENT CONCEPTS AND TERMS**

The following scenic assessment concepts and terms have been selected to provide Southern Tasmanian Council Planners with a common vocabulary and definitions for further application of the Tasmanian Scenic Protection Code

**Acceptable Solutions** a development application for which the proposed form, location design and construction of landscape alterations (buildings and works) are defined as acceptable for an applicable standard or otherwise meet the relevant Performance Criteria as set out and defined within the Local Planning Schedule.

**Aesthetics** the study, science or philosophy dealing with the nature of beauty and with judgements on beauty

**Alteration** a change or addition to the existing landscape.

**Backlighting** sun lighting that comes from behind the viewer and shines directly on the landscape being viewed at close to a 90-degree angle

**Brightness** the quality or state of giving out or reflecting light; an attribute of visual perception in which a source appears to be radiating or reflecting light

**Colour Contrast** the degree to which two colours stand out from or can be visually distinguished from one another; colour contrast is dependent on the colour hue and value of a landscape feature or alteration as seen in relation to those of the surrounding landscape.

**Development Alteration** a change or addition to the landscape that may occur due to changes in the management of natural features of the landscape or due to the addition of either other natural features or built forms that did not previously exist in that landscape.

**Development Application** the formal application submitted to a Local Government Council or State Authority for gaining approval to build on or develop in some manner a portion of land.

**Far Foreground** the visibility distance range from 1 to 2 km.

**Far Background** the visibility distance range from 20 to 32+ km.

**Far Middleground** the visibility distance range from 4 to 8 km.

**First Order Stream** the first level of stream in a water catchment, which has no other tributaries.

**Fourth Order Stream** a large stream or river that is fed by two or more Third Order streams.

**Frames of Reference** a guideline or a set of criteria by which the relative features, qualities or levels of a particular type of measure can be compared to each other (e.g., as in high, moderate or low).

**Front lighting** sun lighting falling directly toward the viewer from behind the landscape they are attempting to view, often making that landscape difficult or impossible to discern clearly.

**Geographic Information System (GIS)** a computerised system designed to capture, store, manipulate, analyze, manage, and present all types of geographical data to produce various types of maps, some of which may be integrated with each other to produce new spatial combinations of factors.

**Heritage Landscape** a geographical area that may have been modified by human activity and is defined as having cultural heritage value or interest by a community, including an Aboriginal community.

**Key Landscape Features Disruption** the interruption or blocking of views from designated viewpoints to landscape features that are considered to be highly important to the scenic quality of the landscape viewed.

**Landscape** all the visible features of an area of land, often considered in terms of their aesthetic appeal; a large area of countryside, especially in relation to its appearance.

**Landscape Character Type (LCT)** broadscale areas of land with common distinguishing visual characteristics. LCT classification is predominantly based on landforms or physiography in combination with major landcover patterns created by combinations of vegetation, water, and land use.

**Land Use Character Settings** sub-types or variations of character within a single Landscape Character Type that usually occur due to changes in Land Use types, intensities and patterns. Land Use Character Settings reflect a

changing continuum within and across Landscape Character Types from a naturally evolving land use setting to more intensive urban settings

**Lighting** the intensity and angle of natural sunlight in relation to the landscape or a feature or alteration of the landscape being viewed; or the type and arrangement of outdoor lights used in an area of the landscape after dark.

**Management Objectives** 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.

**Near Background** the visibility distance range from 8 to 22 km.

**Near Foreground** the visibility distance range from 0 to 500 m.

**Near Middleground** the visibility distance range from 2 to 4 km.

**Non-relevant Planning Zones** those Planning Zones of the relevant Local Provisions Schedule in which the Scenic Protection Code does not apply.

**Mid Background** the visibility distance range from 12 to 20 km.

**Mitigation** actions by which the visual impact level, the visual dominance and visual magnitude of a landscape alteration or modification on the scenic character and quality of a landscape is either reduced to no impact or dominance or reduced in its potential visual impact or dominance.

**Modification** a change or addition to the existing landscape.

**Percent (%) Horizontal View Altered** either the actual percentage of the horizontal element of a viewed landscape that has been or might be visually altered by an introduced landscape feature or built-form, or, the number of viewing sectors designated by particular angles of view (e.g., 60 degrees) that may be altered by an introduced feature or built form.

**Performance Criteria** a written description of or standards for acceptable standards, characteristics or level of quality of a proposed landscape alteration (e.g., buildings or works) to be met as defined by measurable or assessable means and set out in the Local Planning Schedule. (Refer also to Visual Performance Standards, as sometimes referred to in this report and defined below.)



**Overlay Controls** secondary planning controls that are placed over a main Planning Zone to provide additional controls or conditions to the use or development of the area regarding a special resource, landscape feature, or hazard.

**Reflectivity** the property of reflecting light or radiation, especially reflectance as measured independently of the thickness of a material.

**Rules of Combination** a planning method by which designated landscape values or areas are determined based upon a set of transparent criteria for combining the relative values or qualities of two or more resource or planning factors, usually set out through a combination of written definitions and matrix combinations of the selected categories.

**Scenic Integrity** the intactness of the scenic quality and landscape character of any given landscape as it is viewed from one or more selected viewpoints and in relation to the relative degree of alteration to the landscape.

**Scenic Integrity Levels** the extent to which the current or “*desired*” Scenic Quality Class, Landscape Character Type and Land Use Character Setting of an area would be maintained in relation to Visual Quality Objectives (i.e., Management Objectives) that might be adopted and the potential Visual Dominance (Impact) of particular alterations that may be considered.

**Scenic Landscapes** landscapes that are perceived as being of a relatively high scenic quality and which are considered as attractive landscapes to be in or to view.

**Scenic Road Corridor** an area shown on an overlay map in the relevant Local Provisions Schedule, as within a scenic road corridor, that is: (a) measured from each frontage to a scenic road and shown on the overlay map; or (b) where there is no frontage, the area of land within 120 m of the edge of the carriageway of the scenic road nearest the site.

**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 Quality (Visual Quality)** the relative scenic beauty or attractiveness of a landscape or a portion of the landscape as compared with the landscape features of the surrounding region of similar landscape character in terms of scenic diversity, naturalism and other scenic perception factors.

**Scenic Quality Class** the relative degree of scenic or aesthetic beauty or visual attractiveness of a landscape based on various combinations and compositions of key landscape features (e.g., Landform, Vegetation, Waterform, Cultural/Heritage; and Native Wildlife) as well as based on the degree of alteration to the landscape or apparent naturalism of a setting.

**Scenic Value** 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 Planning Provisions.

**Scenic Value Areas** an area of landscape for which the overall scenic importance is based on a combination of its relative scenic quality class, viewer sensitivity level and visibility distance range.

**Second Order Stream** a small stream that is fed by two or more First Order streams.

**Side lighting** sunlight lighting an object from a side angle.

**Terrain Only Visibility** a visibility analysis of what can be seen from a designated viewpoint or travelways in which only the topographic form and contours of the landscape are considered, not the screening capabilities or potential of trees, other vegetation, buildings or other objects.

**Third Order Stream** a larger stream that is fed by two or more Second Order streams.

**Viewpoint** the location from which a landscape is viewed, or the location from which visibility of the landscape is analysed.

**Viewer Sensitivity Level** the relative sensitivity or degree of concern which the public or a particular set of viewers may have for maintaining or viewing landscapes of higher scenic quality. Viewer Sensitivity Levels are based on a combination of the level of scenic concern by the viewers and viewer numbers (e.g., driving along a highway segment).

**Viewshed** the entire area of landscape that can be seen from a designated viewpoint or travelway.

**Visual Dominance** the degree to which a landscape alteration or modification attracts visual attention in the landscape, resulting in that landscape appearing altered or modified, from Unmodified to Excessive Modification. In any

landscape, four visual elements compete for visual attention and dominance: Form, Line, Colour, and Texture. They exert varying degrees of visual influence in different landscapes and viewing situations, but are highly useful in the analysis and description of the existing landscape and proposed alterations.

**Visual Magnitude** the relative visual size of a landscape alteration or modification as seen from a designated viewpoint, which is a function of both the actual size of the alteration, the distance from which it is seen and atmospheric conditions. In general, for any given alteration, its visual magnitude will increase as the distance from which it is viewed decreases.

**Visual Performance Standards** goals or objectives for the achievement of a certain prescribed or desired visual or scenic quality outcome, which usually include a range of criteria or performance issues (e.g., scenic quality, scenic integrity, percentage of horizontal view altered, exterior colour contrast, etc.).

**Visual Quality Objectives** goals for achieving or maintaining a specified class or level of landscape scenic quality





## **ATTACHMENT D**

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# Volumetric Survey Report

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## **Hamilton Refuse Disposal Site - 2023**

Rogerson & Birch Surveyors

Surveyor: Martin Gray



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# 1. Introduction

## **Purpose of Survey**

The volumetric survey was conducted to monitor the movement of waste over the period of August 2022 to August 2023. A volumetric survey is required annually in accordance with the Waste and Resource Recovery Act 2022.

## **Location of Survey**

The Hamilton Refuse Disposal Site is located on Mount Road, Hamilton (Appendix 1).

# 2. Methodology

## **Survey datum and Control**

The horizontal survey datum is GDA94. GDA94 has been adopted to be consistent with previous volume surveys conducted prior to the introduction of GDA2020. The vertical datum is AHD83.

## **Data Collection and Reduction**

A Trimble SX10 scanning total station has been utilised for data capture. The SX10 is both a laser scanner and total station which allows for remote measuring of the waste with high point density. The point cloud data has been sampled to 1.00m spacing to simplify the Digital Terrain Models (DTM) for comparison. A DTM was generated for August 2023 (Appendix 2) and compared to the DTM generated in August 2022 (Appendix 2) to calculate changes in volume (Appendix 4).

## **Considerations**

Organic material stockpiles were laser scanned from multiple angles capture the volume, however, as the material is placed against the quarry wall it is difficult to measure the southern side. It is not possible to walk on or set the instrument up on the stockpile. The organic material stockpile is not compacted which makes it very irregular in shape. Once the point cloud was sampled, the data was visually inspected to remove points which were outliers to the average of the stockpile (Points on the end of branches sticking up out of the stockpile etc).

Organics are stockpiled for later shredding or burning. Without records of how much organic material has been removed from the stockpile, it is not possible to determine how much organic material has been deposited at the site in the preceding 12 months. From the information collected in the annual volume surveys, only an increase/decrease in volume of the stockpile can be calculated.

Clean fill is stockpiled on the site (see site plan, Appendix 1) to be used as cover for general waste. When comparing DTMs it is important to note clean fill that has removed from the stockpile shows up on the change map as a “cut” (shown in blue on heat map Appendix 5). To achieve a correct volume calculation, the cut has been subtracted from the net volume change.

### 3. Site Description

The site is a former gravel quarry with a steep face on the southern side. Landfill has occurred on the eastern side of the quarry in recent years, making for a smooth transition when approaching from the northern entrance. The site has facilities for general waste, organics, recycling, tyres, and steel (Appendix 1, Appendix 7).

### 4. Survey Results and Analysis

#### **Total Volume**

The total volume of landfill is 2,470m<sup>3</sup> between August 2022 and August 2023. This volume has been calculated from the sum of the organics and general waste described below.

#### **Volume of General Waste**

The total volume of general waste is 2,415m<sup>3</sup> between August 2022 and August 2023. I have allowed for the removal of stockpiled clean fill to be used as cover material on the tip face. The volume of clean fill stockpiled has increased by 215m<sup>3</sup> in the past 12 months.

#### **Volume of Organics**

The total volume of organics calculated between August 2022 and August 2023 is an increase of 55m<sup>3</sup>. Appendix 6 shows two distinct areas; a blue area showing 303m<sup>3</sup> of material removed, and a red area showing 358m<sup>3</sup> of material added. The surrounding areas have a fluctuation of ~0.50m in height which could be attributed to natural compaction over time, compaction from disturbance, or noise in the dataset (as discussed in Section 2- Considerations). I have therefore excluded the volumes outside of the dashed lines to compute the volume of organics.

## 5. Compliance and Regulations

The location of materials deposited is consistent with that outlined in the Waste Levy Compliance Management Plan – September 2022 (WLCMP 2022, Appendix 7). Organics have been deposited in the area designated to “Green waste storage” on the WLCMP 2022. Clean fill is also stored in the zone designated to clean fill on the WLCMP 2022. The tip face appears to have moved further east than shown on the WLCMP 2022 due to the progression of the cell.

The Hamilton Waste Depot – Environmental Review 2014 report outlines a total fill volume of 108,703m<sup>3</sup>. A DTM of the finished surface design is not available, therefore volume calculations can not be made to compute the airspace remaining against the current DTM.

## 6. Conclusion

The total volume of landfill is 2,470m<sup>3</sup> between August 2022 and August 2023.

As there is no existing final fill design DTM, the volume of airspace remaining in each cell or in total can not be accurately calculated. It is recommended that a final fill DTM be designed by an engineer so accurate calculations can be made.

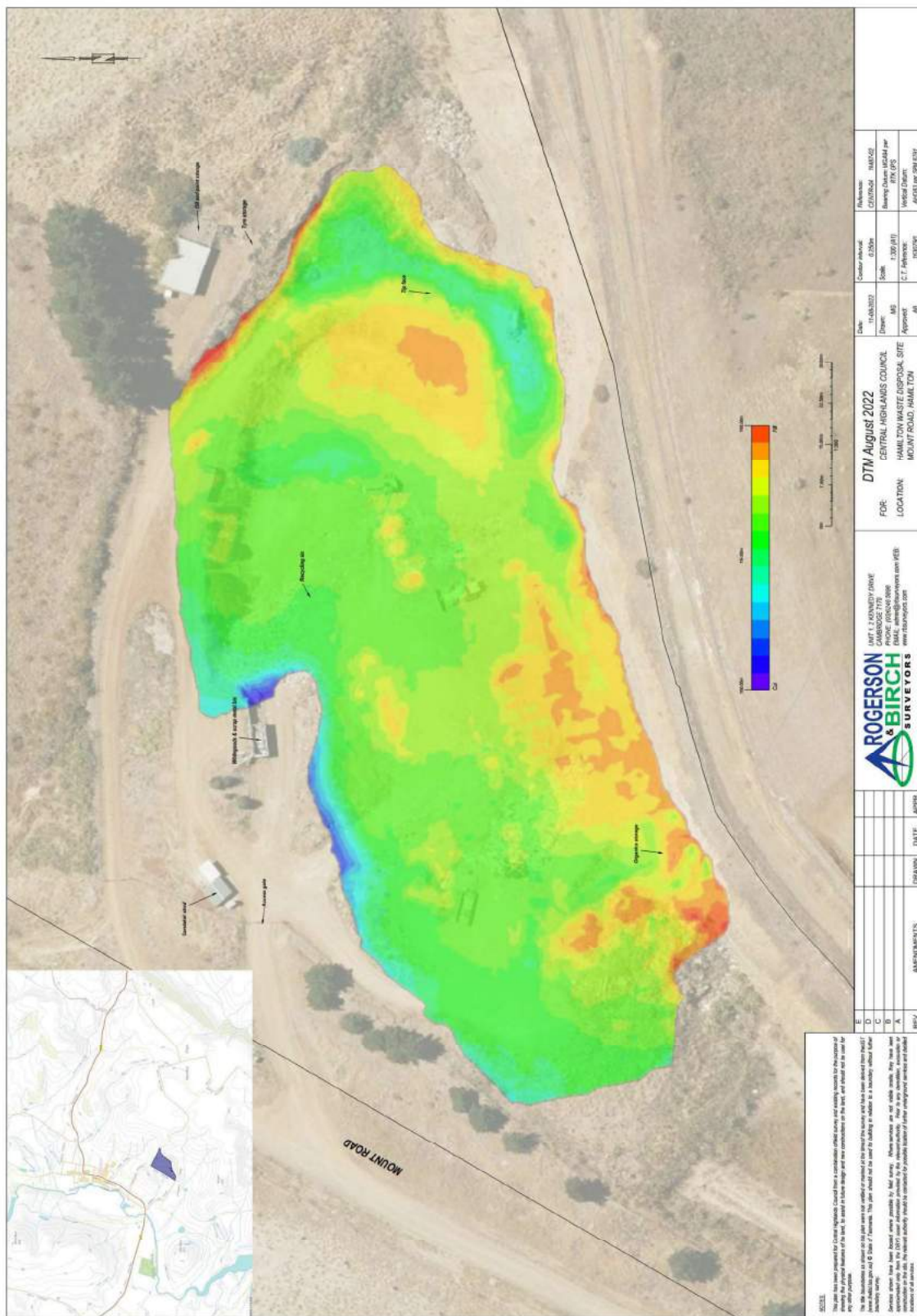
In order to measure the volume of organics entering the site over a 12 month period, data would need to be recorded as to how much organics has been removed from the stockpile. This could be estimated by the operator, or measured before and after material has been removed.



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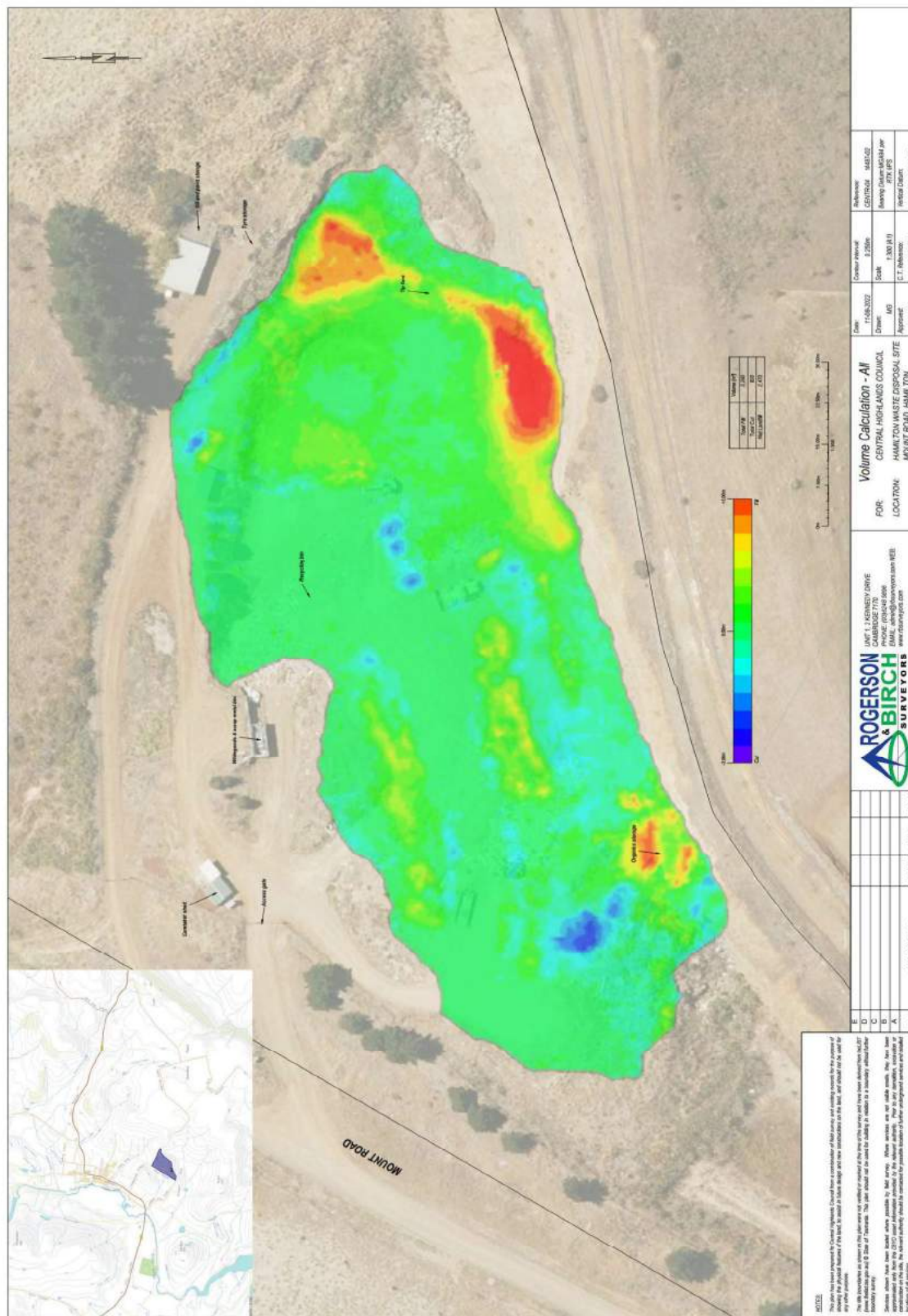


Appendix 2 DTM August 2022.

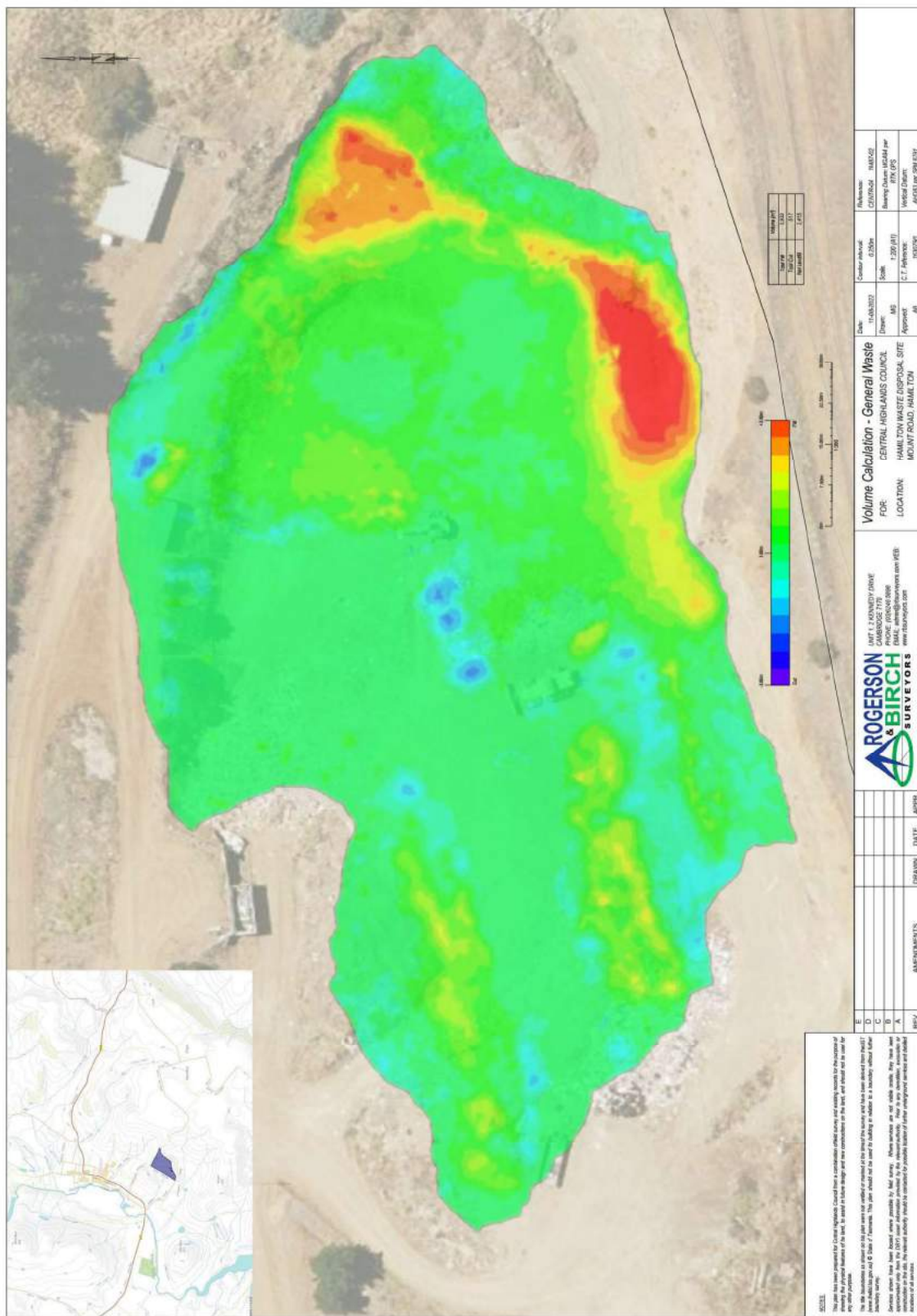








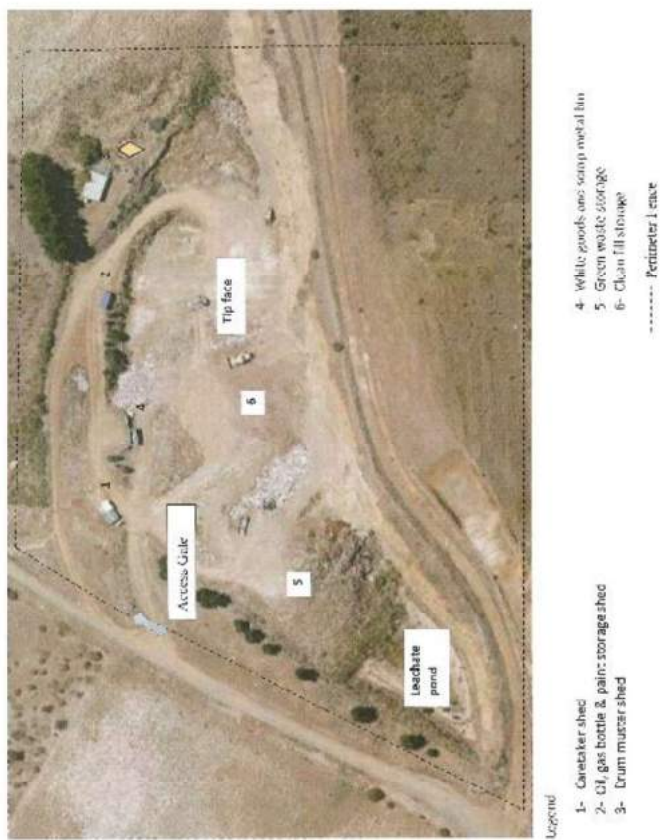
Appendix 4 Change map of total landfill.



Appendix 5 Change map of general waste.







Hamilton Waste Depot site Plan for Waste Levy Compliance Management Plan - September 2022

Appendix 7 Hamilton Refuse Disposal Site waste Levy Compliance Management Plan September 2022.



21 July 2023

Paul Jackson  
Chief Executive Officer  
Southern Tasmania Regional Waste Authority  
326 Macquarie Street  
Hobart Tasmania 7000

Cleanaway Solid Waste – TAS  
Cleanaway Pty Ltd  
ABN: 79 000 164 938

37 Birch Ave  
Newstead TAS 7250  
Australia  
P +61 499 334 767

Dear Paul

**Re: Rise and Fall Adjustment – Southern Tasmania Councils Regional Recycling Processing**

I refer to clause 8 'Service Fees' of the contract and subsequent paragraphs regarding Rise and Fall provisions for the contract.

The adjustment for July 2023 is a full rate adjustment based on the quarterly commodity revenue sharing adjustment as well as the annual "other costs" increase including changes in residual waste costs and CPI.

25% of the cost to provide the recycling processing service is from the output of material processed being sale of commodity (41.6%) and disposal of residual wastes (58.4%). As per the attached spreadsheet, benefit from the sale of commodity dropped 1.19% in the quarter, increases in the sale price of cardboard, steel and HDPE offset the reductions in the price of paper, aluminium and PET. Disposal of the residual wastes have increased with both Hazell Bros and the SWS facility in Lutana having large increases (see disposal confirmation tab of spreadsheet for copies of the increase notifications).

The remaining 75% of the cost is adjusted as per clause 8.2 of the contract being the change in the CPI for Hobart – All Groups. The March 2022 quarter had an index of 125.4 while the March 2023 quarter had an index of 134.0 representing a 6.9% increase for the year.

As a result of the changes the new rate per tonne for the processing of recycling will be \$186.26.

Kind Regards,



Matt Eiszele  
Regional Manager - Tasmania

## REPORT

<b>REPORT TO:</b>	STRWA LOCAL GOVERNMENT FORUM
<b>PREPARED BY:</b>	PAUL JACKSON CEO
<b>SUBJECT:</b>	QUARTERLY REPORT
<b>MEETING DATE:</b>	JUNE 2023

### SUMMARY

The Rules of the STRWA provides:

#### **13 Quarterly reporting**

13.1 The STRWA must provide a report to Members as soon as practicable after the end of March, June, September and December in each year.

13.2 The quarterly report must include:

- (a) A statement of the STRWA's general performance; and
- (b) A statement of the STRWA's financial performance.

### BACKGROUND

This is the inaugural quarterly report to members of the STRWA and its format will be utilised in each subsequent quarter.

### GENERAL PERFORMANCE

#### Grant Deed

The STRWA's obligations under the Grant Deed are well underway. The obligations for 2022-2023 are summarised with an update on progress in the table below.

#### **Key Initiatives**

Joint Authority Governance establishment

Southern regional material recovery facility tender

#### **Progress**

Rules were finalised in July 2022.

Directors and CEO have been recruited and appointed.

Corporate governance and administrative processes have also been established.

**Action: complete.**

Tender process – including ACCC approval – is complete with contract entered into with City of Hobart in June 2022. Contract will be

	novated from CoH to STRWA, which is underway.
Ongoing educational activities	<p><b>Action: complete.</b></p> <p>Funding for Rethink Waste Tasmania provided. Strategic plan for Rethink Waste being developed.</p> <p>Initial engagement had with Garage Sale Trail in relation to possible regional involvement. Clean-up Australia program not commenced.</p> <p><b>Action: partially complete.</b></p>
Regional waste and resource recovery register of initiatives	<p>Individual councils reviewing current register developed by LGAT to confirm extent of regional initiatives.</p> <p><b>Action: partially complete.</b></p>
Regional litter management plan	<p>A draft specification being prepared ready for going to market.</p> <p><b>Action: commenced.</b></p>
<p>The initial set-up of the STRWA as a legal entity is largely complete. There was considerable work involved in doing this including obtaining an ABN, creating a bank account, implementing a finance system and other IT systems. With this being largely complete, greater attention by the CEO can be focused on the waste related initiatives.</p> <p>To secure funding for the 2023-2024 financial year, a plan needs to be provided to NRE and agreement reached as to the priorities for the coming year. A draft of that has been provided to NRE and discussions are progressing to reach agreement.</p>	

## IMPLEMENTATION OF THE STRATEGIC PLAN

The Board has determined that the development of a Strategic Plan will occur later in 2023 to provide time to consider required inclusions in the plan as well as provide priority for delivering some tangible outcomes in the short-term.

The identified member issues and priorities will form part of the inputs to the Strategic Plan.

## EMERGING STRATEGIC ISSUES AND STRATEGIC PROJECTS

### Rethink Waste

Consultant currently engaged is developing a Strategic Plan for Rethink Waste for 2023-2028. A workshop was held with relevant stakeholders in May to progress this.

### Cleanaway Contract

The contract with Cleanaway is in the process of being novated from the City of Hobart to the STRWA.

### Stakeholder Engagement

Correspondence has occurred with the 12 General Managers in Southern Tasmania. Requests were to identify relevant officers to participate in a network of officers under the umbrella of STRWA to progress key initiatives and share relevant information. Also requested to address individual councils, and this has occurred with some.

## Newsletter

June 2023 newsletter distributed to 47 recipients and had an open rate of 68.1%.

## Meetings with Stakeholders

8 meetings with councils – General Managers, waste staff, elected members

Waste Organisations:

- Rethink Waste
- Australian Tyre Recyclers Association
- ABC
- Garage Sale Trail
- Other regions
- Charitable Recycling Australia

6 meetings with other stakeholders including consultants.

## OTHER MATTERS

### LinkedIn

<https://www.linkedin.com/company/strwa/>

A company page has been created for STRWA on LinkedIn and the URL is included above.

## FINANCIAL MATTERS

### 2022-23 Financial Report

G/L Code	Account Title	Budget 2023	Actual
<b>1000</b>	<b>Income</b>		
1010	Member Contributions	\$0	\$0
1020	Fees & Charges	\$0	\$0
1030	Grants	\$502,500	\$502,500
1040	Other revenue	\$0	\$0
	<b>Total Income</b>	<b>\$502,500</b>	<b>\$502,500</b>
<b>2000</b>	<b>Expenses</b>		
2010	Employee Expenses	\$108,416	\$82,707.41
2020	Board Expenses	\$25,783	\$22,857.17
2030	Office Expenses	\$15,508	\$9,932.44
2040	Other Expenses	\$36,793	\$14,231.59
2050	Project Costs	\$316,000	\$246,148.45
	<b>Total Expenses</b>	<b>\$502,500</b>	<b>\$375,877.06</b>
<b>3000</b>	<b>Profit / (Loss)</b>	<b>\$0</b>	<b>\$126,622.94</b>



#### 2023-24 Budget

<b>G/L Code</b>	<b>Account Title</b>	<b>Budget 2024</b>
<b>2000</b>	<b>Expenses</b>	
2010	Employee Expenses	\$212,486
2020	Board Expenses	\$63,105
2030	Office Expenses	\$24,000
2040	Other Expenses	\$70,820
2050	Project Costs	\$220,000
	<b>Total Expenses</b>	<b>\$590,411</b>

#### CONCLUSION

The above report highlights the activities of the STRWA for the quarter ending 30 June 2023.

#### RECOMMENDATION

That the STRWA Local Government Forum notes the Quarterly Report for the period ending 30 June 2023.



Tasmania Fire Service

## Great Lake Volunteer Fire Brigade

Cider Gum Road, Miena, Tasmania 7030

Tel: 03 6259 8364

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27 July 2023

Attention: Kim Hossack  
General Manager  
Central Highlands Council  
6 Tarleton Street  
**HAMILTON TAS 7140**

**Subject: Application Under the Community Grant's Program**

Dear General Manager,

The Great Lake Volunteer Fire Brigade respectfully applies for a grant of \$867.00 for a Milwaukee Electric Chainsaw under the Central Highlands Council Community Grant's Program.

Since 1986, our team of highly committed volunteers, has responded to a range of emergencies, across the Central Highlands, looking after our community 24 hours a day, seven days a week, 365 days a year by providing: -

- Bush and structural firefighting,
- Fire prevention and risk mitigation,
- Road crash rescue support,
- Hazardous materials incident and general emergency response and;
- Community education on bushfires and home fire safety.

Chainsaws are used by our fire crews for fire operations, emergency rescue and in adverse weather conditions to open roads etc. The developments in battery powered chain saw technology are seeing them replace traditional internal combustion engine chainsaws in the emergency services environment.

Our Brigade would like to replace our existing combustion engine chainsaw in our light fire tanker with a new brushless Milwaukee electric chainsaw. This would eliminate the need for our crew to carry flammable fuel onboard our light tanker, provide in vehicle space/weight gains, combined with ease of use and a reduction in chainsaw operating and maintenance cost.

In support of this application, please find attached specification sheet for the Milwaukee M18 FCHS-121 Electric Chainsaw we have proposed, together with quotations from two locally based authorised Milwaukee dealers.

.../2

The direct benefit of this grant for the Central Highlands Community, would be improvements to fire incident operations, through operational efficiency gains by our Brigade's light tanker crews.

For your information, the Great Lake Volunteer Fire Brigade has currently exhausted our grant application possibilities through the State Government TFS Volunteer Brigade Application fund until 2025. We intend to apply to the Cattle Hill Wind Farm Community Fund for a grant to the value of approximately \$14,000.00 for capital operational equipment, when applications to the fund open in August/September 2023.

We look forward to your favourable consideration of our grant application and should you require any further information in support of this application, please do not hesitate to contact the undersigned.

Respectfully submitted,



**Colin Triffitt** AFSM  
Brigade Captain



**Michael Walls**  
Community Engagement Officer  
Leading Volunteer Firefighter

for and on behalf of the; -  
Great Lake Volunteer Fire Brigade

Attachments: Milwaukee M18 FCHS-121 Product Specification Sheet  
Two Quotations for Authorised Milwaukee Distributors

## M18 FCHS-121 | M18 Fuel™ Chainsaw



- The M18 FUEL™ chainsaw delivers the power to outperform on the most demanding chainsaw applications vs. petrol chainsaws.
- No-spill oil reservoir with easy to access tank and clear viewing window.
- Supplied with 80cc of oil, chain tool and bar cover.
- FUEL™ technology allows the saw to maintain speed in tough application without bogging down, giving it the ability to outperform petrol chainsaws up to 40cc.
- Next generation POWERSTATE™ brushless motor: This is Milwaukee®'s most powerful motor utilising higher grade magnets and 175% more copper vs previous motors.
- Next generation REDLINK PLUS™ intelligence system delivers an advanced digital overload protection for tool and battery and uniquely enhances the tool performance under load.
- New REDLITHIUM-ION™ High Output™ 12.0 Ah battery pack provides superior pack construction, electronics and fade-free performance to deliver the most work per charge than any other Milwaukee® battery pack.

	M18 FCHS-121
Battery pack capacity (Ah)	12.0
Battery type	Li-ion
Chain bar length (cm)	40
Chain speed (m/s)	12.4
Charger supplied	130 min
No. of batteries supplied	1
Supplied in	–
Voltage (V)	18
Weight with battery pack (kg)	6.4





NUBCO PTY LTD (DERWENT PARK)  
13a LAMPTON AVE  
DERWENT PARK 7009  
PH: (03) 6273 1499 FAX (03) 6272 0934  
ABN 14 009 543 248

Trade Quote No : 15142994

Charge To

DEPARTMENT OF POLICE, FIRE & EMERGENCY M  
GPO BOX 308  
HOBART TAS 7001

Deliver To

mp\_walls@hotmail.com

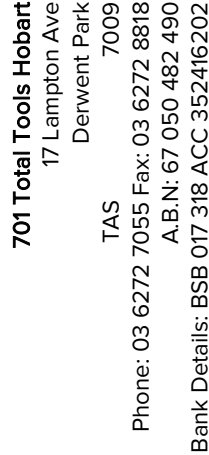
Bus Ph	Home Ph	Fax No	Mobile	Ref No.	ABN:	Map Ref	Job No	Taken By
6173 2237				15142994	19173586474			

Date	Time	Account	Salesperson	Customer Order #	Comments	Date Reqd	Terminal	Page
26-07-23	01:43pm	017625	535 Rick D			26-07-23	TERM1502	1 of 1

Product Code	Description	Qty	Price Ex	Per	Total Ex	Gst \$
81240073	MILWAUKEE 18V 405MM (16") CHAINSAW - TOOL ONLY	1	562.73	EACH	562.73	56.27
81270050	MILWAUKEE 18V 8.0AH RED LI-ION HIGH OUTPUT BATTERY	1	225.45	EACH	225.45	22.55
Quotation valid for a period of 14 days and is subject to price changes. Unless a freight charge is specified, prices are ex branch only Non stocked or special order items are non refundable unless deemed to be						

Total EX GST : \$788.18  
Total Inc GST (\$78.82) : \$867.00





Phone: 03 6272 7055 Fax: 03 6272 8818  
A.B.N: 67 050 482 490  
Bank Details: BSB 017 318 ACC 352416202

Bank Details: BSB 017 318 ACC 352416202

**Delivery Address:**

COLIN TRIFFITT  
GREAT LAKE FIRE BRIGADE  
GREAT LAKE  
TAS

Account: 00029911  
Order Ref: QUOTE  
Terr: 701  
Whse: 701  
Sales Rep: TF  
Our Order No: 261383  
Valid until: 20-AUG-2  
Shipment / Job No:

Item Code	Supplier PN	Item Description		Quantity	B/Ord	UOM	Item Price ex GST	Line Total ex GST	Line Total
..135970	M18FCHS0	CHAINSAW 406MM 18V BARE M18 FUEL HIGH OUTPUT MILWAUKEE		1.00	0.00	EACH	562.73	562.73	619.00
..137577	M18HB8	BATTERY 18V 8.0AH LI-ION HIGH OUTPUT M18 MILWAUKEE		1.00	0.00	EACH	225.45	225.45	248.00
..137578									

Customer Name

Total Ex

788.18

GST

78.82

Total

867.00

**WELLINGTON SKI AND  
OUTDOOR CLUB INC**

GPO Box 1197  
HOBART 7001  
TASMANIA

29 August 2023

The General Manager  
Central Highlands Council  
Tarleton Street  
Hamilton Tas 7140

Dear Sir/Madam

***RE: RATES FOR JOE SLATTER and  
GINGERBREAD HUTS ( Property ID 5475494 / DTX 9529572)***

---

I write to you in relation to the rates notices for the above properties received for the two shelter huts leased by Wellington and Outdoor Ski Club Inc.

We would ask that you please revoke the rates notices for the following reasons:

1. The two huts are used by the general public as shelter huts during all seasons.
2. There are no roads or other services provided by the Council to the area.
3. We are a family based club and not a commercially run organisation.
4. Our members volunteer their time and funds to assist with the maintenance of these facilities used by the general public

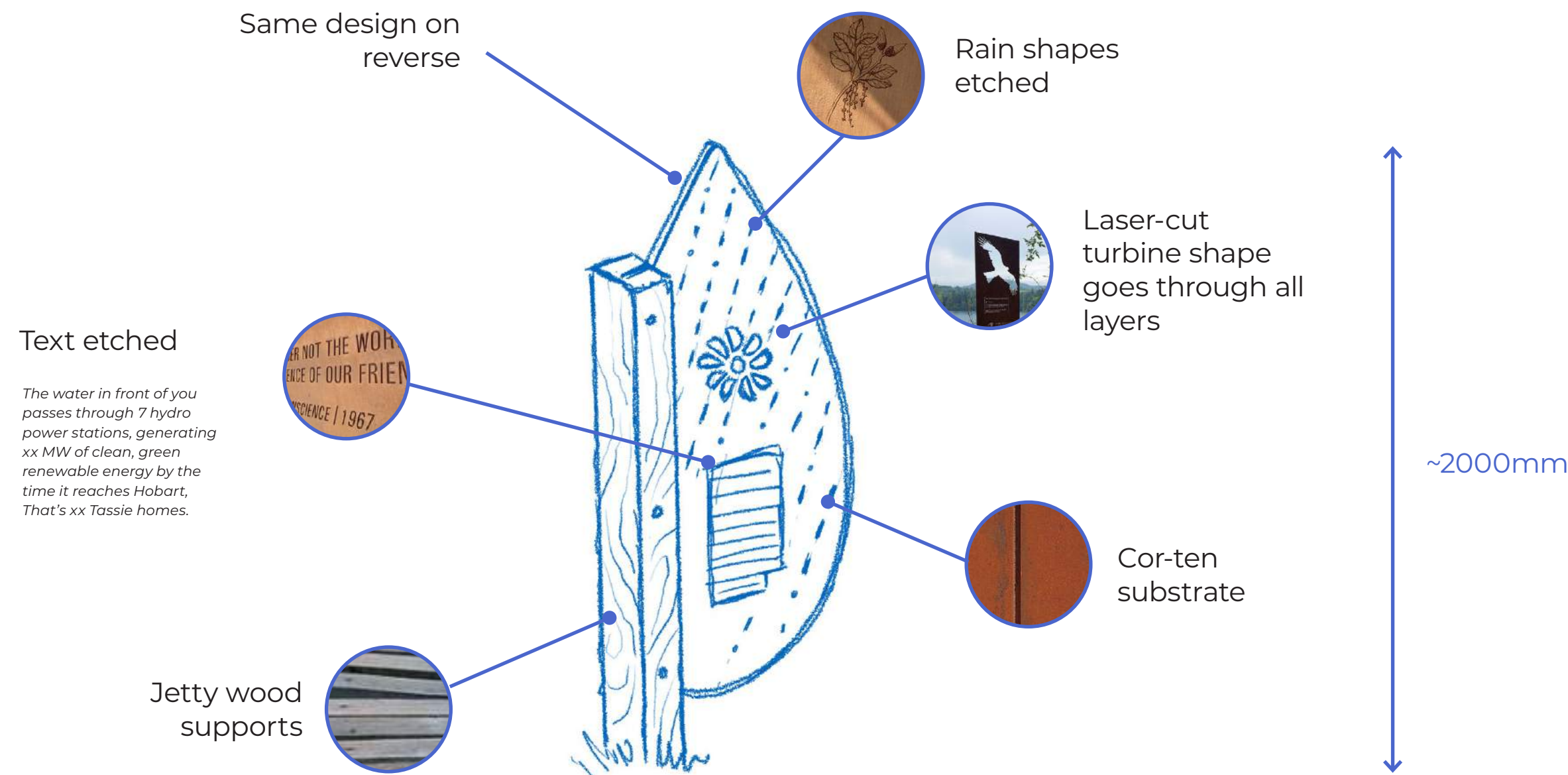
We would appreciate your consideration to the above and your reply in due course.

Yours faithfully



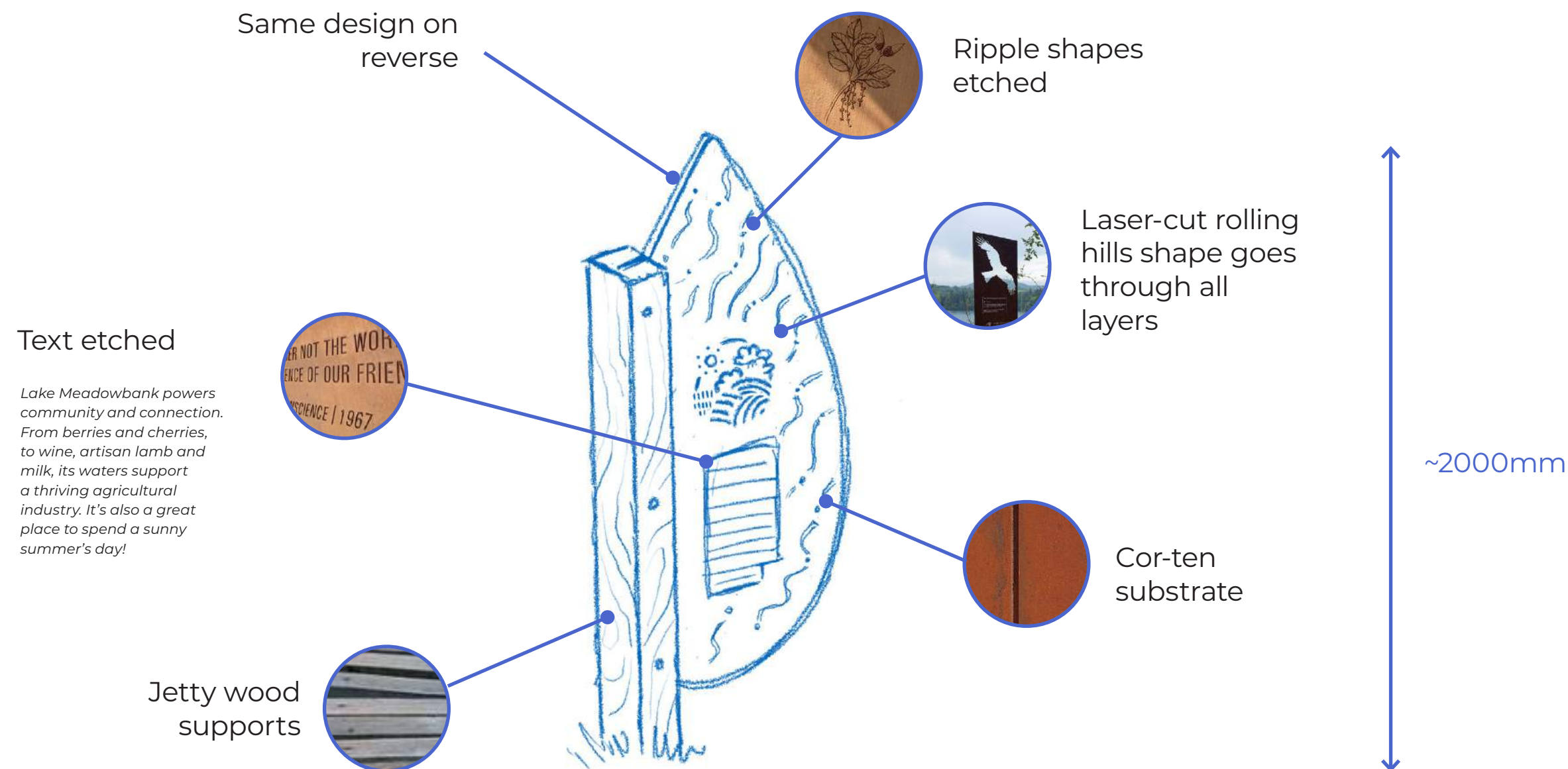
Andrew Poole  
Treasurer  
[admin@wsoc.org.au](mailto:admin@wsoc.org.au)  
Ph. 0428 280 223

# Lake Meadowbank Indicative design 1 Hydro focus

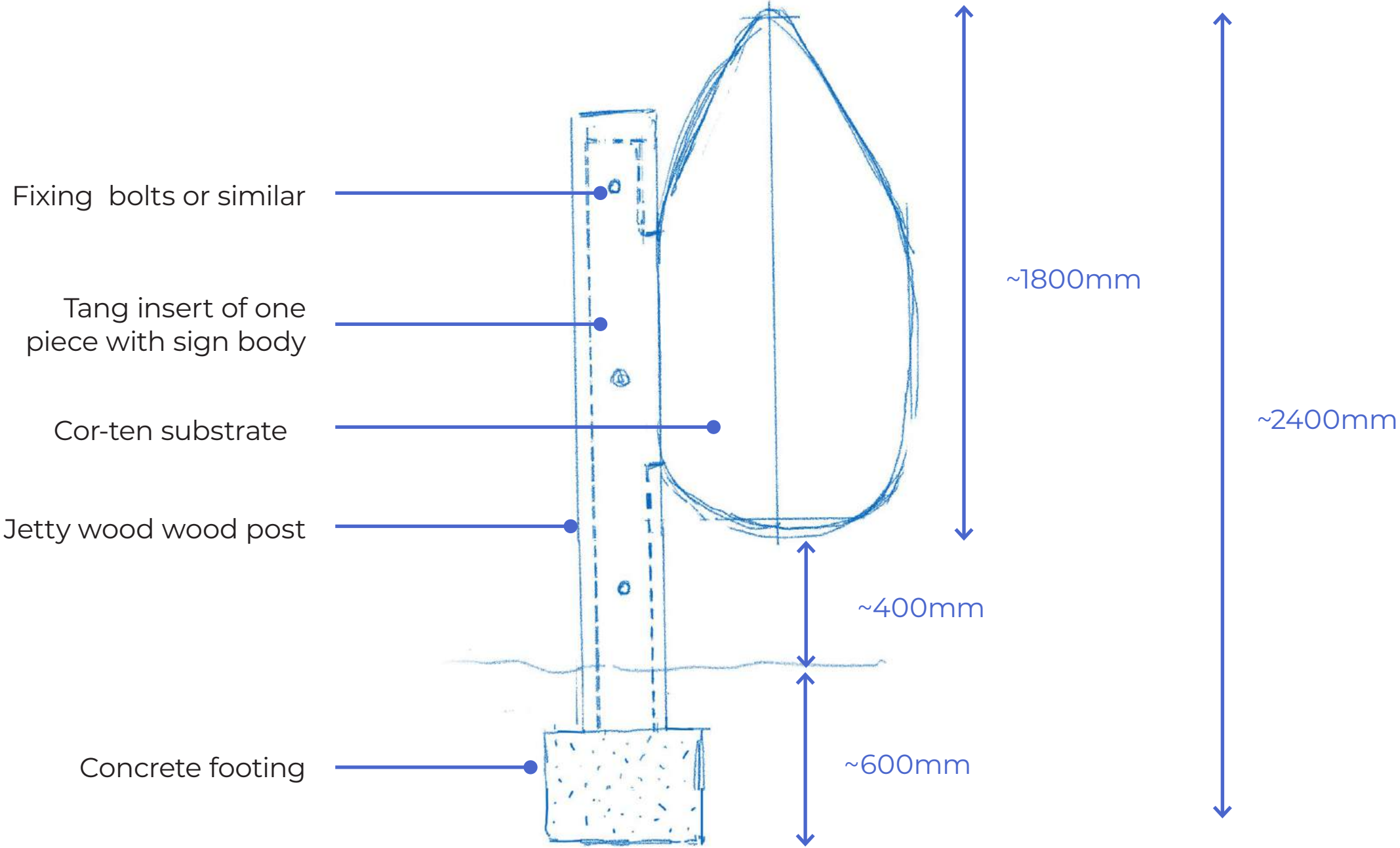




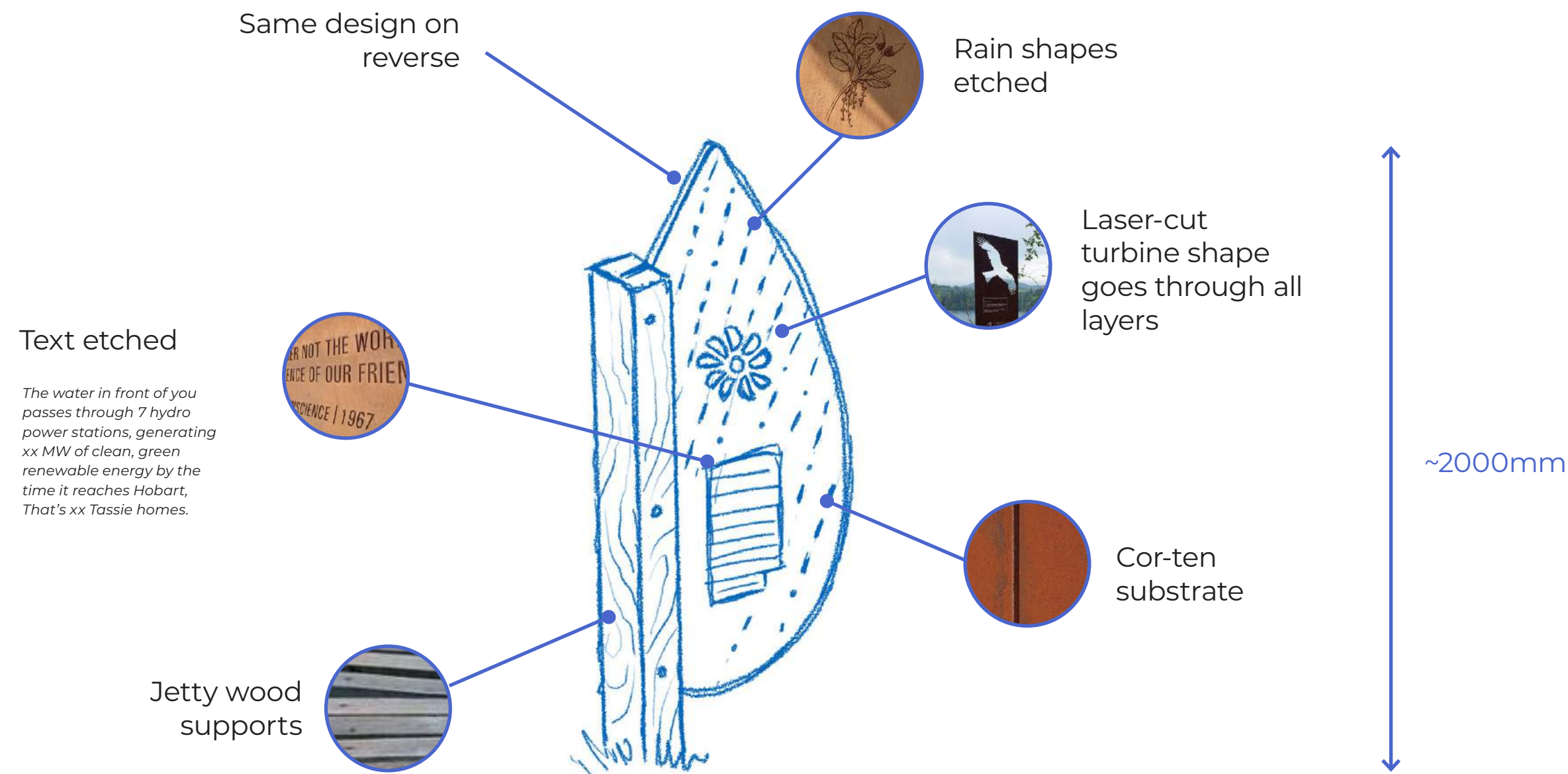
# Lake Meadowbank Indicative design 2 community focus



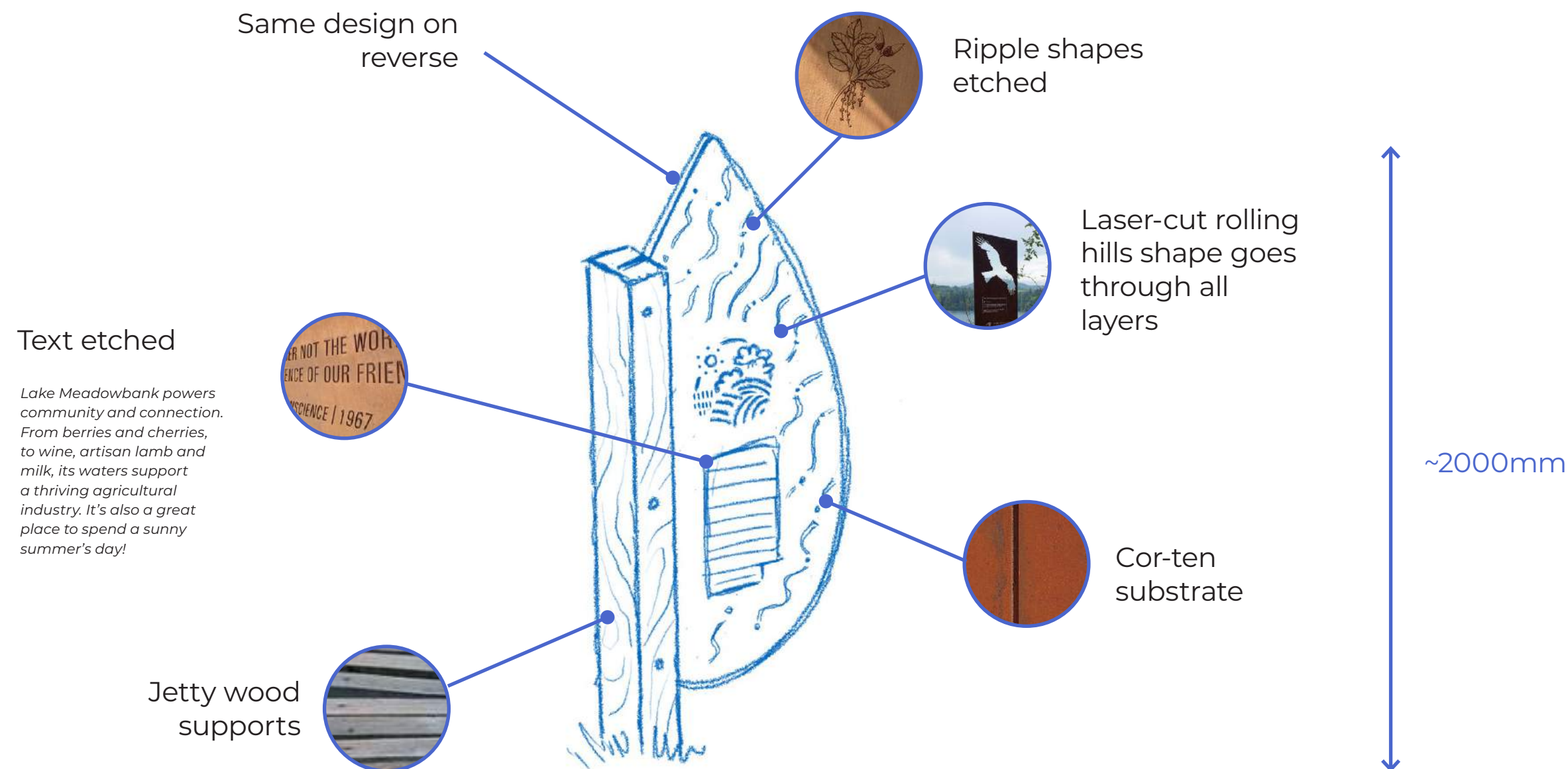
# Lake Meadowbank Indicative construction



# Lake Meadowbank Indicative design 1 Hydro focus

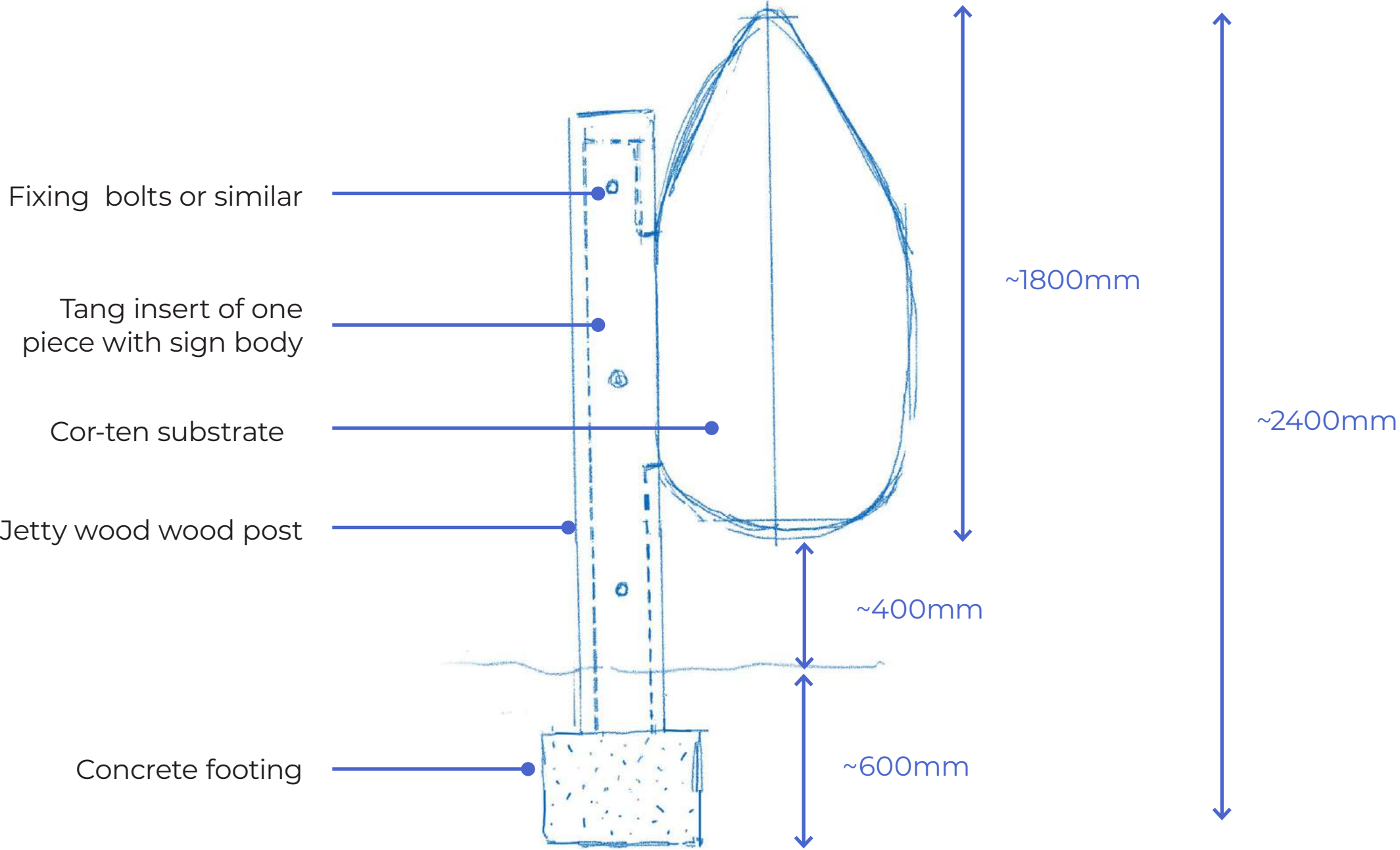


# Lake Meadowbank Indicative design 2 community focus





# Lake Meadowbank Indicative construction



# Lake Meadowbank Interpretation Signs Central Highlands 2000 x 700

## CENTRAL HIGHLANDS

**1. LAKE MEADOWBANK**

A picturesque spot for a coffee break or a spot of fishing. Launch your boat at Dunrobin boat ramp.

**2. TARRALEAH PENSTOCK LOOKOUT**

Continue for 40mins before you can take in the breathtaking Tarraleah penstocks, looking down to Tarraleah Power Station. The Tarraleah scheme was built in 1938, and has been an icon of the Central Highlands ever since.

**3. THE BRADY'S CHAIN: BRADYS, BINNEY AND TUNGATINAH**

Just 10mins up the road, three gorgeous lakeside campgrounds and four boat ramps await. Pitch your tent, launch the boat and enjoy world-class fishing. Remember to plan ahead and come prepared.

**4. BRONTE LAGOON**

The geographic centre of Tasmania! Camping and boat ramp facilities are available, if you feel like a change of scenery.

**5. YINGINA / GREAT LAKE**

Great Lake is a critical water source for one of our largest power stations, Poatina. It is also a great spot for shore-fishing, particularly around Tods Corner.

**6. WADDAMANA POWER STATION**

Head home via Waddamana Road to visit our very first power station. Beautifully restored, heritage listed, and open as a museum. Entry is free.



SCAN THE QR CODE TO DISCOVER MORE BEAUTIFUL PLACES TO VISIT!



Hydro Tasmania

Hydro Tasmania acknowledges the palawa and pakana people as the traditional owners of lutruwita / Tasmania.





Explore the heart of Tasmania!



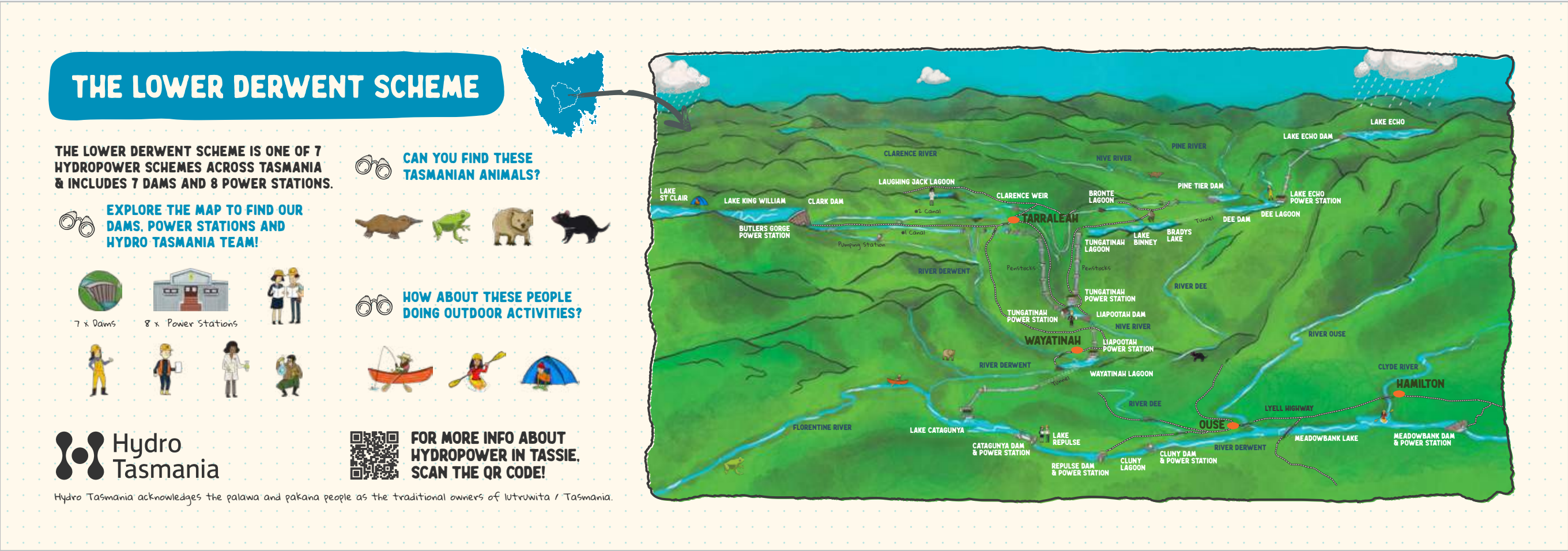


**Lake Meadowbank Interpretation Signs** Central Highlands 100% Scale Section





# Lake Meadowbank Interpretation Signs Lower Derwent Scheme 2000 x 700



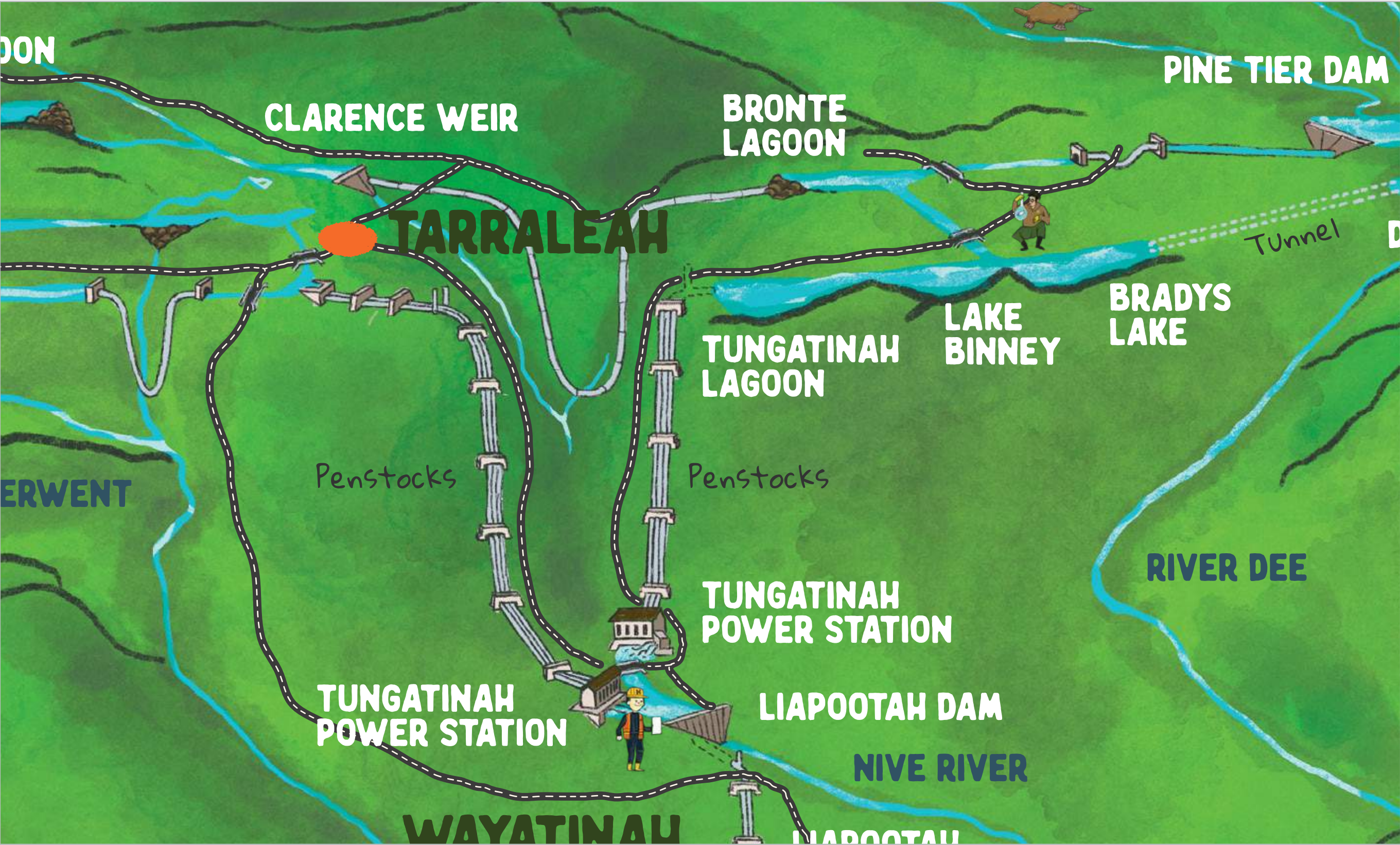


**FOR MORE INFO ABOUT  
HYDROPOWER IN TASSIE,  
SCAN THE QR CODE!**

a people as the traditional owners of lutruwita / Tasmania



**Lake Meadowbank Interpretation Signs** Lower Derwent Scheme 100% Scale Section





# State Grants Commission

The Treasury Building  
21 Murray Street, Hobart TAS  
GPO Box 147, Hobart, TAS 7001 Australia  
Ph (03) 6145 5881  
Web: <https://www.treasury.tas.gov.au/state-grants-commission>

Ms Kim Hossack  
General Manager  
Central Highlands Council  
PO Box 20  
HAMILTON TAS 7140

Dear Ms Hossack

## **DISTRIBUTION OF AUSTRALIAN GOVERNMENT FINANCIAL ASSISTANCE GRANTS TO LOCAL GOVERNMENT FOR 2023-24**

I am writing to advise that the Tasmanian Government has recently approved the State Grants Commission's recommendations for the distribution of the Financial Assistance Grant (FA Grant) funding to Tasmanian councils for 2023-24.

The Australian Government provides FA Grant funding for local government in accordance with the *Local Government (Financial Assistance) Act 1995* (Cwlth). Each year, the Australian Government estimates each state and territory's share of the estimated total FA Grant funding pool for the relevant year. The Australian Government also finalises each jurisdiction's FA Grant entitlements for the previous year once final population and Consumer Price Index (CPI) data are known.

The Commission's recommendations of the cash payments to be made to councils during 2023-24 were based on the FA Grant entitlements for Tasmania for 2023-24 estimated by the Australian Government and the adjustment in respect of Tasmania's 2022-23 FA Grant entitlement. They also take into account the advance payment to councils of 100 per cent of the 2023-24 estimated FA Grant entitlement in late 2022-23. This letter and accompanying attachments provide information on the approved 2023-24 FA Grant distributions to Tasmania and the issues and general trends that have influenced the movements in grant outcomes.

In summary, the outcomes for 2023-24 are as follows:

	<b>Base Grant \$</b>	<b>Road Grant \$</b>	<b>Total Grant \$</b>
Australian 2023-24 FA Grant Pool	2 155 779 522	956 582 827	3 112 362 349
Tasmania's 2023-24 FA Grant entitlement	47 186 330	50 692 127	97 878 457
Your council's 2023-24 FA Grant allocation	1 185 254	1 852 890	3 038 144
Your council's 2022-23 FA Grant adjustment	174 489	78 953	253 442
Your council's FA Grant cash payments over 2023-24	177 725	82 475	260 200



The Australian Government would appreciate any opportunities your council can take to recognise the contribution and importance of the FA Grants for your municipality.

### **PAYMENT OF THE 2023-24 ESTIMATED FA GRANT**

The Australian Government has already paid 100 per cent of the 2023-24 FA Grants entitlements to Tasmania, as estimated by the Australian Government for the 2023-24 Budget. These payments were provided to the Department of Treasury and Finance on 26 June 2023 and immediately forwarded to councils.

The balance of the 2023-24 FA Grant allocations will be paid to councils over four quarterly instalments. A schedule of these payments is also attached. These payments also include the distribution of the adjustment made to Tasmania's 2022-23 entitlement.

### **DATA REQUIRED FOR THE COMMISSION'S RECOMMENDATIONS**

The Commission uses a range of data sources in its processes for determining its recommendations for the allocation of FA Grants each year, one of which is the Consolidated Data Collection (CDC) returns from each council provided to the Local Government Division within the Department of Premier and Cabinet. In making the 2023-24 FA Grant recommendations, the Commission uses the CDC data for the three years to 2021-22. The Commission requires all councils to submit their CDC data every year in accordance with Division's specified timeframes.

### **FACTORS INFLUENCING THE BASE GRANT COMPONENT**

The major factors influencing the Base Grant outcomes for 2023-24 are:

- the growth in Tasmania's FA Grant pool of 7.12 per cent for the Base Grant and 5.46 per cent for the Road Grant;
- the uneven nature of the population growth across the State as estimated by the Australian Bureau of Statistics. This affects not only the 30 per cent of the Base Grant entitlement each council receives on a per capita basis, but also the calculation of each council's expenditure requirement; and
- the uneven changes in property values across the regions and suburbs as determined by the Valuer-General. This information is used as a basis to determine the average revenue raising capacity of each council relative to the State standard value.

### **FACTORS INFLUENCING THE ROAD GRANT COMPONENT**

The changes in the distribution of the Road Grant funding across councils reflect changes in road asset preservation costs, road lengths and changes in bridge and culvert assets.

### **DATA QUALITY**

The Commission appreciates each council's efforts in ensuring its data are accurate and that reasons for any changes to last year's data are adequately described, particularly as it relates to the reporting of roads and bridges and culverts assets. The Commission also appreciates the assistance and responsiveness of councils when the Commission does have any queries.

The Commission places a high value on the accuracy and consistency of data and looks for opportunities to further increase the integrity of the data used within its assessments. An error in one council's data can impact upon the allocations to all councils. To help improve the data quality,

the Commission continues to work with the Local Government Association of Tasmania and the Local Government Division and issues guidelines to councils to assist with the completion of the CDC returns.

I draw to your attention the requirement that, in reporting council's expenditure for each category, councils are to include all relevant overhead and other on-costs.

## **HEARINGS AND VISITS**

Each year the Commission conducts public hearings to receive council's views on its methodologies which determine the FA Grant recommendations. The Commission also conducts a rolling program of council visits, aimed at visiting every council at least once every three years.

During the 2023 hearings and visits, councils were invited to provide feedback in response to the following papers:

- Conversation Starter CS23-01 - *Allocation of a share of the Base Grant on a per capita basis*
- Conversation Starter CS23-02 - *Adjusting councils assessed expenditure requirements to allow for the service population being greater than the resident population*

Following this feedback, the Commission is preparing a Discussion Paper on how the proposed changes may be implemented and the potential impacts on FA Grant recommendations. The Commission will provide the results of this work to councils for further consultation before any decision is made.

The Commission thanks all the councils which participated in the hearings and visits and provided written responses to the papers.

## **ROAD PRESERVATION MODEL REVIEW**

The Commission is still considering the responses received from councils to the Information Paper IP 23-02: Review of the Commission's Methodology for Estimating Road Preservation Costs: Status Report - March 2023.

The Commission thanks all the councils which have completed the proforma response sheets.

## **APPLICATION OF CAPS AND FLOORS**

The Commission applies caps and floors within its Base Grant assessment as a means of creating a degree of grant stability for councils. The cap limits the year on year increase in the Base Grant entitlement while the floor sets a minimum percentage change.

For 2023-24, the Commission increased the cap from +10 to +17 per cent and increased the floor from 0 to +7 per cent. The increase to the cap reflects the significant increase in inflation and in the dollar values of FA Grants, while the effect of the new floor is to preserve the real value of FA Grants, based on CPI movements.

This is similar to the approach applied in other jurisdictions.

## **ATTACHMENTS**

Please find enclosed the following attachments relating to your council's 2023-24 FA Grant allocations and funding entitlements:

- tables detailing your council's total cash entitlement and the quarterly FA Grant payment schedule for the 2023-24 cash payments;
- two charts showing the dollar and percentage shares of FA Grant provided to your council over the past six years;
- two charts showing the impact of the cost adjustors on the recommendations for your council. The 2021-22 data are used as these are the most recent data year available for the 2023-24 grant assessments;
- two reports for your council which provide a snapshot and more detailed information on the methodologies and the reasons for changes in, and the quantum of, the allocation for both grant pools; and
- a summary sheet showing the 2023-24 FA Grant assessment calculations and comparison with the 2022-23 FA Grant recommendations.

Should you have any queries, please contact the Commission's Executive Officer on (03) 6145 5881 or via email to [sgc@treasury.tas.gov.au](mailto:sgc@treasury.tas.gov.au).

Yours sincerely



Chris Lock  
Chair

15 August 2023

Encl (6)

# Financial Assistance Grants

## TASMANIAN LOCAL GOVERNMENT - OVERVIEW

Central Highlands

The Australian Government supports local government through the Financial Assistance Grant program.

The objectives of the program are to improve the capacity of local governments to provide their communities with an equitable level of services and increase local government's efficiency and effectiveness.

The annual grant to each council comprises two components: a general purpose component (or Base Grant) and an identified local road component (or Road Grant).

Both components of the grant are untied, allowing each council to spend its grant according to local priorities.

The quantum of the grant pool changes annually in line with changes in population and the Consumer Price Index. However, the Australian Treasurer has the discretion to alter this annual indexation.

In the 2023-24 financial year, Tasmanian councils will receive a total of \$97,878,457 in Financial Assistance Grants:

- \$47,186,330 in Base Grant funding; and
- \$50,692,127 in Road Grant funding.

The councils will also receive a total of \$4,613,475 arising from adjustments to the 2022-23 entitlements.

In Tasmania, the State Grants Commission is responsible for making recommendations to the Treasurer regarding the distribution of the grants to local government. The Commission is an independent statutory body, established by State legislation.

The Commission must apply the Australian Government legislation, the *Local Government (Financial Assistance) Act 1995*, which requires compliance with the National Principles when making its recommendations to the Treasurer.

There are six National Principles that apply to the distribution of the Base Grant funds.

The overarching National Principle is full horizontal fiscal equalisation to ensure that each local council is able to function, by reasonable revenue raising effort, at a standard not lower than the average standard of other local councils in Tasmania.

The National Principles also provide that the policies and decisions of individual local councils in terms of expenditure and revenue effort will not affect the grant determination.

Details of the methodology are located on the Commission's website.

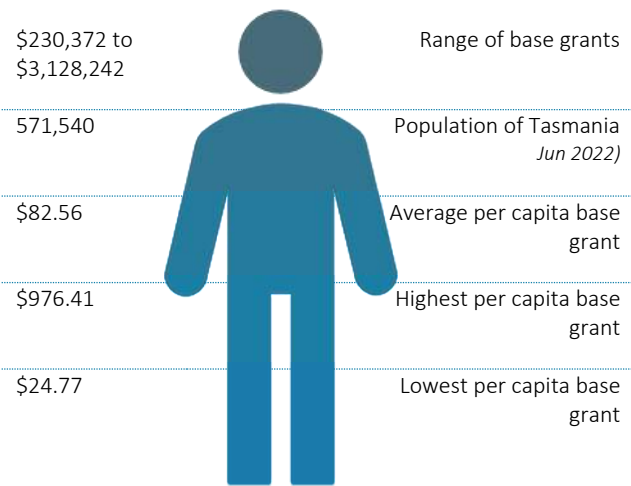
### State Grants Commission

The Treasury Building  
21 Murray Street, Hobart TAS  
GPO Box 147, Hobart, TAS 7001 Australia  
Ph (03) 6166 4274 Fax (03) 6173 0219  
Web: <https://www.treasury.tas.gov.au/state-grants-commission>



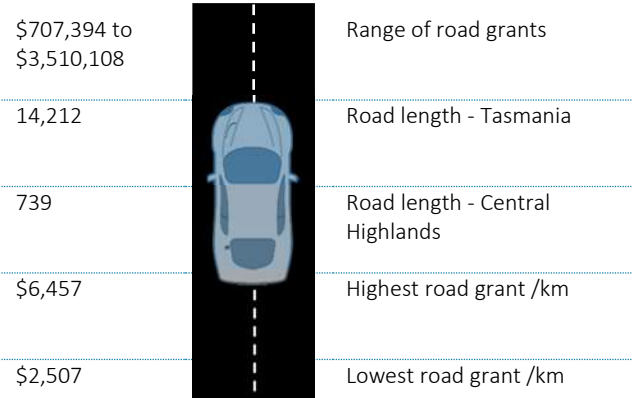
## Base Grants \$47,186,330

Base Grants are allocated following an assessment of councils’ relative needs. This takes account of a range of data such as population, land valuations, socio-economic disadvantage, climate, scale, isolation and the impact of non-resident visitation.



## Road Grants \$50,692,127

Road Grants are allocated based on an assessment of councils’ relative needs in maintaining local roads and bridges. This takes account of road lengths and bridge areas (including major culverts), traffic, rainfall, terrain, and remoteness.



## Financial Assistance Grants 2023-24

Central Highlands Council

**Base Grant \$1,185,254**

Population (Jun 2022)  
**2,585**

Base Grant equivalent to:  
**\$458.51 per person**

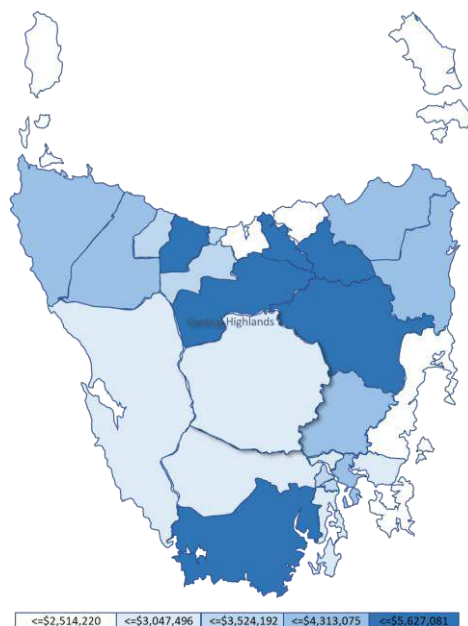


**Road Grant \$1,852,890**

Road length (Jun 2022)  
**739 km\***

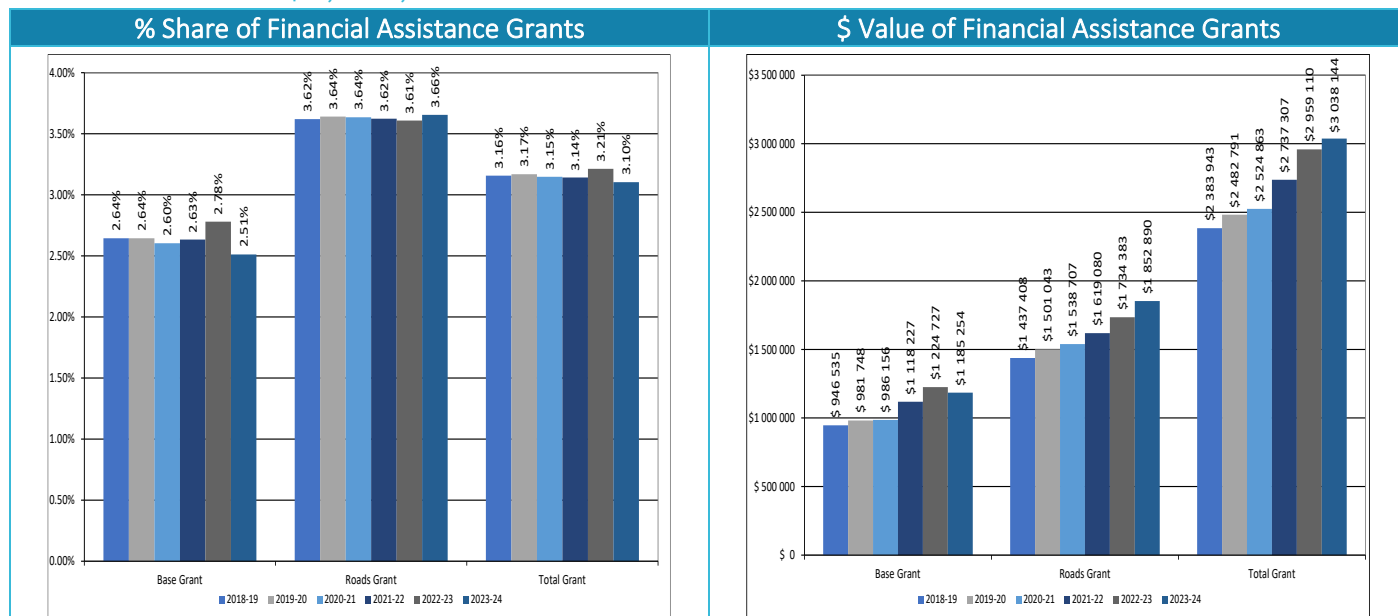
Bridge and major culvert  
deck area (Jun 2022):  
**3,709 m²**

Road Grant (Including  
bridges) \$/km:  
**\$2,507.29**



The above map shows the dollar values of FA Grants across the State for 2023-24. Grants range from \$1.40 million (Tasman) to \$5.63 million (Central Coast).

**Total FA Grants \$3,038,144**



# Financial Assistance Grants

## Tasmanian Local Government 2023-24

### Central Highlands Council - Detailed Information

#### Financial Assistance Grants 2023-24

An initial estimate of the Financial Assistance Grants (FA Grants) payable to each state and territory annually is provided in the Australian Government's Budget, usually in May each year based on forecasts of population and inflation for the upcoming year. A revised estimate of payments to be made in the upcoming year is determined in June having regard to both the latest estimates of population and the Consumer Price Index (CPI), and for the actual CPI and population changes for the previous financial year, and therefore the resulting change to the previous year's allocation.

The actual payments to each jurisdiction, and therefore each council, during 2023-24 are also impacted by the pre-payment of 100 per cent of the 2023-24 estimated allocation in late 2022-23. This is explained later in this document.

From the Base Grant pool, payments are allocated between the states and territories on the basis of their relative population shares, with Tasmania receiving 2.19% of the Australian total for 2023-24.

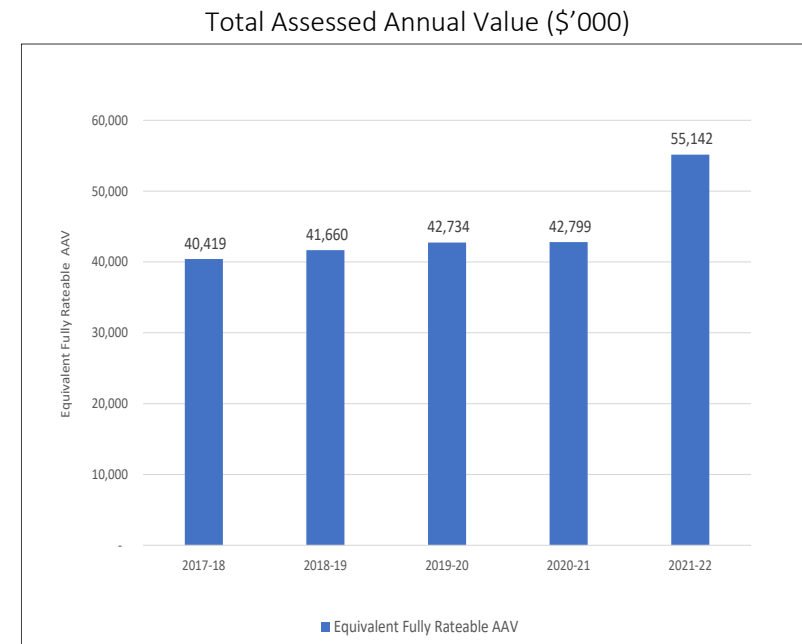
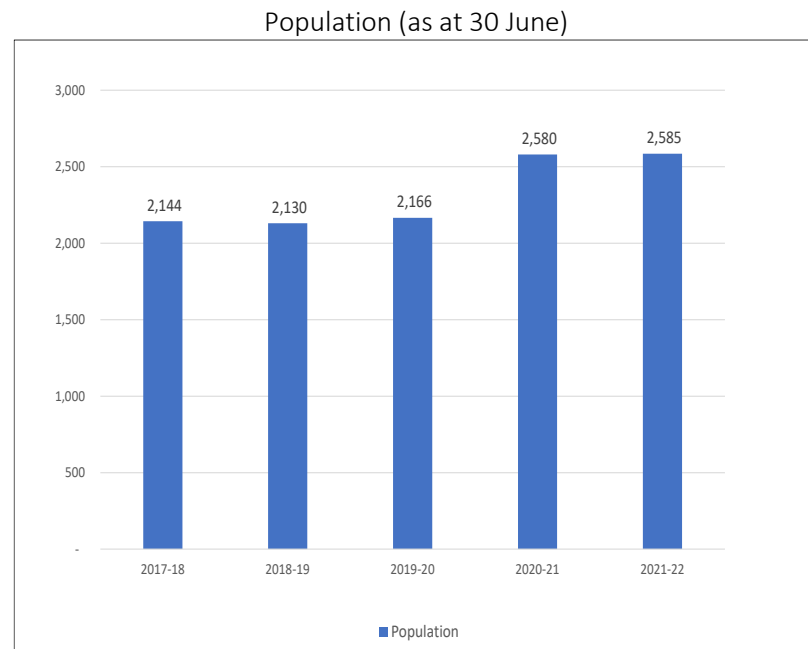
For the Road Grant, each state and territory receives a fixed share of the Road Grant pool, with Tasmania receiving 5.30% of the national total.

Allocations 2023-24	Tasmania	Central Highlands Council	Share
Base Grants	\$47,186,330	\$1,185,254	2.51%
Road Grants	\$50,692,127	\$1,852,890	3.66%
Total Allocation	\$ 97,878,457	\$ 3,038,144	3.10%

#### State Grants Commission

The Treasury Building  
21 Murray Street, Hobart TAS  
GPO Box 147, Hobart, TAS 7001 Australia  
Ph (03) 6145 5881  
Web: <https://www.treasury.tas.gov.au/state-grants-commission>

Major contributors to the Base Grant allocations are population and the total Assessed Annual Value as determined by the Valuer-General.



The values for your council are shown in the above charts.

In addition, the Commission has developed a series of “cost adjustors” which reflect the relative advantages and disadvantages that each council has, compared to the other councils, in delivering their services and undertaking other activities. Further details are provided later in this report.



## Payments 2023-24

The Australian Government made an advance payment in June 2023 to the Tasmanian Government of 100 per cent of the 2023-24 allocation of \$97,692,901, as estimated in the 2023-24 Australian Government Budget, which was immediately provided to councils.

Since the advance payment was made, the Australian Government has advised of a further increase of \$185,556 to Tasmania's 2023-24 estimated entitlement, which is attributable to changes in population and CPI movements since the release of the 2023-24 Australian Government Budget. This brings Tasmania's total allocation for 2023-24 to \$97,878,457.

In addition, the Australian Government has determined that the 2022-23 allocations for Tasmania were underestimated by \$4,613,475, following the estimates of the population as at December 2022 and CPI for the year ended March 2023. These payments are distributed among councils by applying the methodology that was used to determine the 2022-23 allocations.

The impact of the above adjustments means that total cash payments due to Tasmania and Central Highlands Council over 2023-24 will be:

Entitlements 2023-24	Tasmania	Central Highlands Council
Base Grant	\$47,186,330	\$1,185,254
Road Grant	\$50,692,127	\$1,852,890
Less Advance Payment already received	-\$97,692,901	-\$3,031,386
Plus adjustment 2022-23	\$4,613,475	\$253,442
Total cash payments	\$ 4,799,031	\$ 260,200

## Payments Schedule

Following the determination of the Commission's recommendations regarding each council's allocation, the approvals of the relevant Tasmanian and Australian Ministers are sought. When approved, payments to councils commence in August.

Payments are made to councils in quarterly instalments, usually in August, November, February and May of each year.

The payments schedule to Central Highlands Council for 2023-24, including the distribution of the 2022-23 adjustment amount will be:

Payment Schedule for 2023-24 Allocations Central Highlands Council	
15 August 2023	\$65,049.97
15 November 2023	\$65,049.97
15 February 2024	\$65,049.97
15 May 2024	\$65,050.08
Total Payments	\$ 260,200

## Base Grants

A total of \$47,186,330 in Base Grants has been made available by the Australian Government for allocation by the State Grants Commission to Tasmanian councils for 2023-24.

The Australian Government requires that the Base Grants be distributed on the basis of the National Principles which, in aggregate, provide for the allocation of funds to each council on a “relative needs” basis. The exception to these principles is that the minimum of 30 per cent of the Base Grant a council is to receive is allocated on a per capita basis.

The Commission’s methodology considers a range of factors in this assessment including the costs of providing a common range of services and councils’ revenue raising capacity.

The National Principles also provide that the policies and decisions of individual councils in terms of expenditure and revenue raising will not affect the grant determination. As a result, the Commission’s assessment of revenue capacity and expenditure requirement for each council need not align with any council’s actual revenue and expenditure.

## Determining relative funding needs

### Revenue capacity

The Commission assesses each council’s revenue capacity primarily on the total Assessed Annual Value (AAV) for that council. This is the approach used by other state grant bodies across Australia.

Property values are the basis for assessing revenue capacity. This is because rates, which are based on property values, are typically the principal source of councils’ income. Importantly, property values are considered to be an indicator of the relative economic strength of local areas.

Increases in economic activity or wealth in municipalities are generally associated with relatively large increases in property values, and therefore in the revenue capacity for the relevant council, compared to the State average. By contrast, for municipalities experiencing declining economic activity or wealth, property values tend to rise by less, or even fall and the revenue capacity for the relevant council is lower, compared to the State average.

### Expenditure Requirement

The Commission’s calculation of the relative expenditure needs of each council is based on eight expenditure categories, as defined by the ABS:

- General administration;
- Health, Housing and Welfare;
- Law, Order and Public Safety;
- Planning and Community Amenities;
- Waste Management and the Environment;
- Recreation and Culture;
- Roads Expenditure (See also section on Road Grants); and
- Other Non-roads Expenditure.

The levels of a council’s actual expenditure, for any category, does not affect the Commission’s calculation of that council’s expenditure needs. Use of councils’ actual expenditure is limited to determining a state-wide average cost for each of the expenditure categories. The costs for these services are then applied to all councils in calculating their grants in accordance with the below formula. As a result, what an individual council may actually spend on services has a negligible impact on the Commission’s estimate of the standard cost or that council’s expenditure needs.

The Commission then applies a number of factors (or “cost adjustors”) which reflect the relative features of each council to derive an adjusted expenditure that is designed to reflect the relative needs of each council.

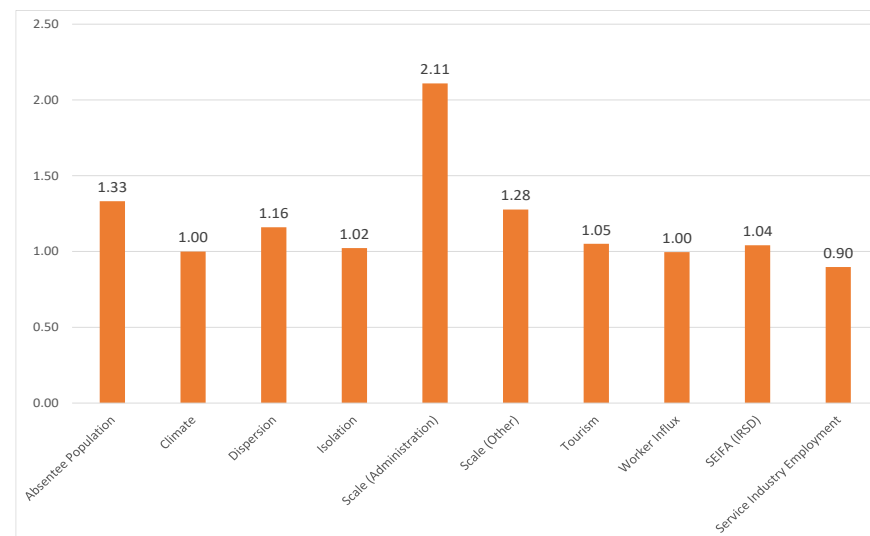
The cost adjustors used for the 2023-24 allocations, and the expenditure categories they are applied to, are shown in the table below:

Expenditure Function	Cost Adjustors	
General administration	Absentee population Isolation	Scale (administration)
Health, housing & welfare	No cost adjustors applied	
Law, order & public safety	Dispersion	
Planning & community amenities	Absentee population Climate Dispersion Isolation	Scale (other) Worker influx Socio-Economic Index for Areas (SEIFA)
Recreation & culture	Absentee population Climate Dispersion Isolation	Service Industry Employment Scale (other) Worker influx
Waste management & environment	Absentee population Climate Dispersion	Scale (other) Worker influx
Other	No cost adjustors are applied to 'other' expenditure	

The Commission does not apply any adjustors to the revenue data.

For the Central Highlands Council, the impact of each of the cost adjustors is as follows, showing whether it is above or below the average Tasmanian council’s service cost. An adjustor above 1 means a higher than average cost, whilst a value below 1 indicates a lower than average cost.

Relative Impact of Cost Adjustors for Central Highlands Council



## Calculating the Base Grant

The Commission applies two other adjustments to expenditure needs:

- an amount (currently \$100,000) for King Island and Flinders Council in recognition of the need to provide and maintain an airport; and
- an amount (currently \$45,565) to councils which provide financial support to ensure that a general practitioner service is provided in certain locations. This amount is increased annually based on CPI movements.

These other adjustments are added to a council's expenditure in the Base Grant model.

Having calculated each council's assessed revenue using the state average rating level and the assessed expenditure after the application of cost adjusters to the state average, the Commission calculates an "Assessed Deficit" for each council.

Thirty per cent of the total Base Grant is distributed to all councils based on a population share. This amounts to \$24.77 per capita.

The balance of the Base Grant is then allocated on the relative needs basis amongst those councils with an assessed relative need. This applies to of Tasmania's councils. The value of the balance of the Base Grant is approximately 28.79% of the total "Assessed Deficits".

As Base Grants are applied on the basis of relative needs, the resulting payments to councils vary considerably on a per capita basis. The average Base Grant payment for 2023-24 is \$82.56 per capita.

## Grant Stability Measures

The Commission also applies caps and floors which limit movements in Base Grant payments to councils compared to the previous year's payment. This is to prevent large changes in the level of payments from year to year.

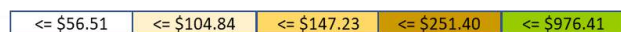
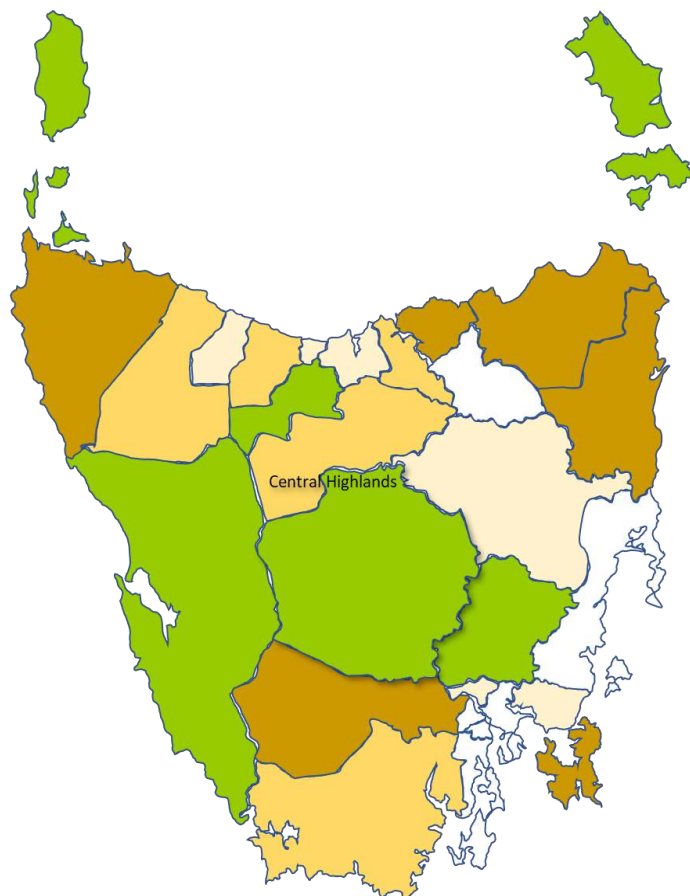
For the 2023-24 assessment, the Commission increased the cap from +10 to +17 per cent and increased the floor from 0 to +7 per cent, relative to the previous year estimate.

The increase to the cap reflects the significant increase in inflation and in the dollar value of grants, while the effect of the new floor is to preserve the real value of grants, based on CPI movements.



## Base Grants per capita 2023-24

The following map provides a broad indication of the relative per capita Base Grant payments made to each of Tasmania's 29 councils for 2023-24.



The Central Highlands Council will receive \$458.51 per capita in Base Grants for 2023-24, compared to the finalised entitlement of \$647.79 per capita in 2022-23.

Reasons for this change include:

- Total growth in the National pool of 5.46 per cent, driven by forecast CPI growth of 3.47 per cent and population growth of 1.93 per cent in the 2023-24 Australian Government Budget.
- Tasmania's relative share of the National Base Grant pool increased from 2.15 per cent to 2.19 per cent due mainly to State population growth of 0.51 per cent as at December 2022.
- The growth in the National Base Grant pool and Tasmania's relative share has resulted in Tasmania's 2023-24 estimated entitlement increasing by \$3.14 million or 7.12 per cent compared to the 2022-23 final entitlement.
- Recent property valuations have resulted in relatively large increases in the total Assessed Annual Value of properties for some councils, which is driving increases in assessed revenue capacity of these councils.
- Central Highlands Council has experienced below average annual growth in population of +0.19 per cent compared to the state-wide average population growth of +0.64 per cent according to the Australian Bureau of Statistic's estimated resident population (ERP) for local government areas for the year to 30 June 2022. Tasmania's ERP as at 30 June 2021 was revised upwards substantially following the 2021 Census.

## Road Grants

A total of \$50,692,127 in Road Grants has been made available by the Australian Government for allocation by the State Grants Commission to Tasmanian councils for 2023-24.

The Australian Government requires that the Road Grants be distributed, as far as practicable, to councils on the basis of the needs of each council to preserve its road assets.

The Commission utilises data provided by councils relating to:

- the length of each council's local roads, distributed according to three road types (urban sealed, rural sealed and unsealed);
- the area of each council's bridges and major culverts according to six differing bases of construction;
- the application of a standard state-wide average annual preservation cost for each of the above asset types, based on professional engineering advice relating to the profile of the asset and the average costs of preservation per kilometre or square metre respectively;
- the recognition of four factors which impact upon a council's actual preservation costs of roads; and
- a small uplift factor for streets in defined CBD areas.

For each council therefore, the preservation need is calculated for each road and bridge category:

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(Length of road x standard annual preservation cost per kilometre) adjusted by the road cost adjusters  
 + (Area of bridge and major culvert x standard annual preservation cost per square metre)

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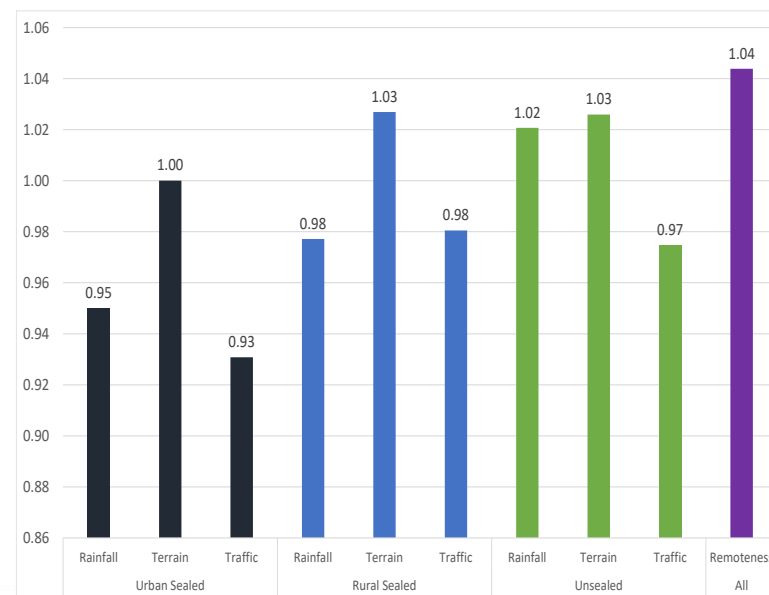
The cost adjustors are applied to roads as follows:

- rainfall on council roads, measured using GIS data rainfall bands;
- terrain of councils roads, measured using GIS data of road gradients;
- traffic volumes, based on the heavy vehicle freight task on council roads according to the Tasmanian Freight Survey undertaken by the Department of State Growth; and
- remoteness, based on a defined "central" point of the municipality and its distance from suppliers of road-making materials.

The value of the cost adjustors vary according to the road type.

There are no cost adjustors applied for bridge and major culvert assets.

Relative Impact of Cost Adjustors for Central Highlands Council



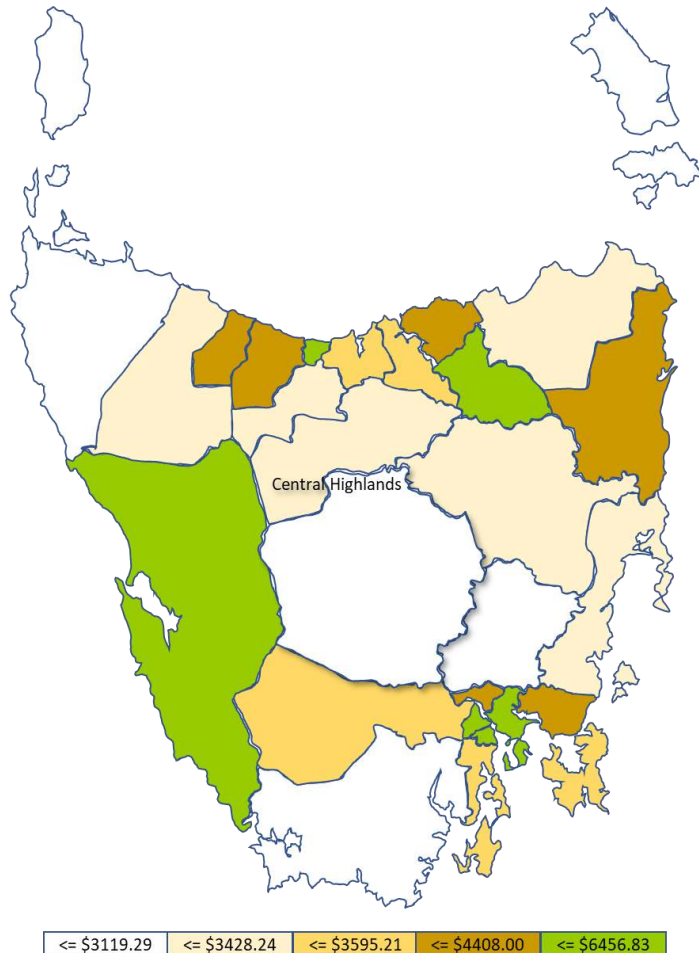
As the total preservation cost calculated for all councils exceeds the quantum of the Road Grant provided to Tasmania, the Road Grants are provided on a proportionate basis of the total calculated asset preservation needs.

In 2023-24, the state-wide average total asset preservation cost per kilometre of road (including bridge funding) was \$14,588.34. For the Central Highlands Council, the comparative figure was \$10,254.84 per kilometre.

The Commission does not apply any constraints on the year to year movements in the Road Grants.

## Road Grants per kilometre 2023-24

The following map provides a broad indication of the per kilometre Road Grant payments made to each of Tasmania's 29 councils for 2023-24.



In comparative terms, the Central Highlands Council has received \$2,507.29 per kilometre of local roads in Road Grants in 2023-24, compared to the finalised entitlement of \$2,453.77 per kilometre of local roads in 2022-23.

Reasons for this change include:

- Total growth in the National pool of 5.46 per cent, driven by forecast CPI growth of 3.47 per cent and population growth of 1.93 per cent in the 2023-24 Australian Government Budget.
- Change in relative proportion of State total Asset Preservation Need due in part to the annual indexation of the materials used for roads, bridges and culverts.
- Corrections to reporting of road assets by some councils.

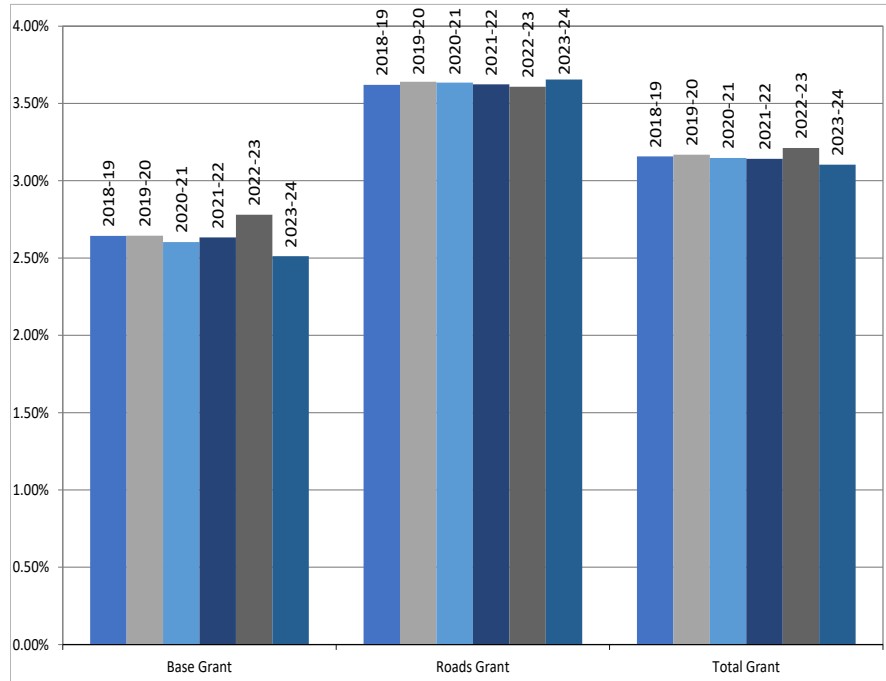


## Summary - Central Highlands Council

	Total entitlement for year	% of State Total
Base Grant		
2022-23 (final)	\$1,399,216	3.01%
2023-24 (estimate)	\$1,185,254	2.51%
Road Grant		
2022-23 (final)	\$1,813,336	3.61%
2023-24 (estimate)	\$1,852,890	3.66%
Total Grants – Annual Change	\$ -174,408	-5.43%

## Appendix A – Time Series of FA Grants

Relative Share of FA Grant Received for Central Highlands Council



Amount of FA Grant for Central Highlands Council

