


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

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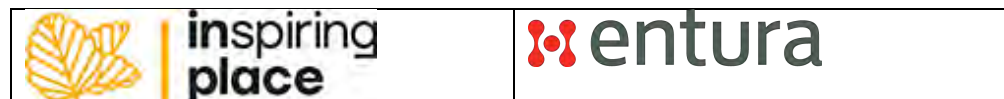
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SECTION 1

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.”¹

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.

¹ 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:

Geoscience 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*² 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.

² 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 scene³.

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 approach⁴ 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 setting⁵.

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 are 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

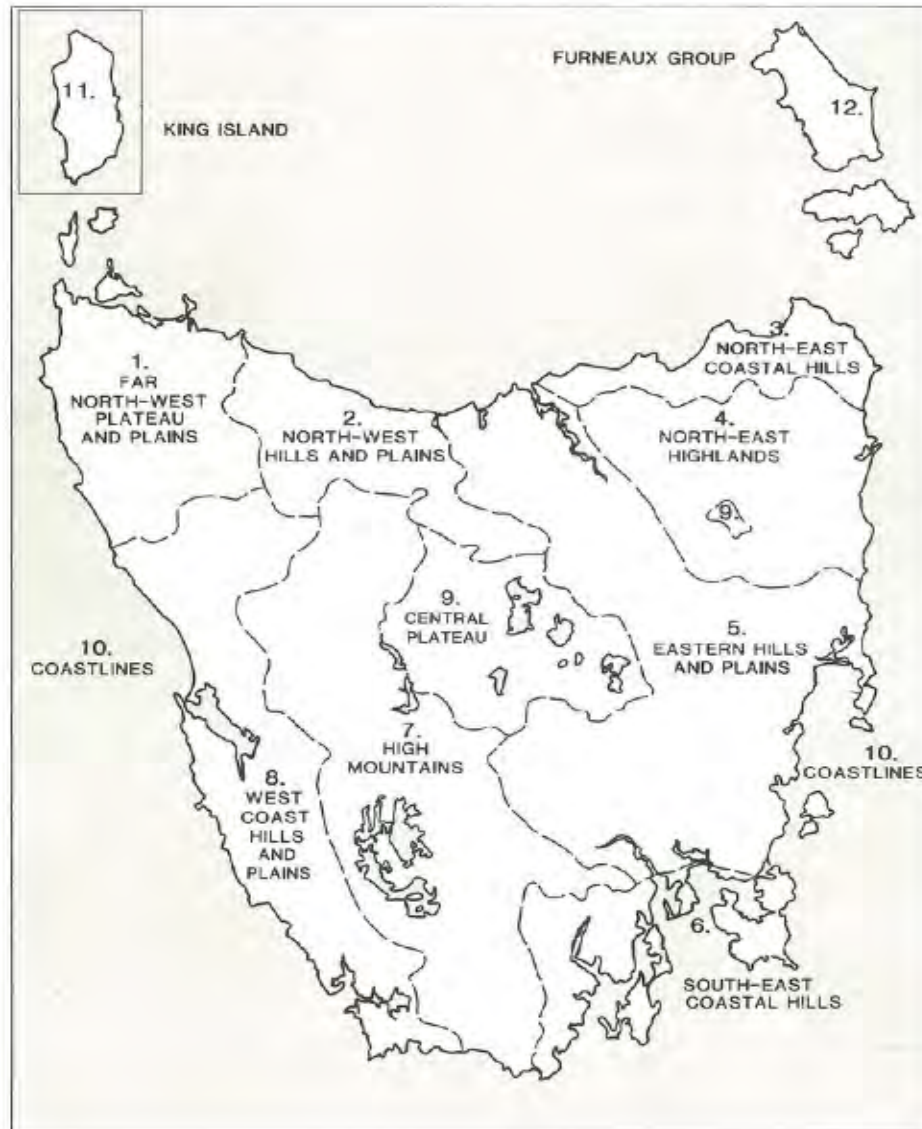
Scenery is a composition of features that create a visual impression giving landscape character to a place. Landscape character varies with the arrangement of elements such as landform, vegetation, water and settlement patterns.

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 area⁶ 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.

⁶ 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.



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.

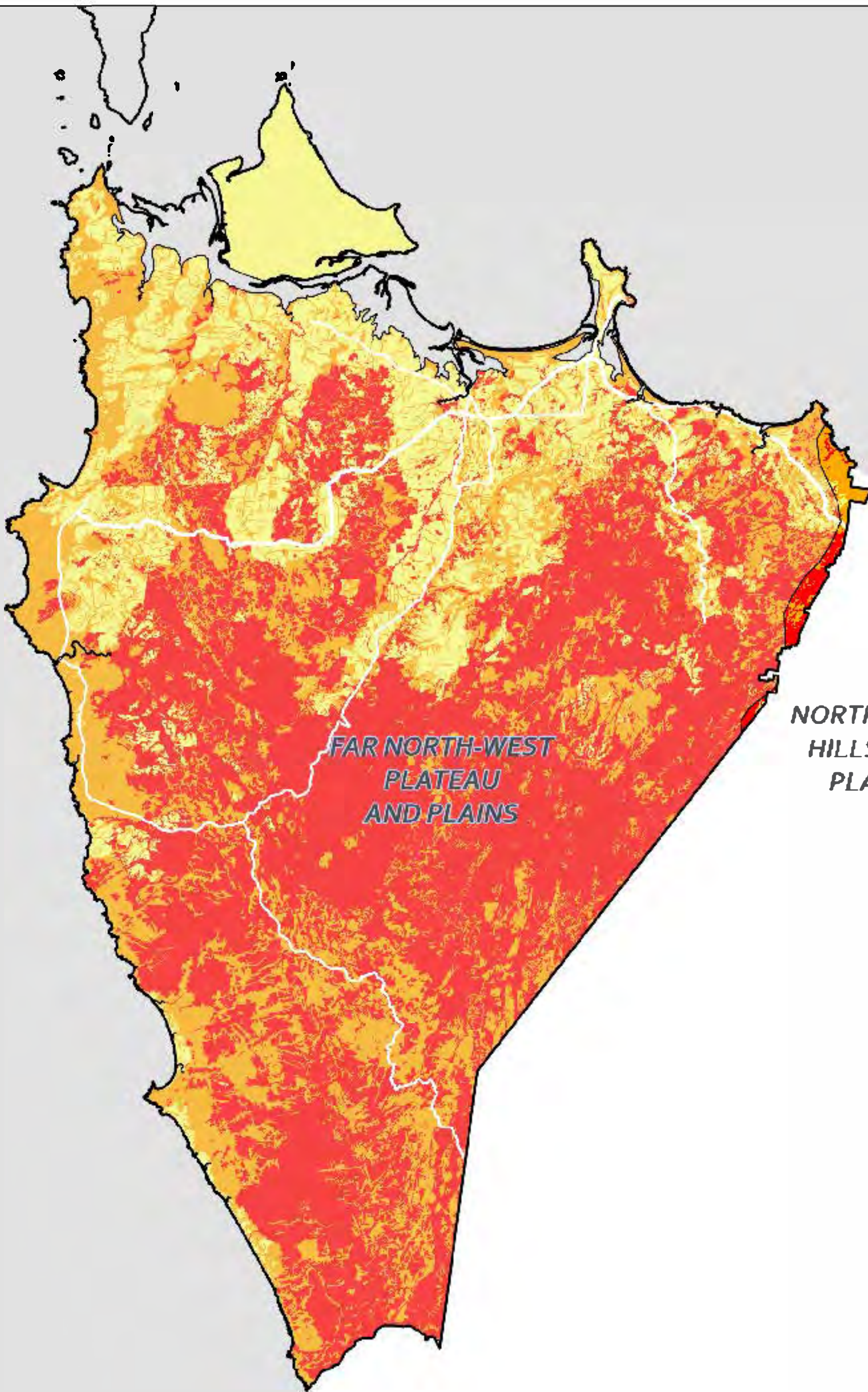
Map 2.2 is an overview of the scenic quality of the municipal area. The map highlights extensive areas of high to moderate scenic quality particularly in the south and east of the municipality in areas of with extensive tree cover and/or higher elevation.

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 quality⁷ 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.

⁷ 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.



**NORTH WEST
HILLS AND
PLAINS**

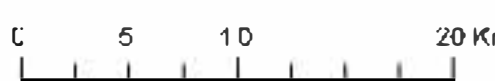
**FAR NORTH-WEST
PLATEAU
AND PLAINS**

Scenic Quality

- Low
- Moderate
- High

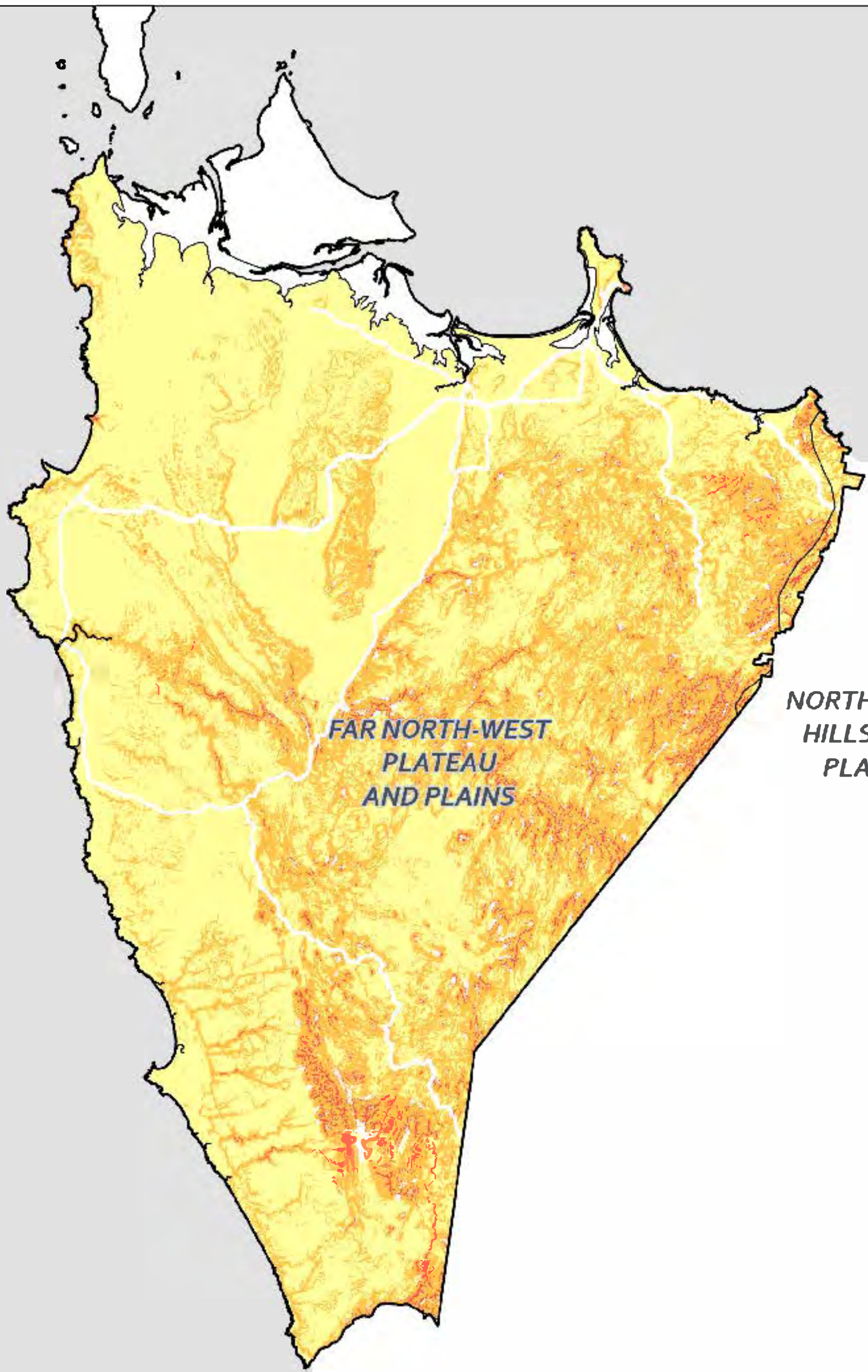
Scenic quality is derived from publicly available using in an interpretation of the Landscape Character Types as defined by in Forestry Commission Tasmania's Manual for Forest Landscape Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006).

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**Map 2.2
Overview**





**FAR NORTH-WEST
PLATEAU
AND PLAINS**

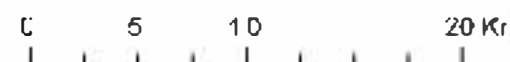
**NORTH WEST
HILLS AND
PLAINS**

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).

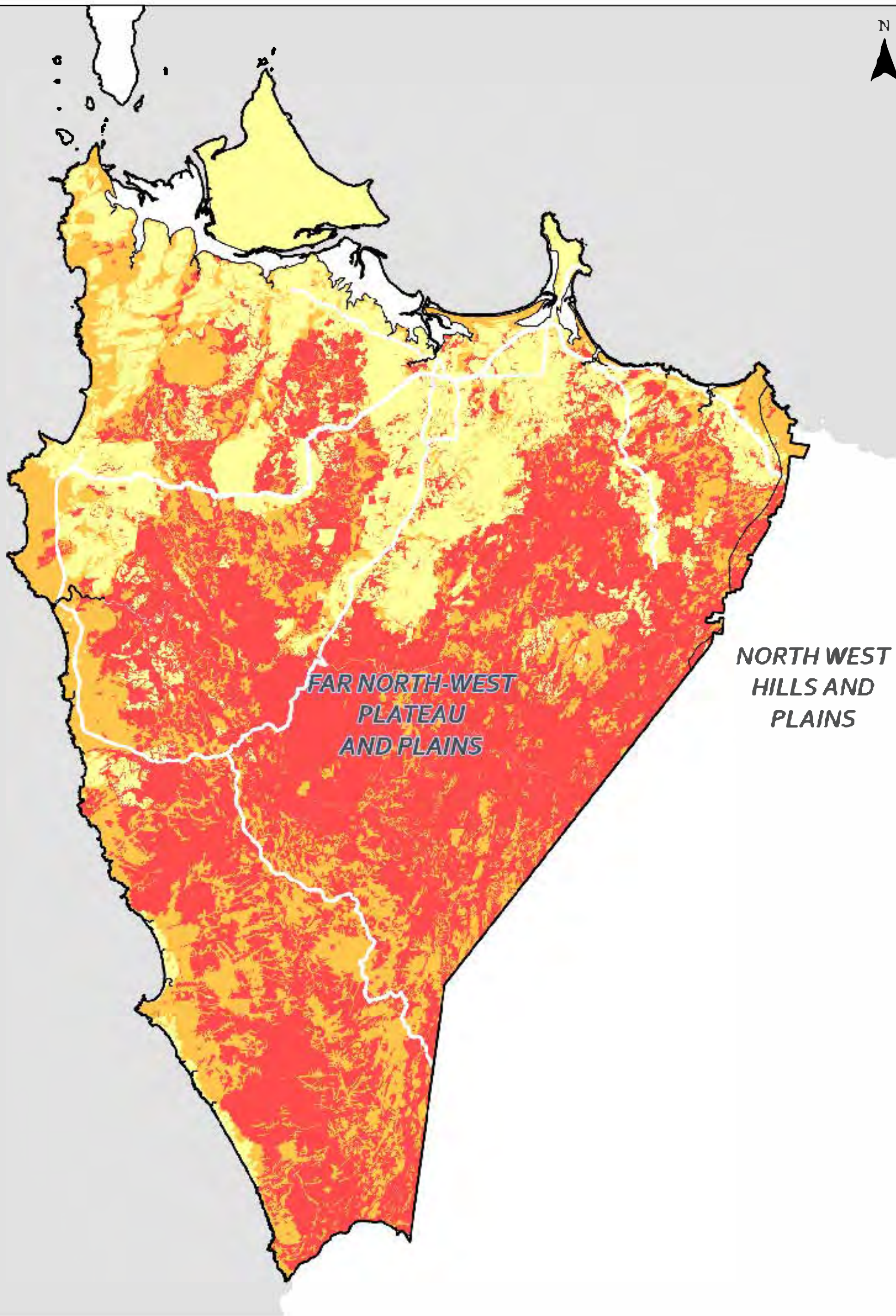
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**Map 2.3
Landform**

Entura Tasmania





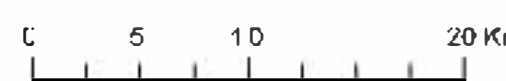
Map 2.4
Vegetation

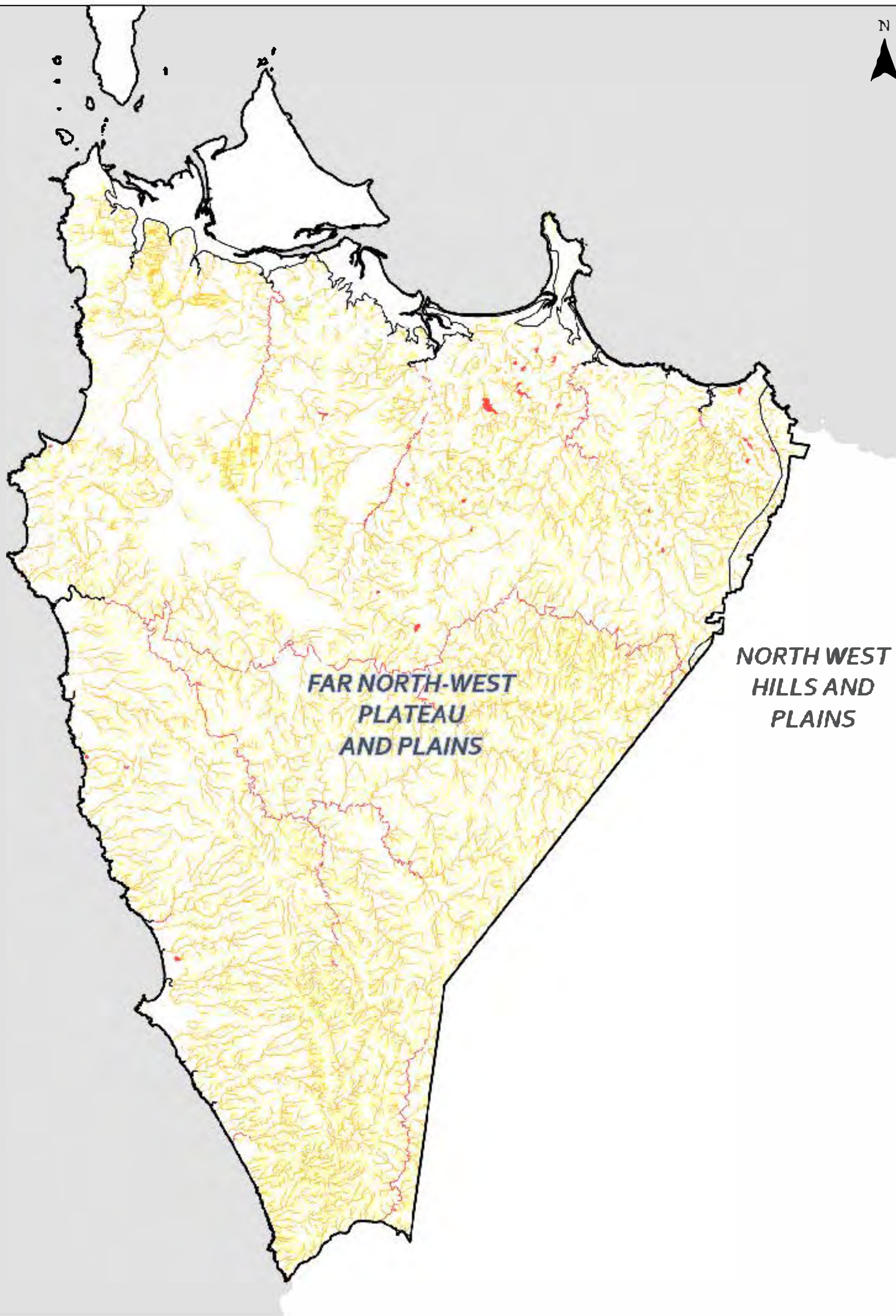
Scenic Quality

- 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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**NORTH WEST
HILLS AND
PLAINS**

**FAR NORTH-WEST
PLATEAU
AND PLAINS**



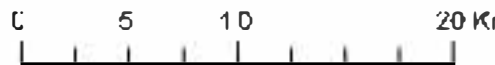
**Map 2.5
Waterform**

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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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;

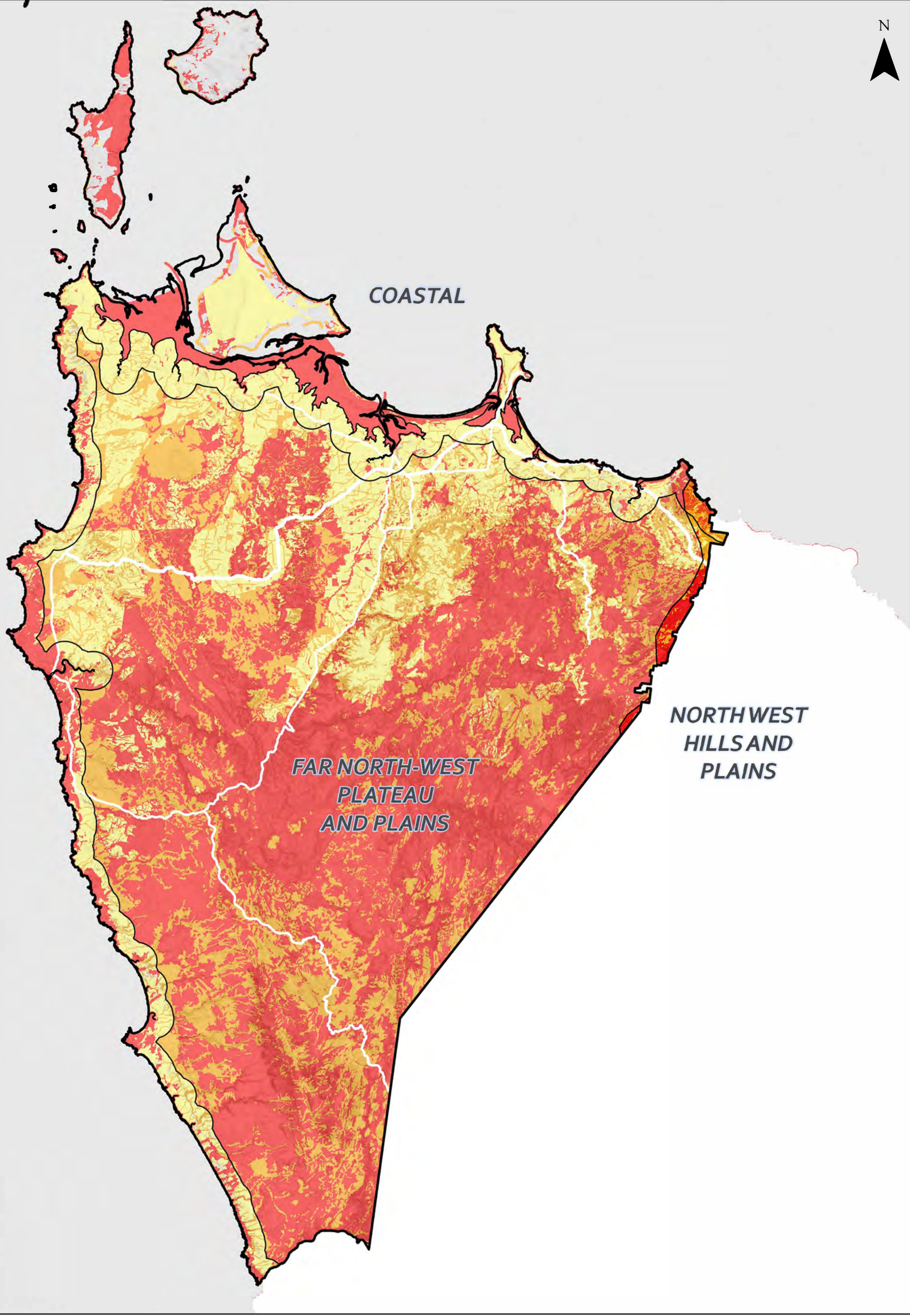
frequency of viewing ('how often is a part of the landscape viewed?') - relative sensitivity increases where views from various locations overlap;

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.



COASTAL

FAR NORTH-WEST
PLATEAU
AND PLAINS

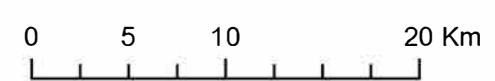
NORTHWEST
HILLS AND
PLAINS

Scenic Quality

- Low
- Moderate
- High

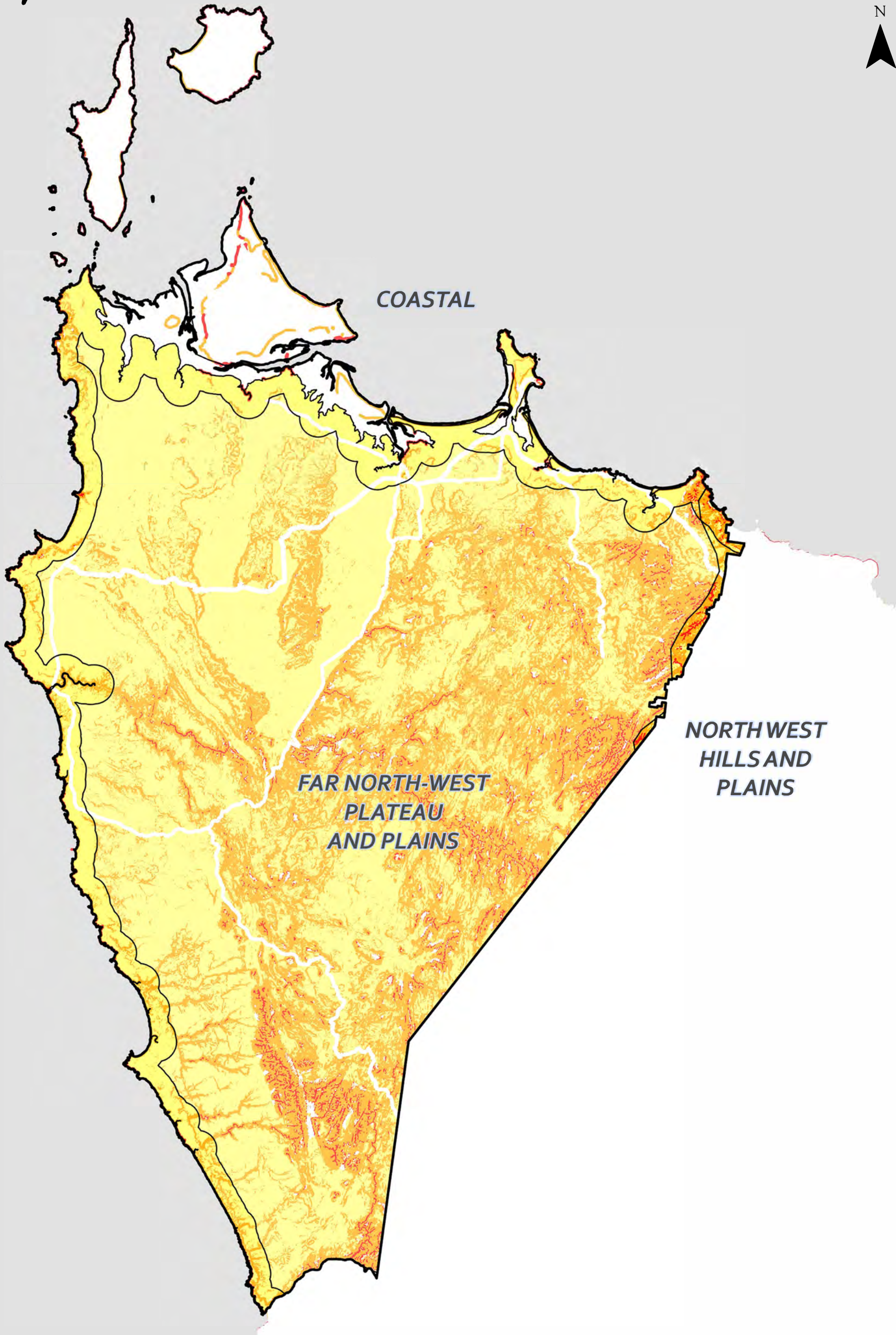
Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

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Map 2.6 Overview





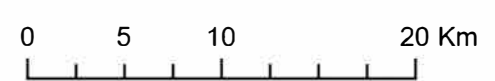
Map 2.7
Landform

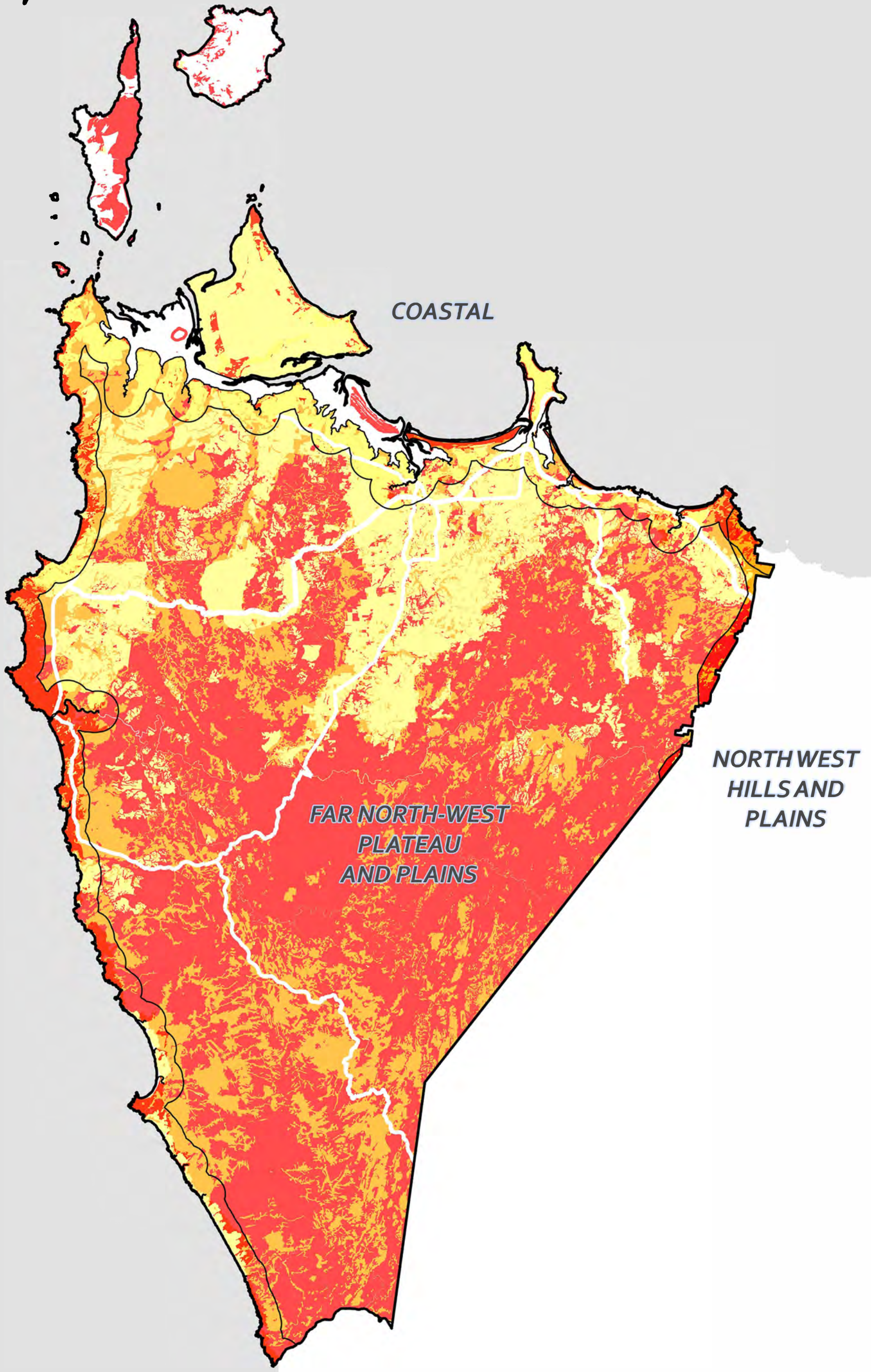
Scenic Quality

- 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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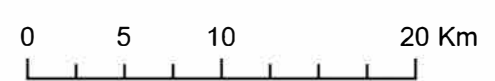
Map 2.8
Vegetation

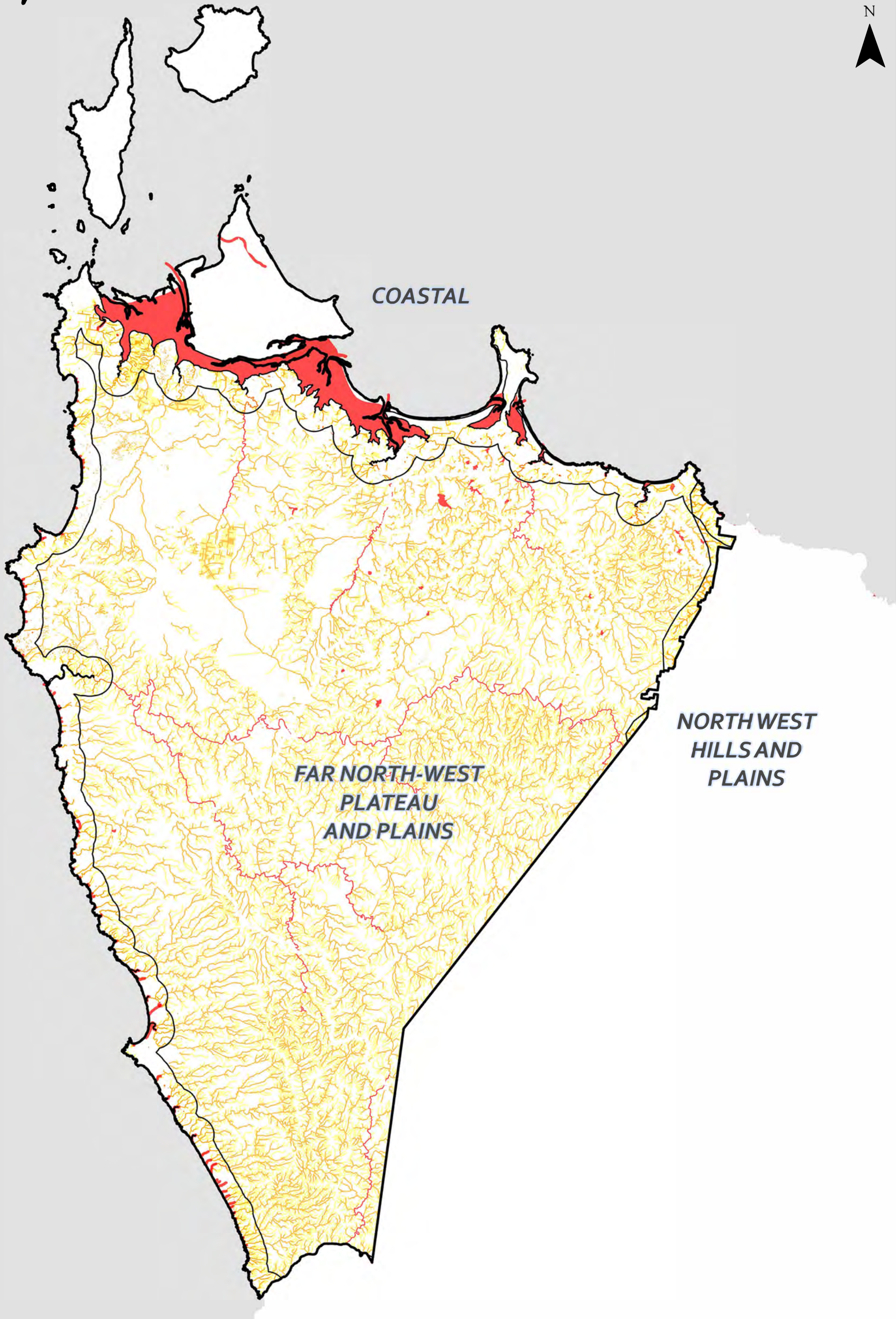
Scenic Quality

- 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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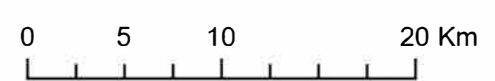
Map 2.9
Waterform

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
Slope	Flat		Steep
Prominence	Development proposal seen against the skyline or on a ridgeline		Development proposal seen against a backdrop
Vegetation	Tall		Low height
	Open, patterned		Uniformly dense vegetation
Soils	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)⁸ 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:

⁸ 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.



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 Pasmenco-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 (<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*⁹. 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 PROGRAM¹⁰

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-

⁹ Forestry Tasmania 1990 (updated 2006). *Op cit.*

¹⁰ This information has been sourced from <https://dpiwve.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.¹¹

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

¹¹ <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 area¹² 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

¹² 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.

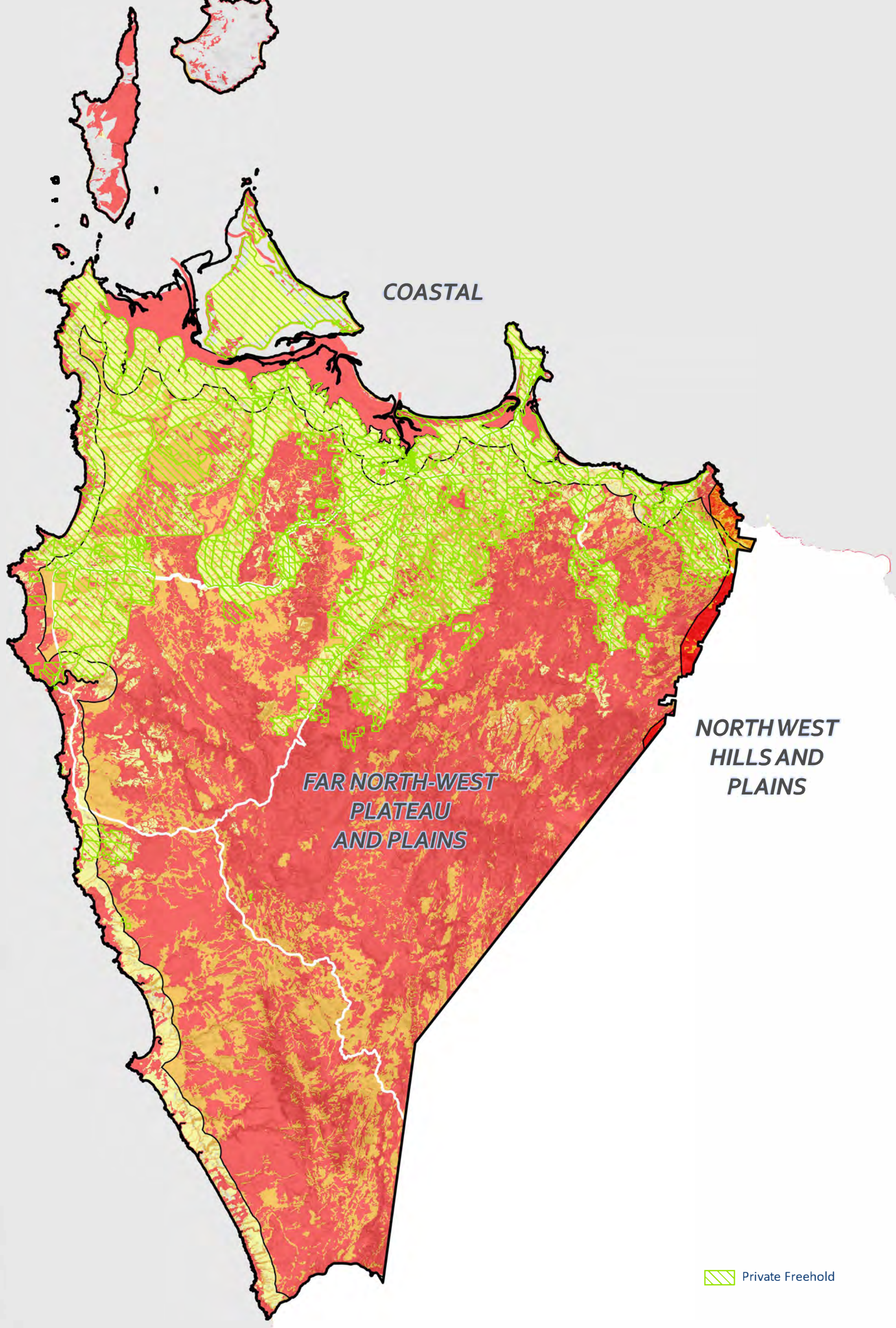
3.3.2 Analysis of Current Planning Scheme Zones

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





**NORTH WEST
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PLATEAU
AND PLAINS**

COASTAL

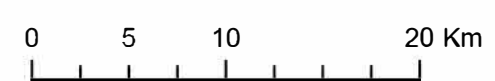
 Private Freehold

Scenic Quality

-  Low
-  Moderate
-  High

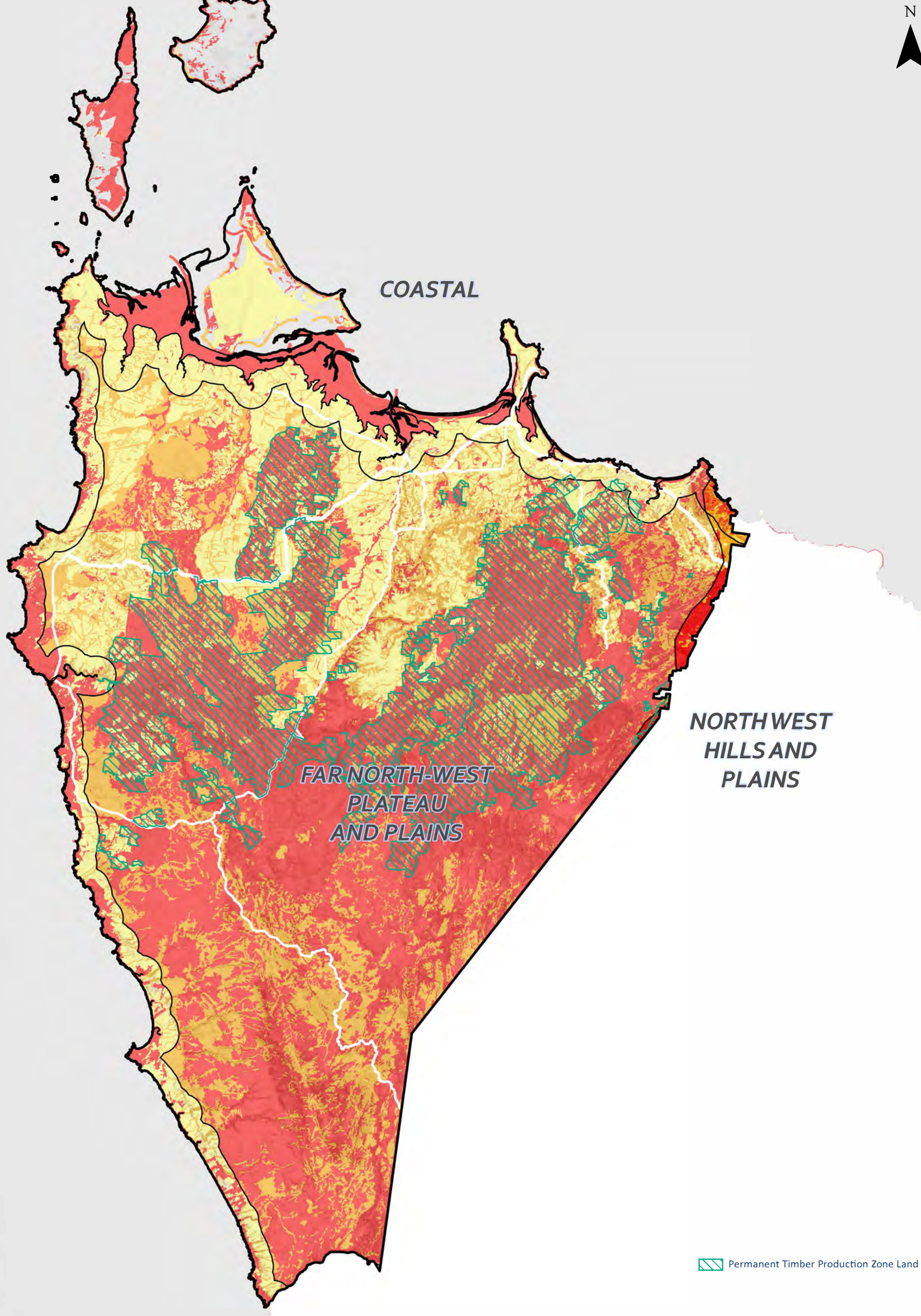
Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

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Map 3.1







**NORTH WEST
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**FAR NORTH-WEST
PLATEAU
AND PLAINS**

COASTAL

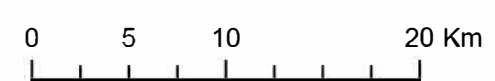
 Permanent Timber Production Zone Land

Scenic Quality

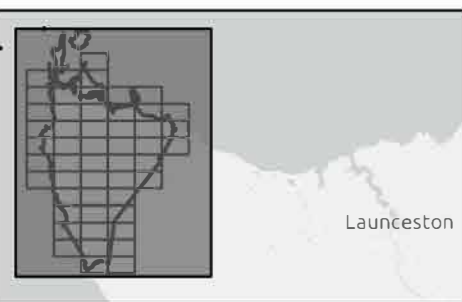
-  Low
-  Moderate
-  High

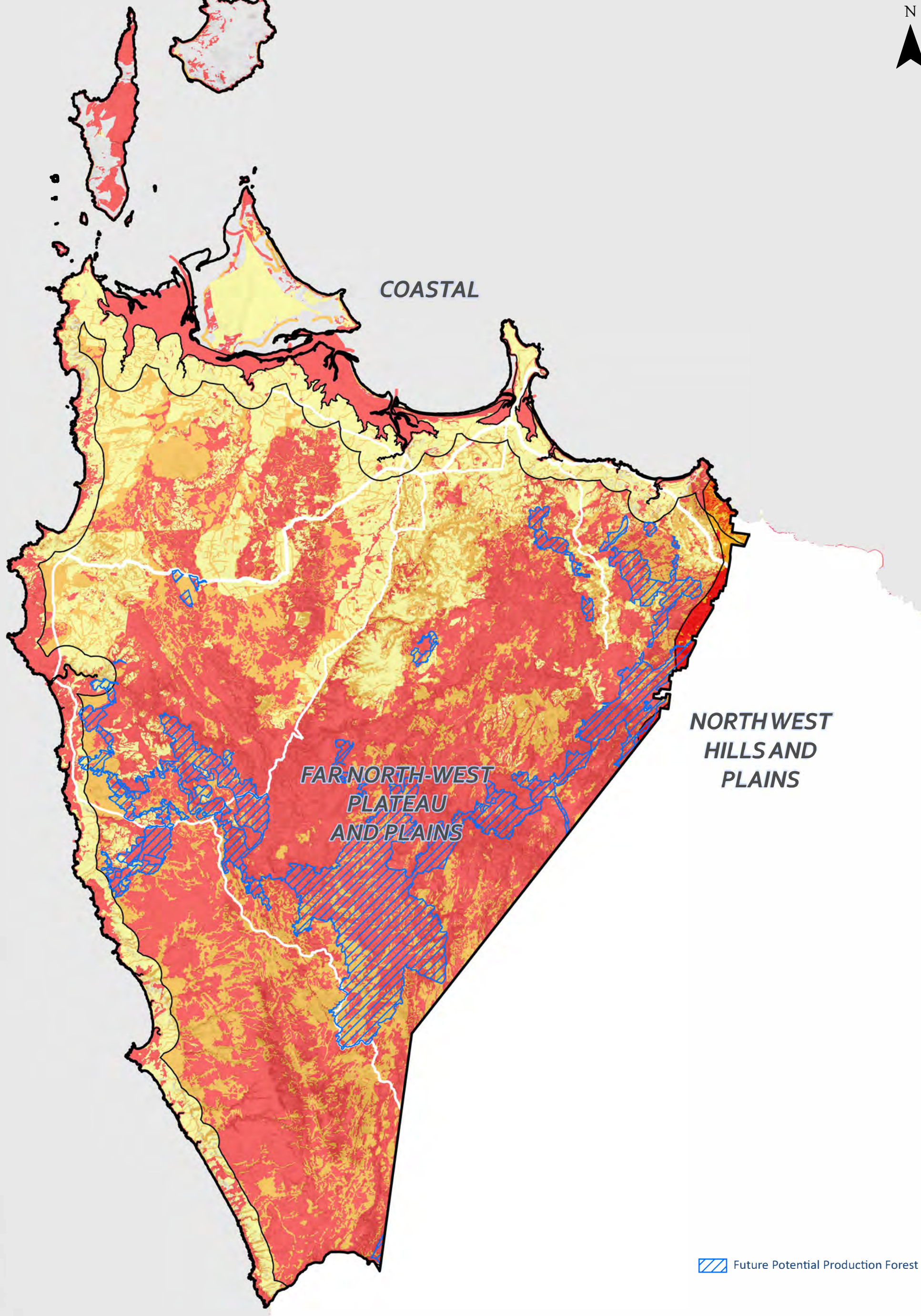
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Map 3.2






**NORTH WEST
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PLATEAU
AND PLAINS**

COASTAL

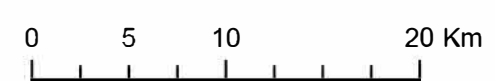
 Future Potential Production Forest

Scenic Quality

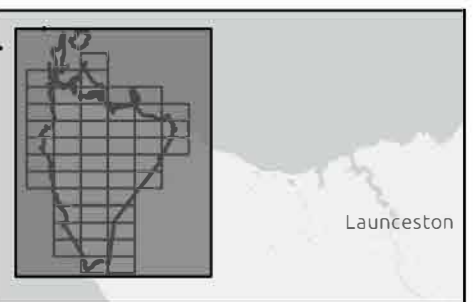
-  Low
-  Moderate
-  High

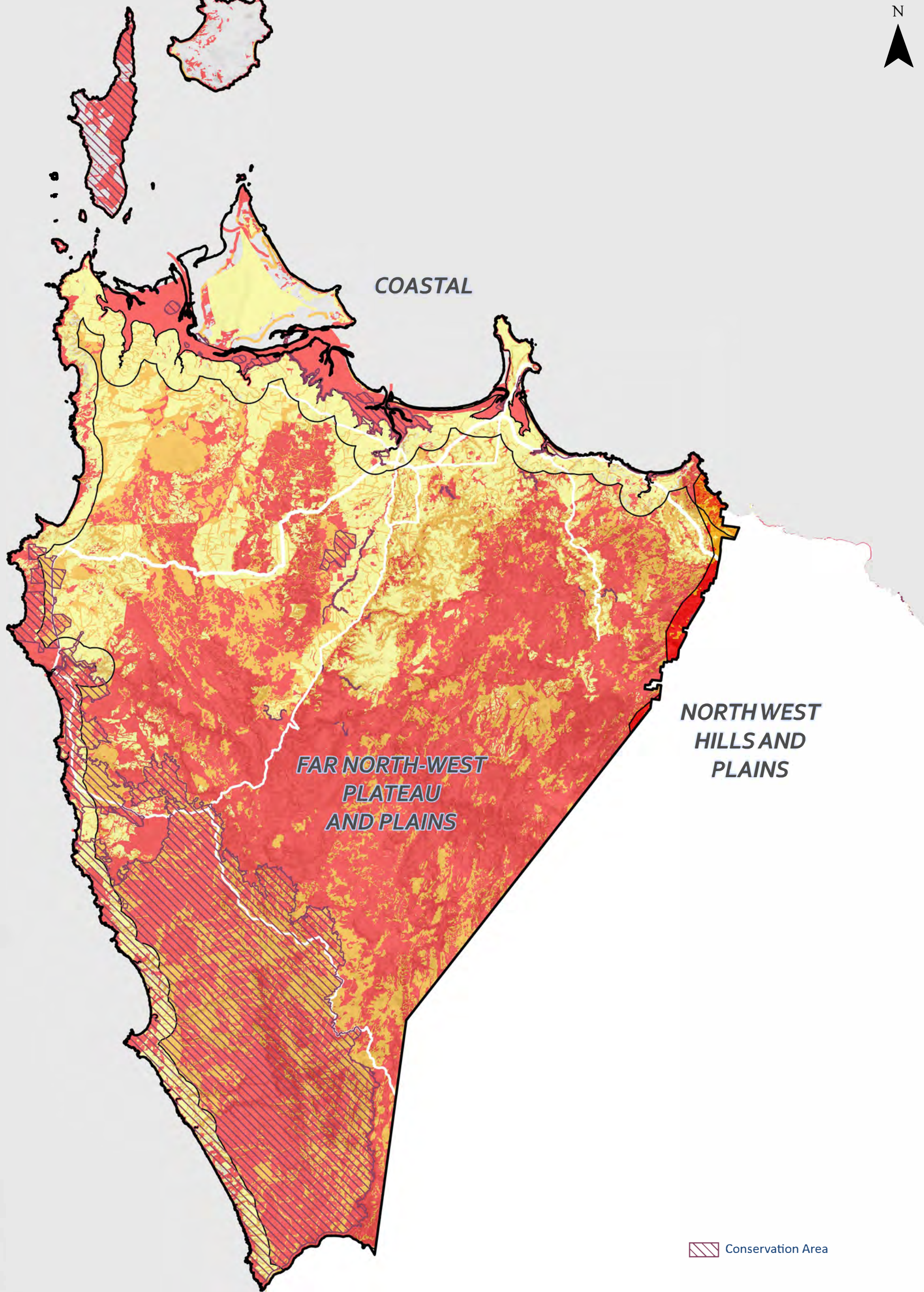
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Map 3.3








**NORTH WEST
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COASTAL

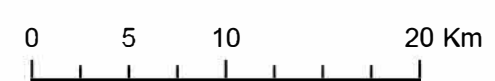
 Conservation Area

Scenic Quality

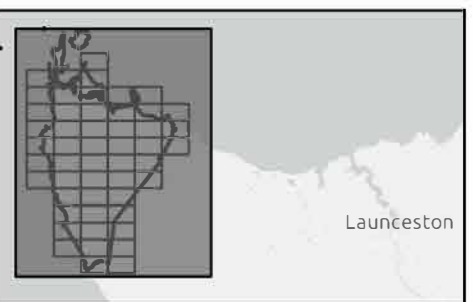
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-  Moderate
-  High

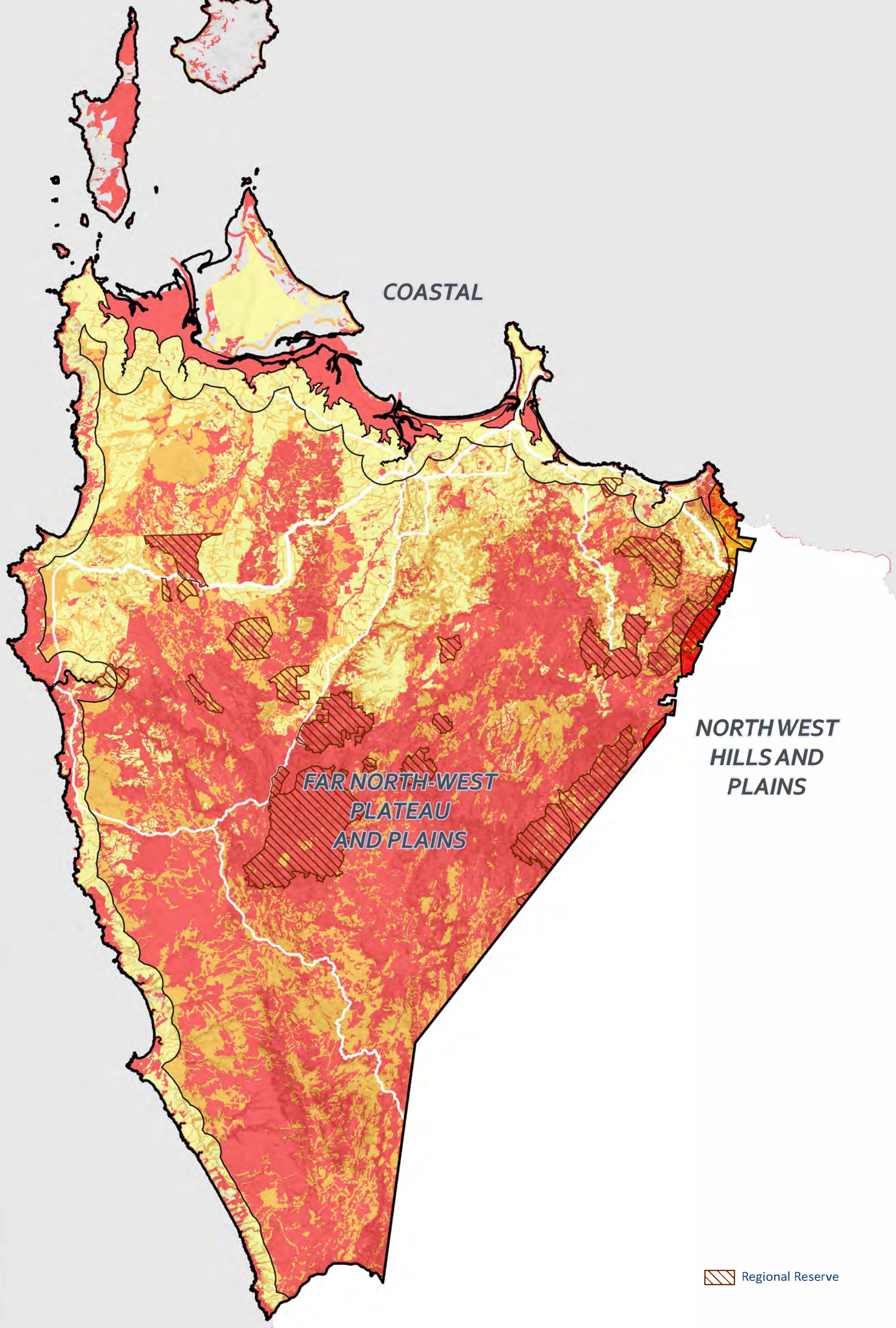
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Map 3.4





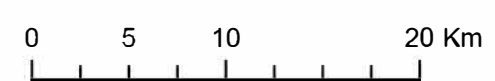
 Regional Reserve

Scenic Quality

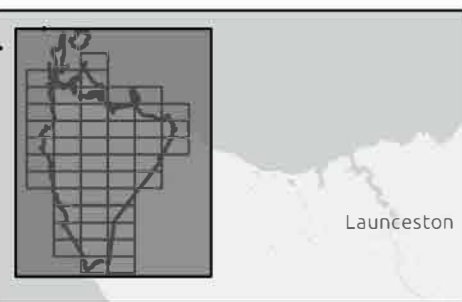
-  Low
-  Moderate
-  High

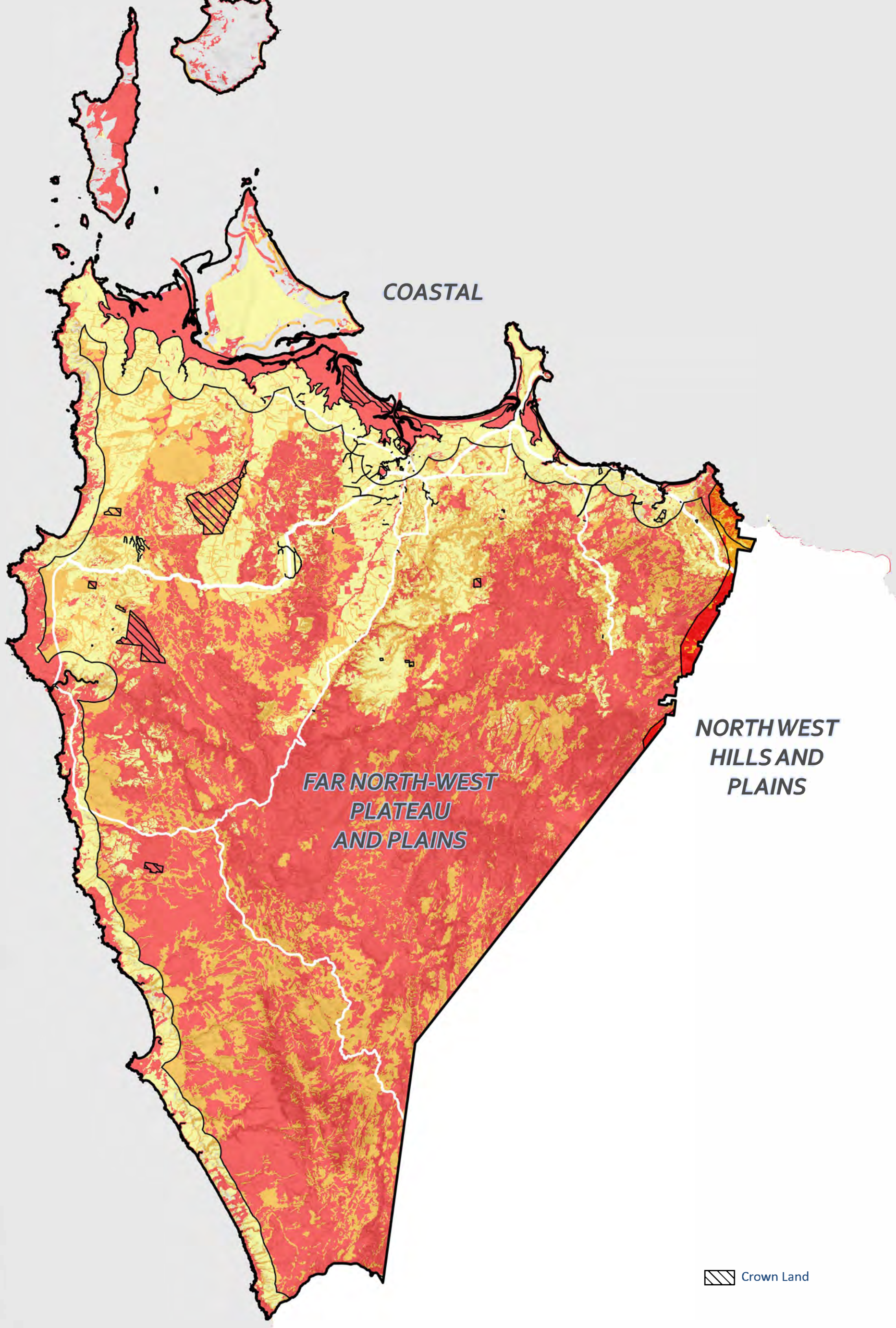
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Map 3.5






**NORTH WEST
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**FAR NORTH-WEST
PLATEAU
AND PLAINS**

COASTAL

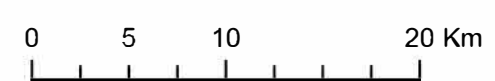
 Crown Land

Scenic Quality

-  Low
-  Moderate
-  High

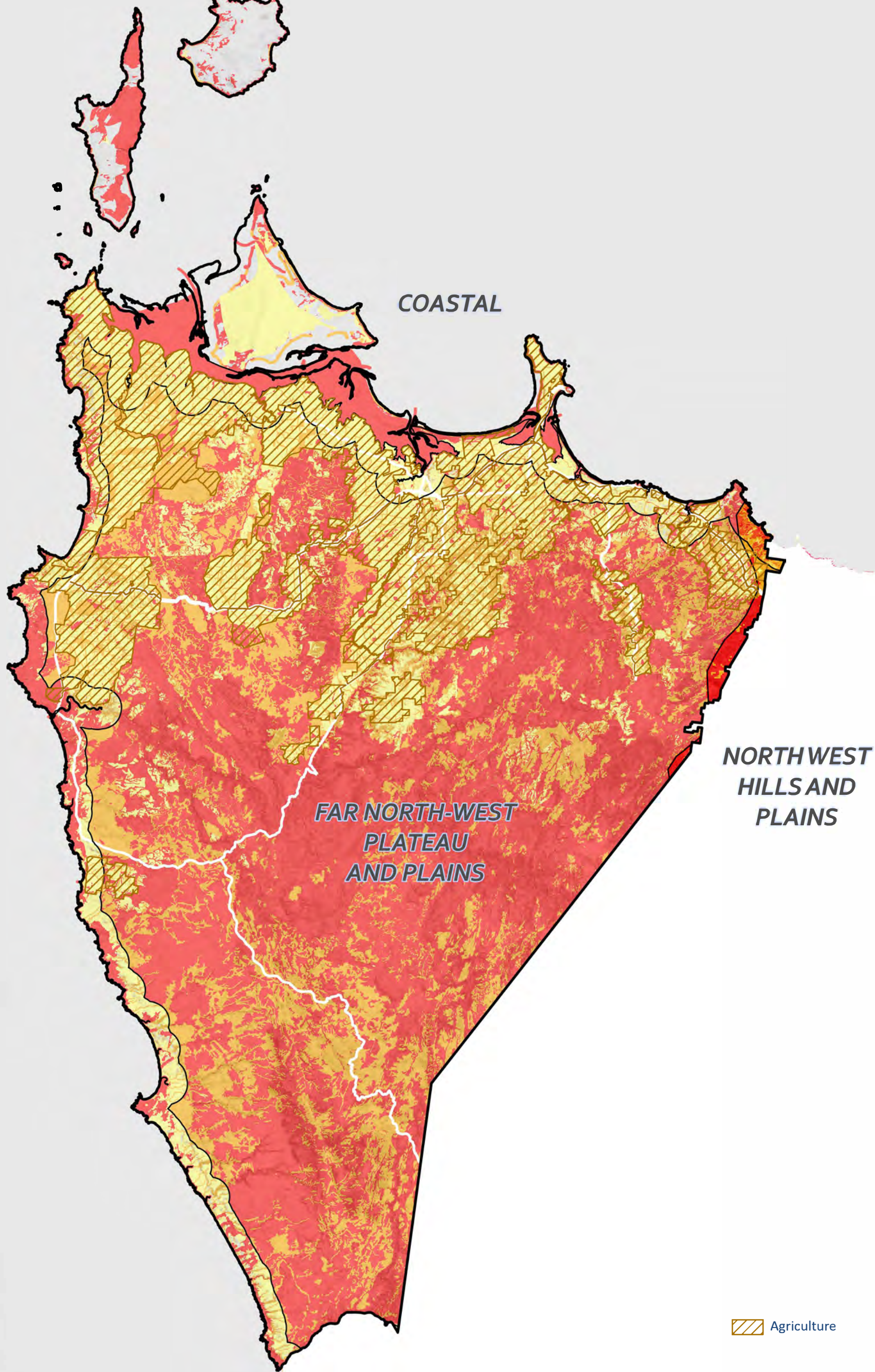
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Map 3.6





 Agriculture

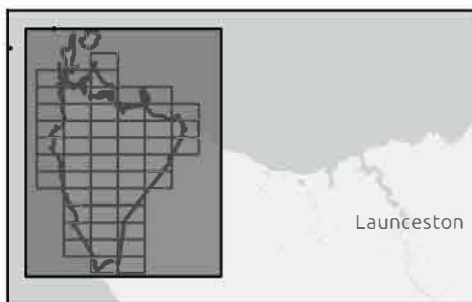
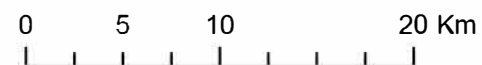
Map 3.7

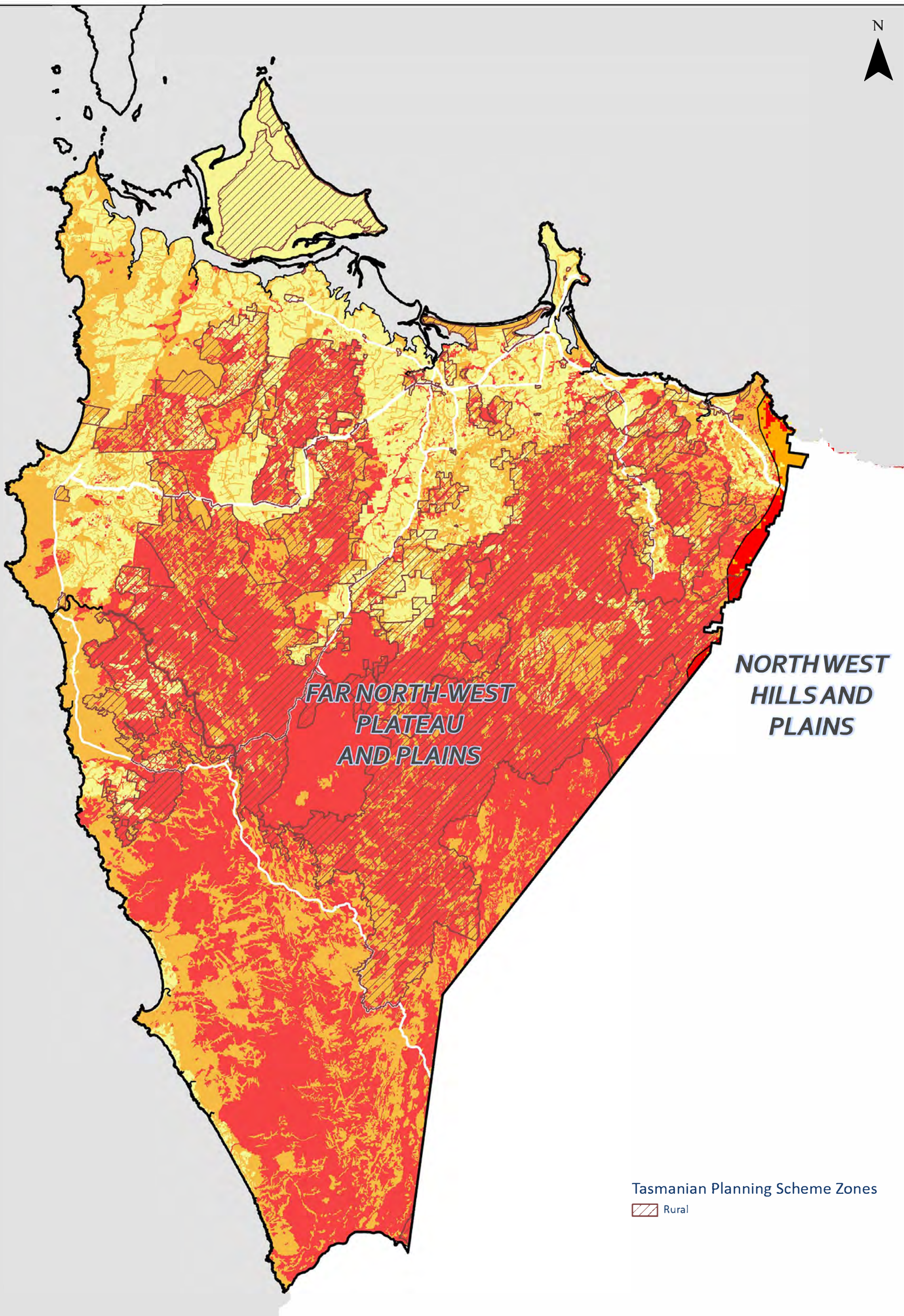
Scenic Quality

-  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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**NORTHWEST
HILLS AND
PLAINS**

**FAR NORTH-WEST
PLATEAU
AND PLAINS**

Tasmanian Planning Scheme Zones
 Rural

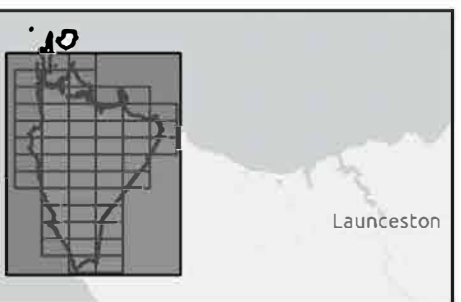
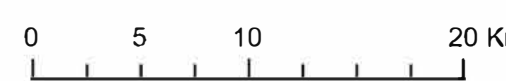
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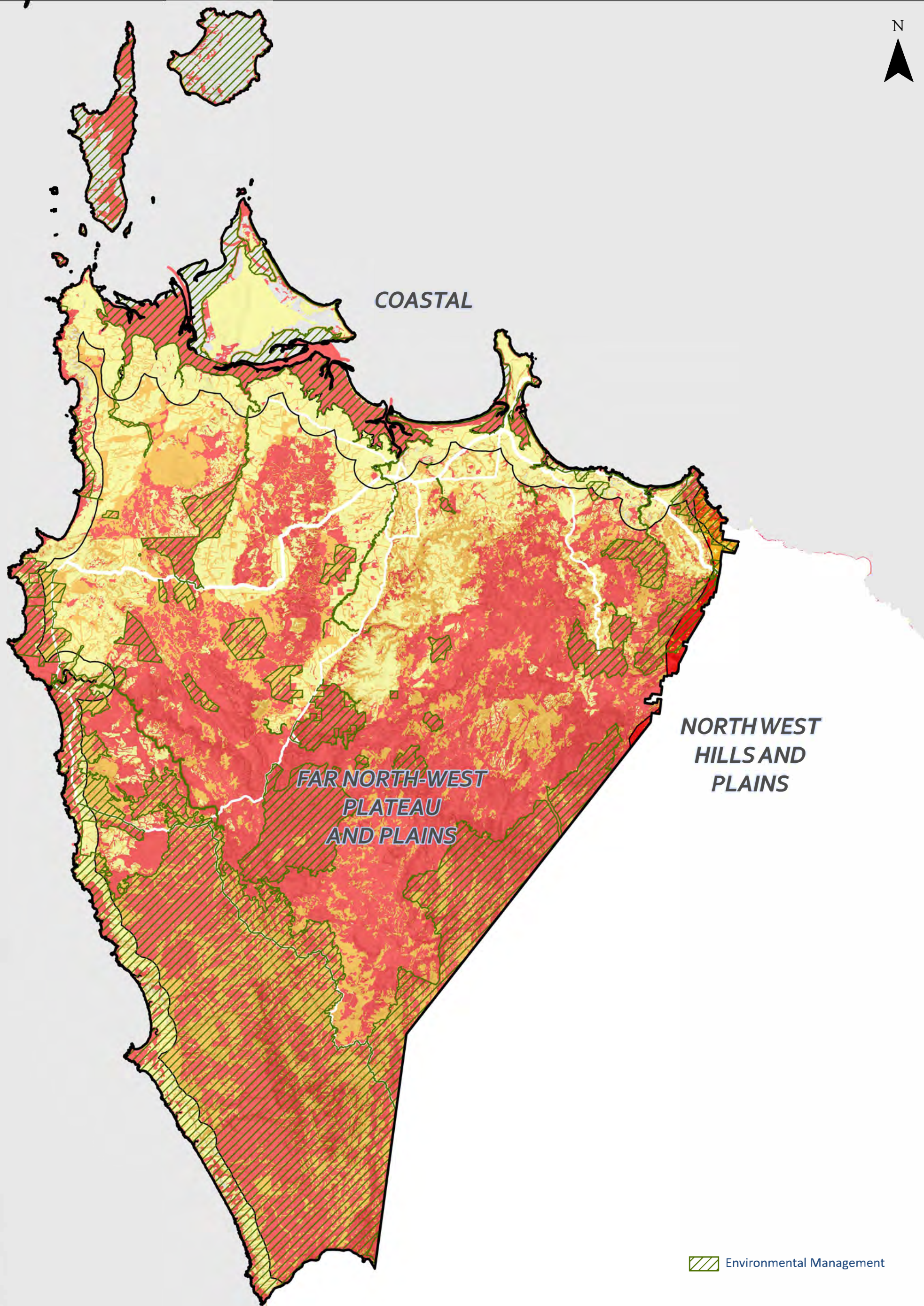
Scenic Quality

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-  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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**NORTH WEST
HILLS AND
PLAINS**

**FAR NORTH-WEST
PLATEAU
AND PLAINS**

COASTAL

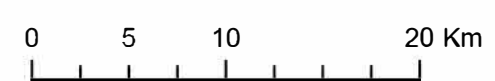
 Environmental Management

Scenic Quality

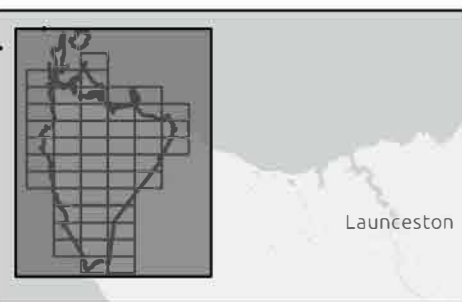
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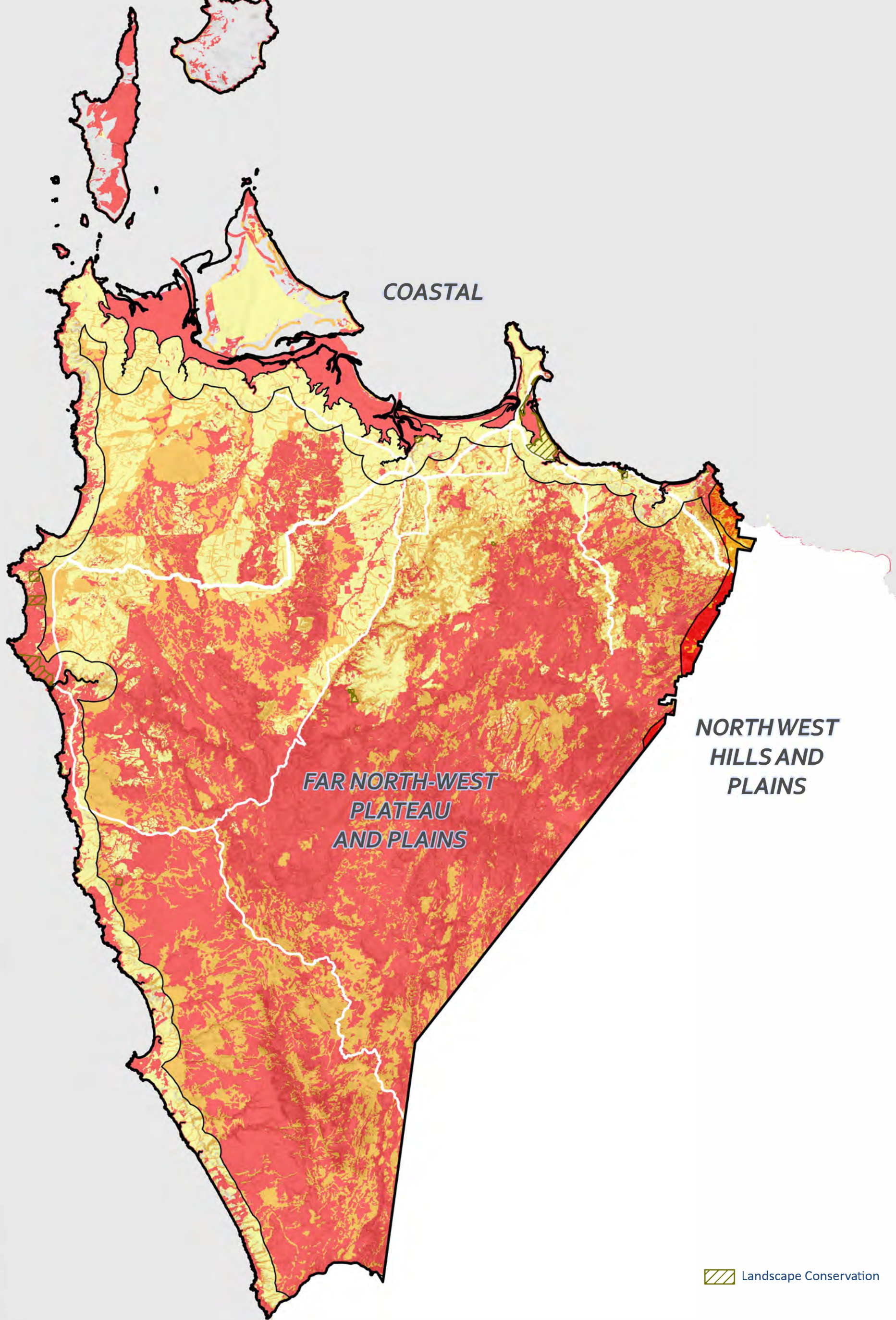
Scenic quality is derived from publicly available data used in an interpretation of the Landscape Character Types as defined by Forestry Commission Tasmania's Manual for Forest Landscape (Management Forestry Commission of Tasmania, Hobart, 1990 (reprinted 2006)).

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Map 3.9





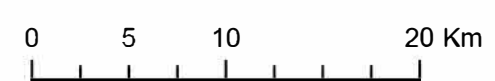
 Landscape Conservation

Scenic Quality

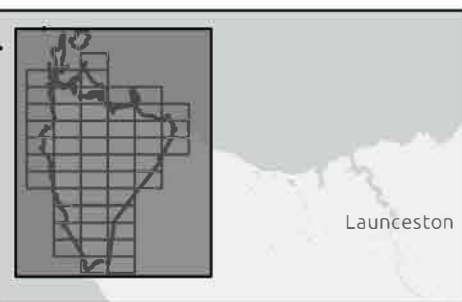
-  Low
-  Moderate
-  High

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%¹³ agreement for having a Stanley Peninsula Scenic Protection Area;

there was 82%-84%¹⁴ agreement for having a Marrawah Scenic Protection Area;

¹³ This indicates 86% support of total survey respondents and 88% of survey respondents living within the municipality.

¹⁴ This indicates support from 82% of survey respondents living within the municipality and 84% of total survey respondents.

there was 84%-86%¹⁵ agreement for having a Scenic Protection Area for coastal waterways and wetlands from Woolnorth to Smithton;

there was 82%-83%¹⁶ agreement for having a Scenic Protection Area for the Western Explorer Road;

there was 76%-78%¹⁷ agreement for having a Scenic Protection Area for the eastern gateway entry via the Bass Highway into the municipality; and

there was 81%-85%¹⁸ 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 groups¹⁹ 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 report²⁰;

retention of the proposed Marrawah SPA but with inclusion of Mt Cameron West;

¹⁵ This indicates support from 84% of survey respondents living within the municipality and 86% of total survey respondents.

¹⁶ This indicates support from 82% of survey respondents living within the municipality and 83% of total survey respondents.

¹⁷ This indicates support from 76% of survey respondents living within the municipality and 78% of total survey respondents.

¹⁸ This indicates support from 85% of survey respondents living within the municipality and 82% of total survey respondents.

¹⁹ 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.

²⁰ 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 International²¹ 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;

²¹ 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 Stanley 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

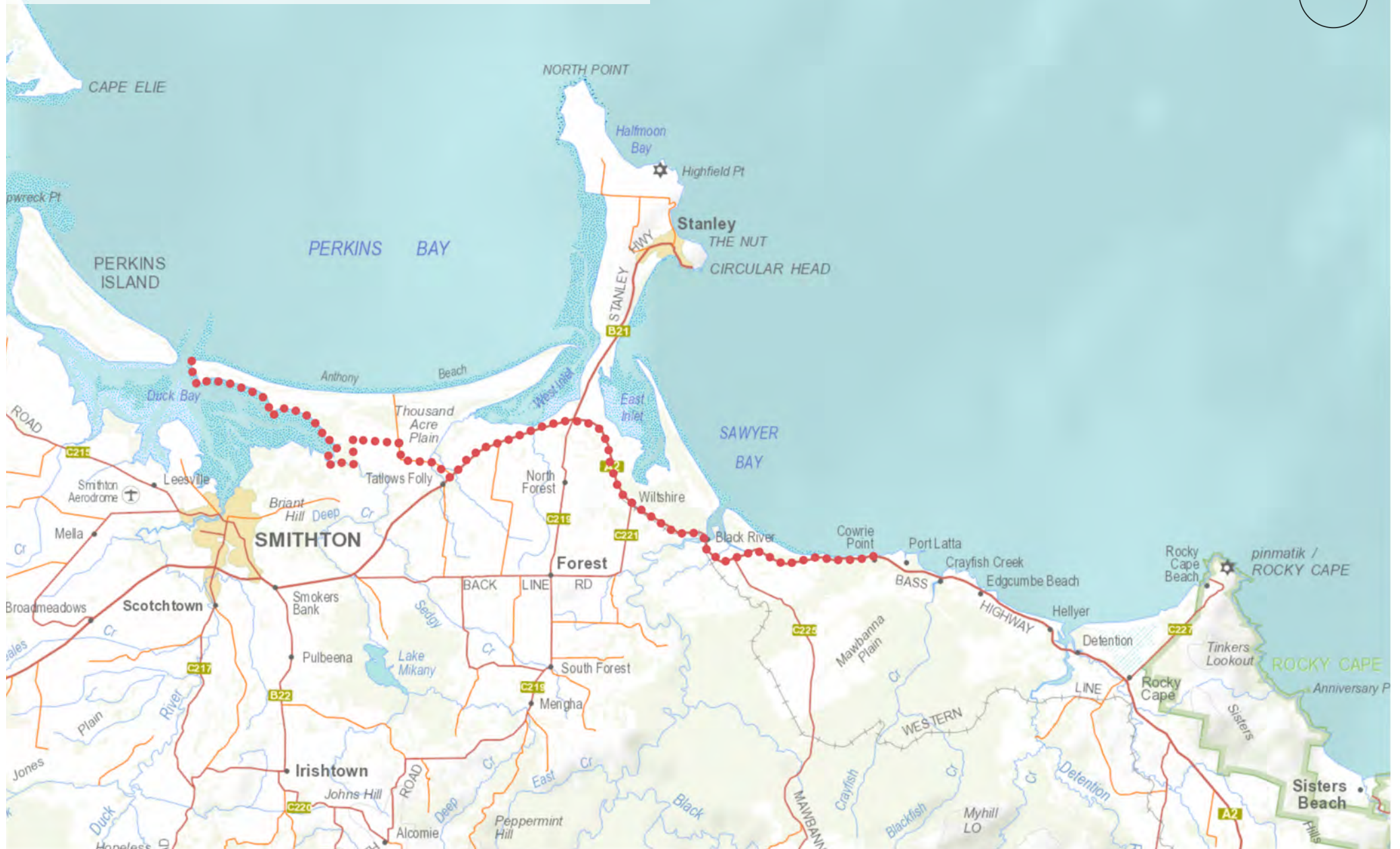
the extent of the Stanley Peninsula area should include locations along the coast that have been identified as having very high landscape significance of cultural heritage (Aboriginal and European), scenic, tourism and natural conservation.

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



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 quality²². 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.

²² 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



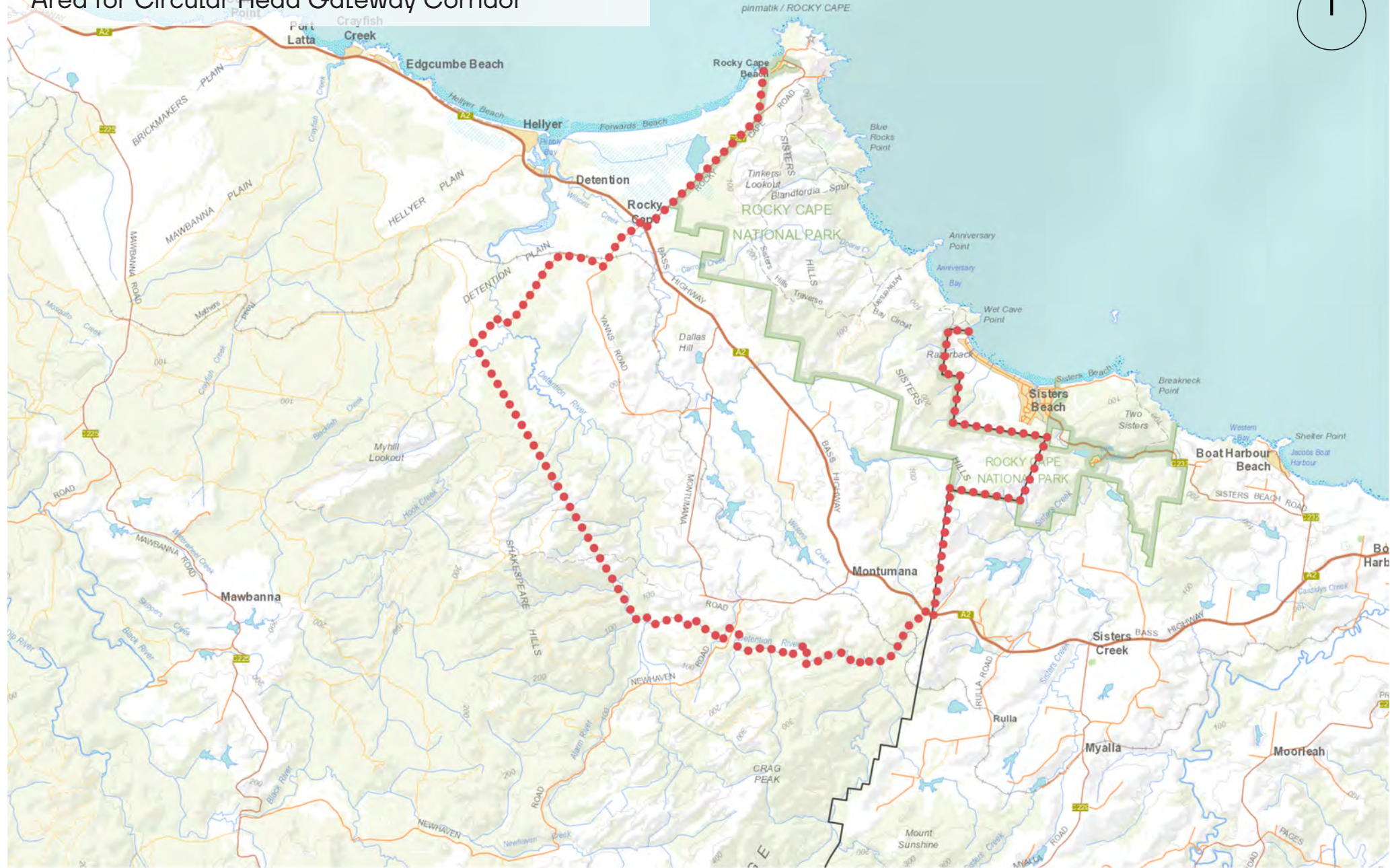
Photo 3.12 View westwards from Rocky Cape National Park with The Nut in the distant background



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.

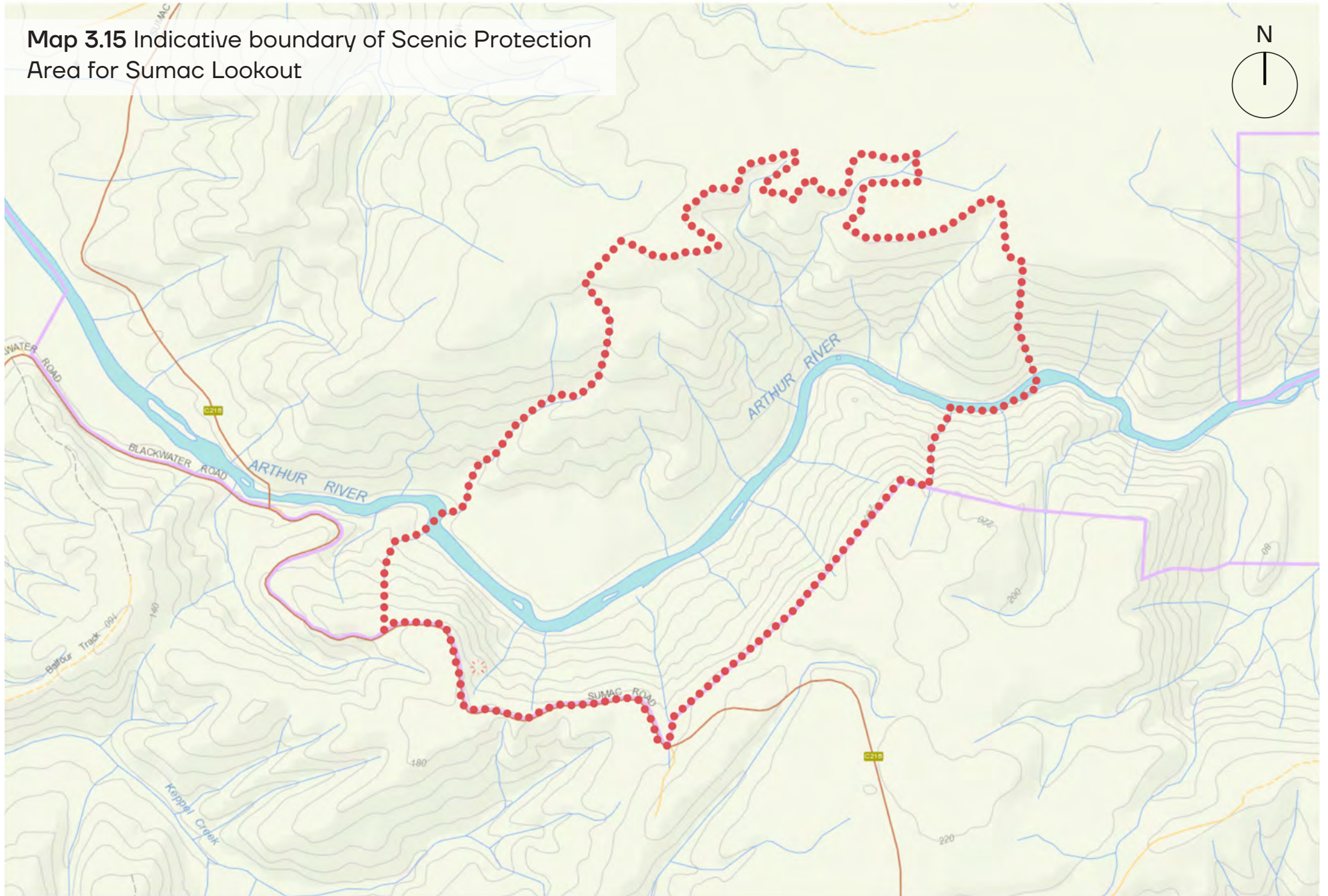
Photos 3.14 shows the scenic view from Sumac Lookout.

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

LVIAs 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);

Marawah 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.

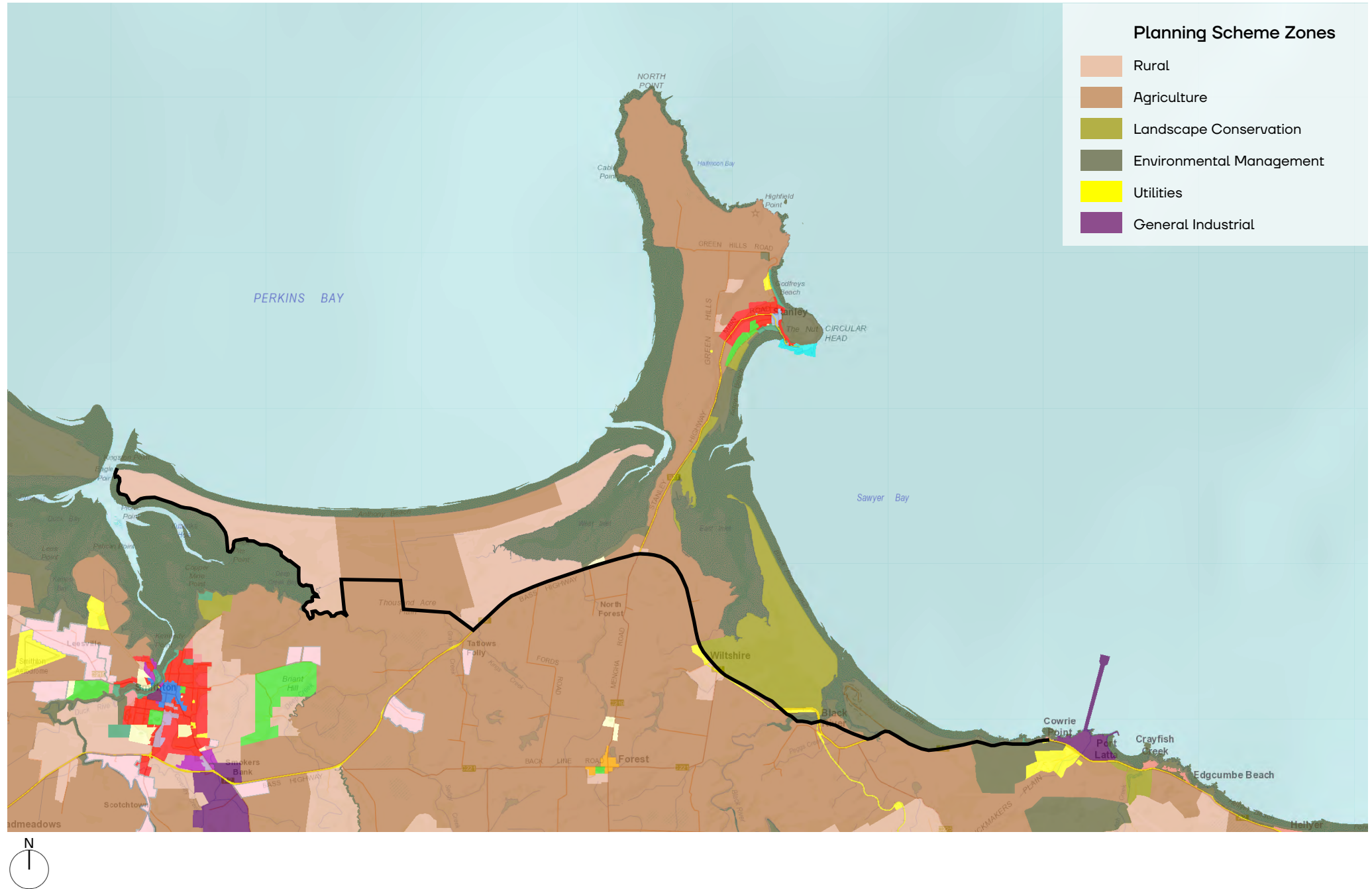
Specifically, the SPA encapsulates multiple high scenic quality characteristics across an extensive area including:

- 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, Tatflows, 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 SPA²³ 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 viewpoints²⁴ 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.

²³ Geoscene International 2022, Stanley Coastal Landscape Assessment, Preliminary Draft Feb 2022

²⁴ 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 corridor²⁵

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.

²⁵ 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 Guidelines²⁶

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 m² 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 landform²⁷;

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;

²⁶ Note: These guidelines are to assist in the evaluation only and have no statutory status within the Tasmanian Planning Scheme - Circular Head).

²⁷ See Forestry Commission 1990. *Op. cit.* for guidance on best practice.

are away from prominent “hillfaces”²⁸;

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 principles²⁹ 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

²⁸ 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”.

²⁹ 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:

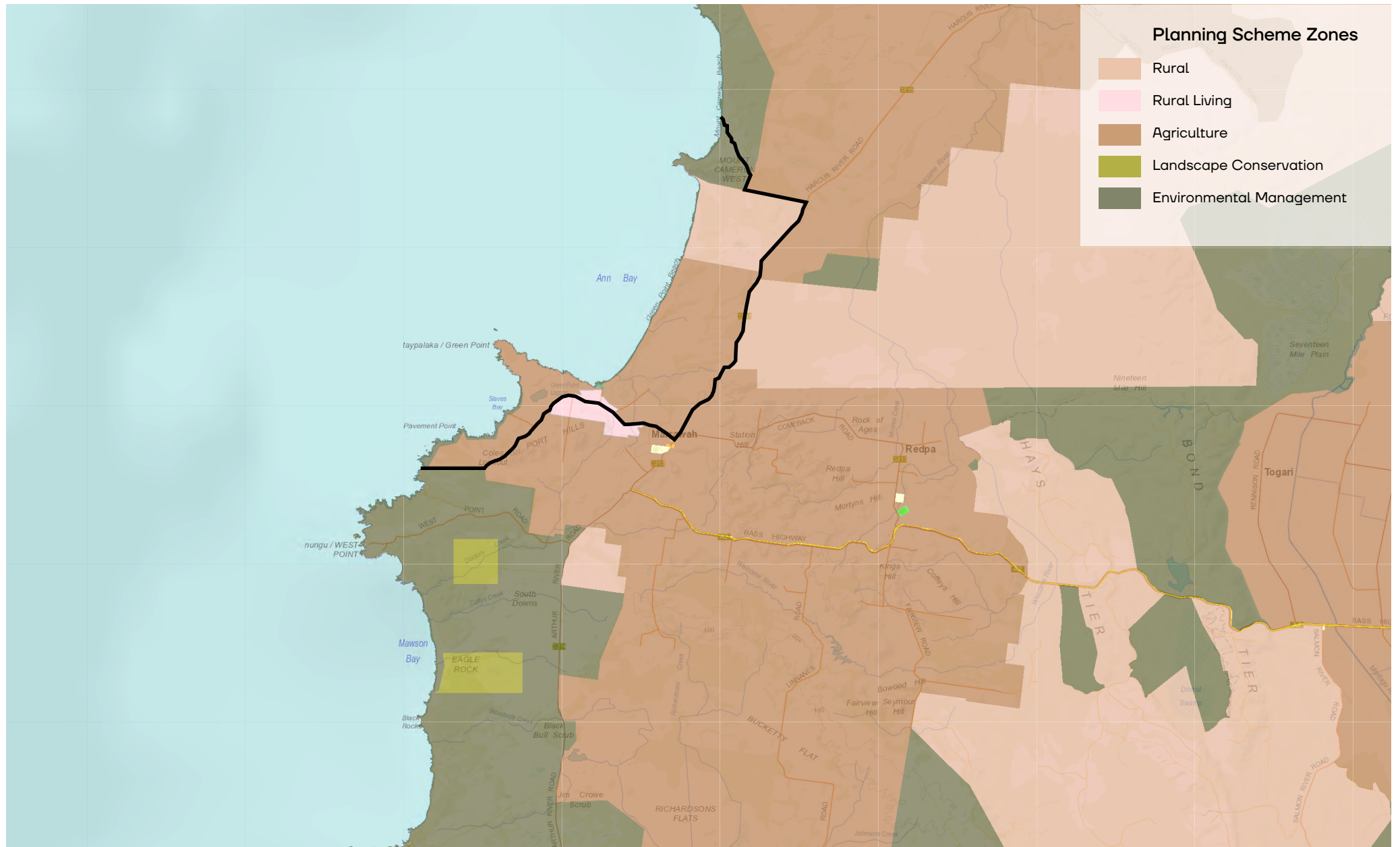
- the distinctive form of preminghana/Mount Cameron West as a significant focal point in the coastal landscape;

- 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.

Map 4.2: Boundary of Area for Marrawah Scenic Protection Area



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 viewpoints³⁰ 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

³⁰ 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 Guidelines³¹

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 m² is an acceptable solution, nonetheless, seek to minimize removal of vegetation wherever possible;

retaining vegetation where it acts as a screen to disturbed areas;

³¹ 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 landform³²;

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"³³;

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

³² See Forestry Commission 1990. *Op. cit.* for guidance on best practice.

³³ 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 principles³⁴ 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 Kaindirim/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.

³⁴ 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

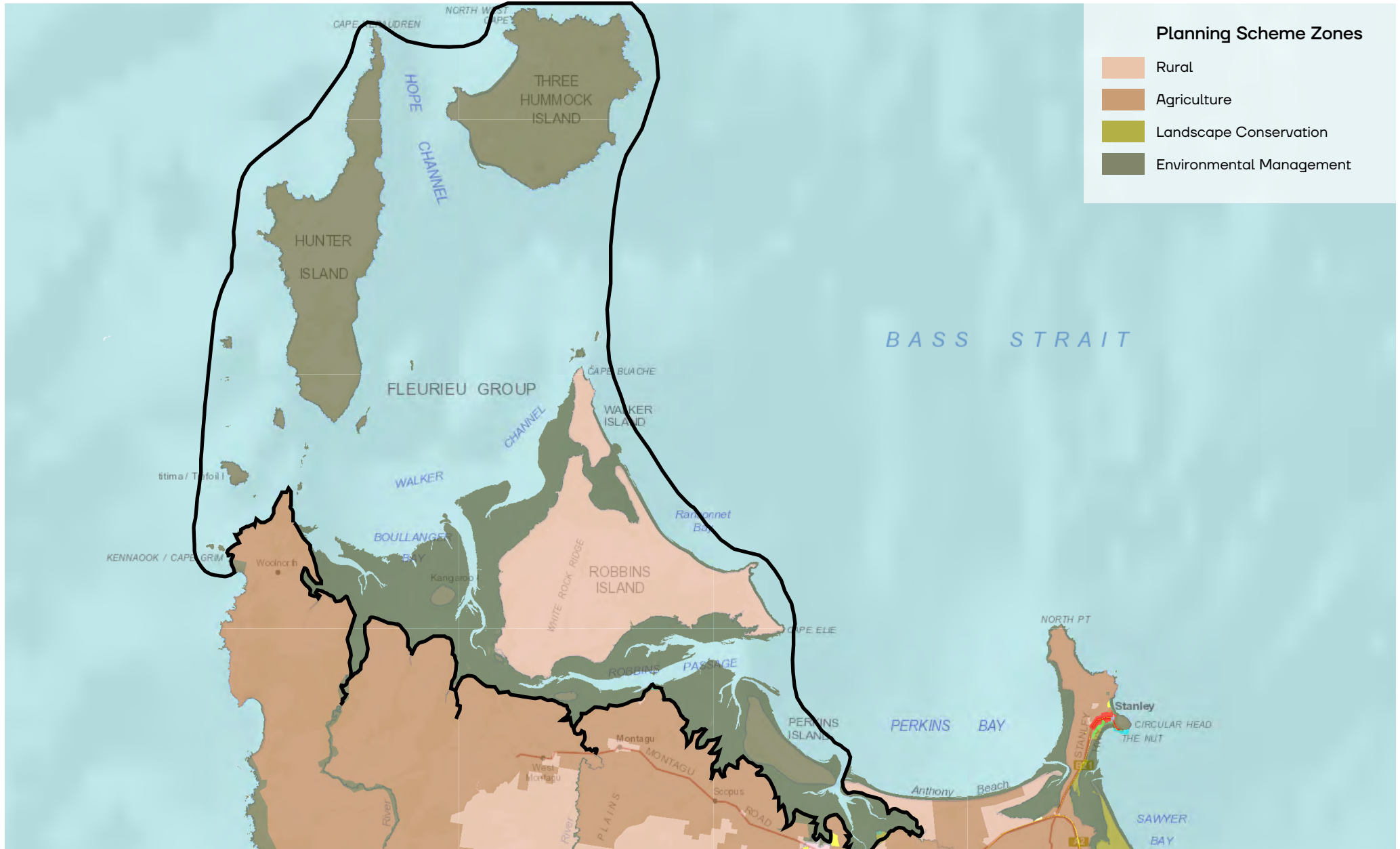
the diverse array of small islands, islets and rock formations including Koindrim/The Doughboys, the Harbour Islets and the Petrel Islands;

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 setting³⁵.

³⁵ 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 viewpoints³⁶ 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:

³⁶ 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 Guidelines³⁷

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 m² 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 landform³⁸;

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).

³⁷ 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).

³⁸ 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”³⁹;

are set back from the coastline (including into areas outside the SPA) (setbacks from the ‘military crest’⁴⁰ 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 principles⁴¹ 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;

³⁹ 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”.

⁴⁰ 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.

⁴¹ 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).

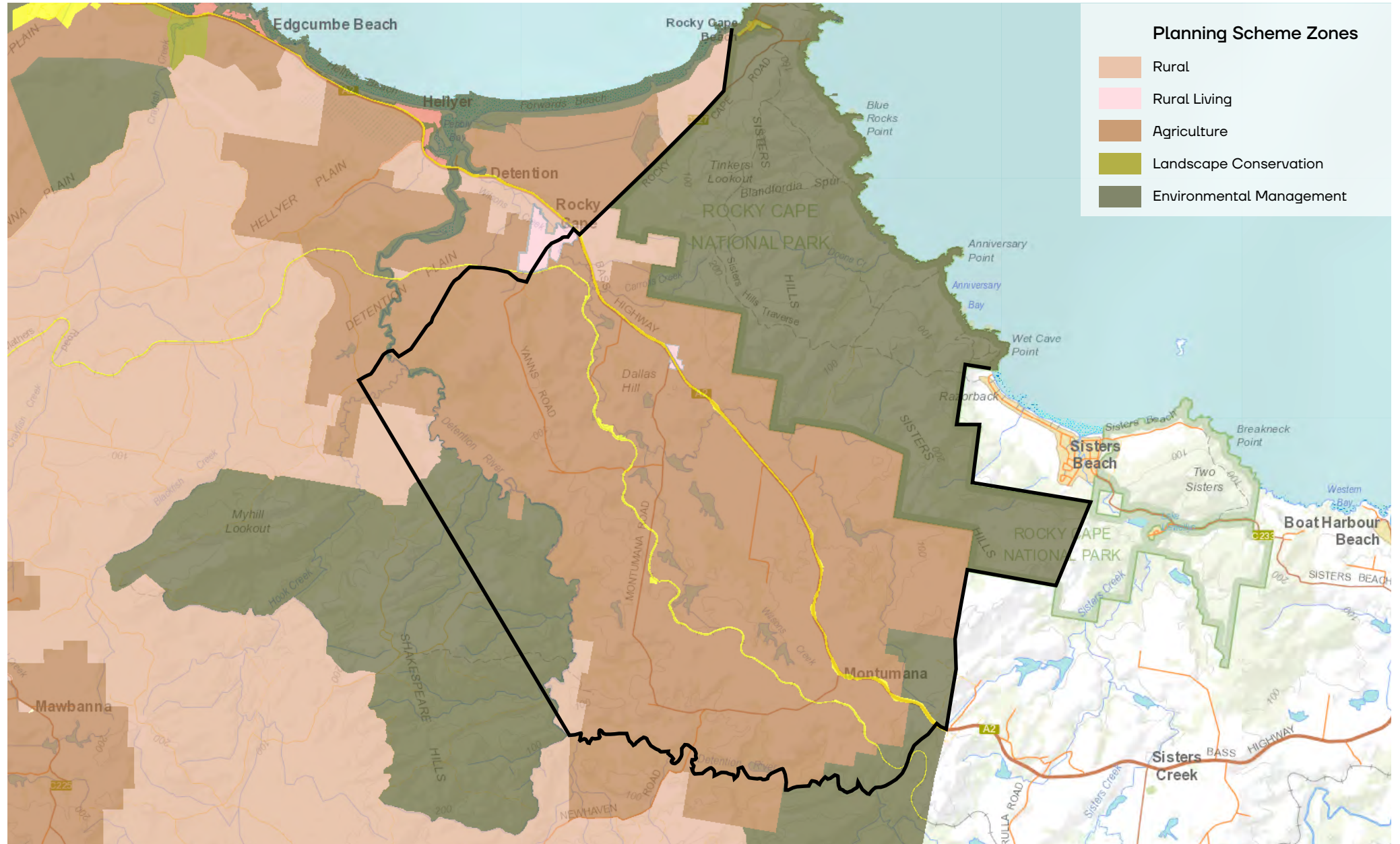
Moderate scenic quality features of the SPA include:

- 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 viewpoints⁴² 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.

⁴² 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 Guidelines⁴³

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 m² 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 landform⁴⁴;

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;

⁴³ 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).

⁴⁴ 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"⁴⁵;

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 principles⁴⁶ particularly those principles aimed at the protection of wildlife.

⁴⁵ 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".

⁴⁶ 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.

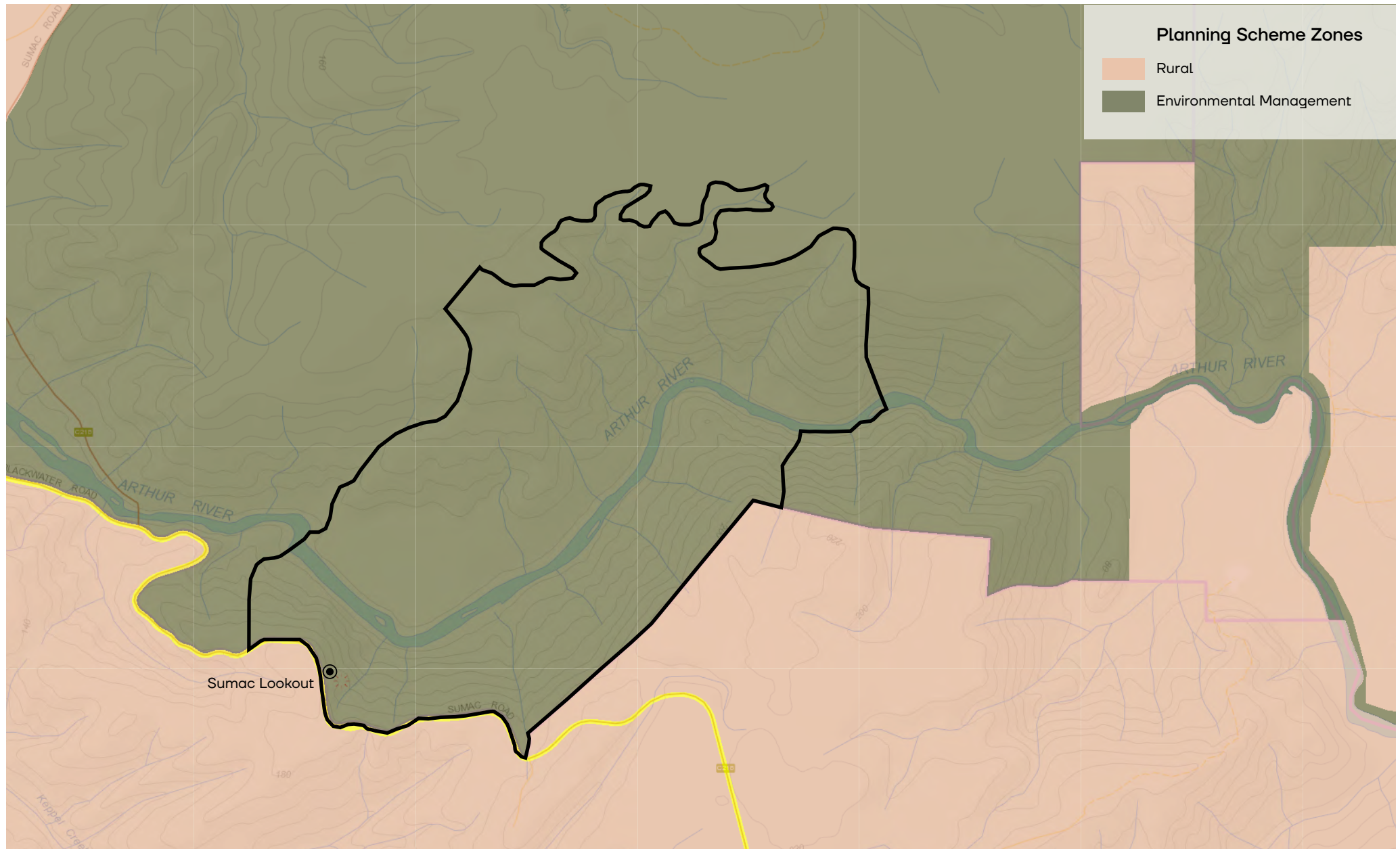
Scenic Management Objectives

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 Management⁴⁷ 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;

⁴⁷ 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-C8.11	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"> 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 the distinctive tidal entrances to the inlets and the strong visual influence of the tide on the western coast of the Stanley Peninsula. <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 16 Hansons 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"> 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. 	<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-C8.13	Coastal Estuaries and Islands	<p>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 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"> 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, 	<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"> the visual interaction of the unique diversity, complexity and scale of the landforms and coastal features in one location including the: <ul style="list-style-type: none"> diversity of coastal landforms of the mainland and the vast and varied tidal estuaries, 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 the Harbour Islets and the Petrel Islands. 	
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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	<p>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>	<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">• 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).	
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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-C8.15	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).

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
	Major rivers and streams with strong flow throughout the year.	CFEV Rivers	Stream order (RS Order 6,7)	High
Waterform	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

Base data from theLIST (www.thelist.tas.gov.au)
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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. Woolnorth wind farm, Middelgrunden offshore windfarm, Denmark)</p> <p>High technology industries where the activity is expressed in its architecture or surrounds (solar furnace, LaGuardia Airport TWA terminal)</p> <p>Strong contrasting industrial forms of an immense scale expressed through colour or linking elements (conveyors, piping, night lighting, etc.) (e.g. Pasmenco EZ zinc works, River Rouge Ford Plant, large scale oil refinery)</p> <p>Large scale industrial elements with a strong 'industrial' design expressing function (Telstra tower, Canberra)</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, power station cooling towers) (particularly where the utilitarian, human created element is in stark contrast to a natural setting (e.g. Hoover Dam, Gordon River Dam).</p>	<p>Large scale industrial elements with a strong utilitarian design (e.g. groupings of penstocks, wind turbine(s), container port or other large scale lifting cranes, spillways)</p> <p>Moderate scale industrial buildings with strong unified forms and a readily apparent design ethos (e.g. Tarraleah Generator Building, Pump Station at Pump House Point, heritage sub-stations, some power stations)</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. large electrical substation, Tarraleah Power Station)</p>	<p>Scattered buildings of limited architectural character and/or scale (e.g. light industrial buildings, aluminum and tilt up concrete sheds)</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, fuel or water storage tanks, excavation spoils)</p> <p>Common industrial elements (e.g. common electricity transmission towers, small switchyards, steel or plastic electrical turrets/transformers)</p> <p>Linear features without topographic or alignment relief and/or with multiple repetitive, low scenic interest elements (e.g. electrical transmission corridors, some canals)</p>

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**

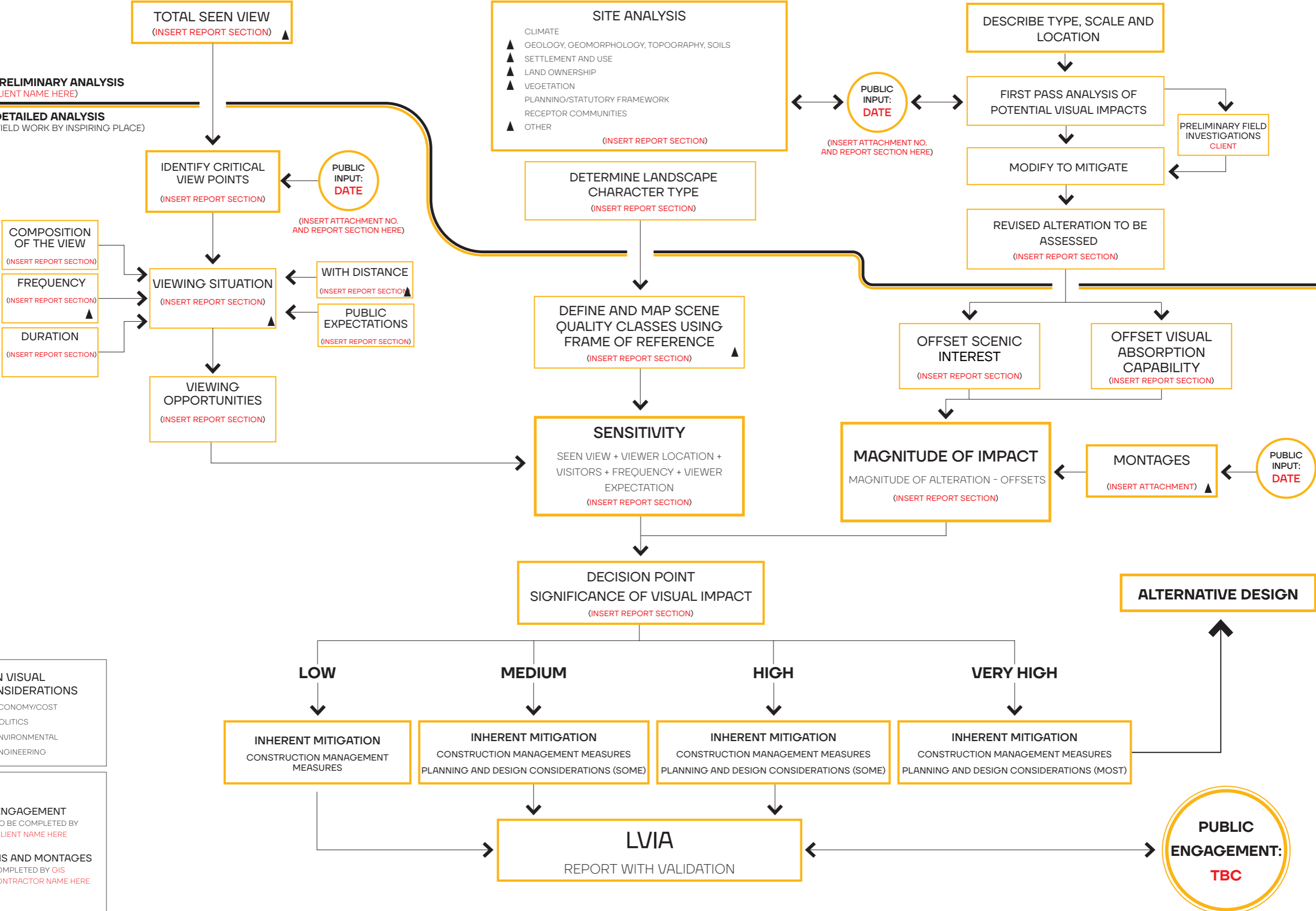
VIEWING DISPOSITION

LANDSCAPE CONTEXT

ALTERATION TYPE

PHASE 1: PRELIMINARY ANALYSIS
(BY *INSERT CLIENT NAME HERE*)

PHASE 2: DETAILED ANALYSIS
(INCLUDING FIELD WORK BY *INSPIRING PLACE*)



- NON VISUAL CONSIDERATIONS**
- ECONOMY/COST
 - POLITICS
 - ENVIRONMENTAL
 - ENGINEERING

KEY:

ENGAGEMENT
TO BE COMPLETED BY *CLIENT NAME HERE*

▲ GIS AND MONTAGES
COMPLETED BY *GIS CONTRACTOR NAME HERE*

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
<p>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. 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.</p>	<p>88.0%</p> <p>86.2%</p>	<p>8.4%</p> <p>11.6%</p>	<p>3.6%</p> <p>2.2%</p>

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
<p>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. Refer to Map 3.12 for an indicative boundary for the Scenic Protection Area.</p>	<p>84.0%</p> <p>82.6%</p>	<p>8.8%</p> <p>10.9%</p>	<p>7.2%</p> <p>6.5%</p>

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
A new Scenic Protection Area for the coastal waterways and wetlands from Woolnorth to Smithton. 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
A new Scenic Protection Area for the Western Explorer Road that extends from C214 (link road between Arthur River – Coota 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.

Recommended Scenic Protection Areas	Agree	Disagree	Unsure
<p>A new Scenic Protection Area for the eastern gateway entry via the Bass Highway. 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.</p>	<p>77.5%</p> <p>76.8%</p>	<p>9.6%</p> <p>11.6%</p>	<p>12.9%</p> <p>11.6%</p>

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

Recommended Scenic Road Corridor	Agree	Disagree	Unsure
<p>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.</p>	<p>81.5%</p> <p>84.8%</p>	<p>7.3%</p> <p>8.0%</p>	<p>11.2%</p> <p>7.2%</p>

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

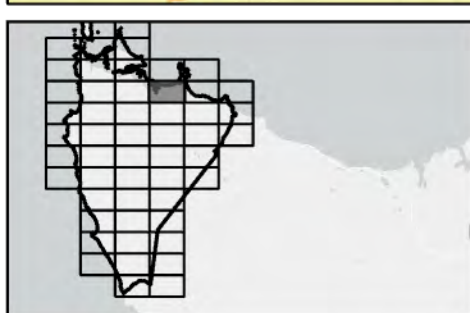
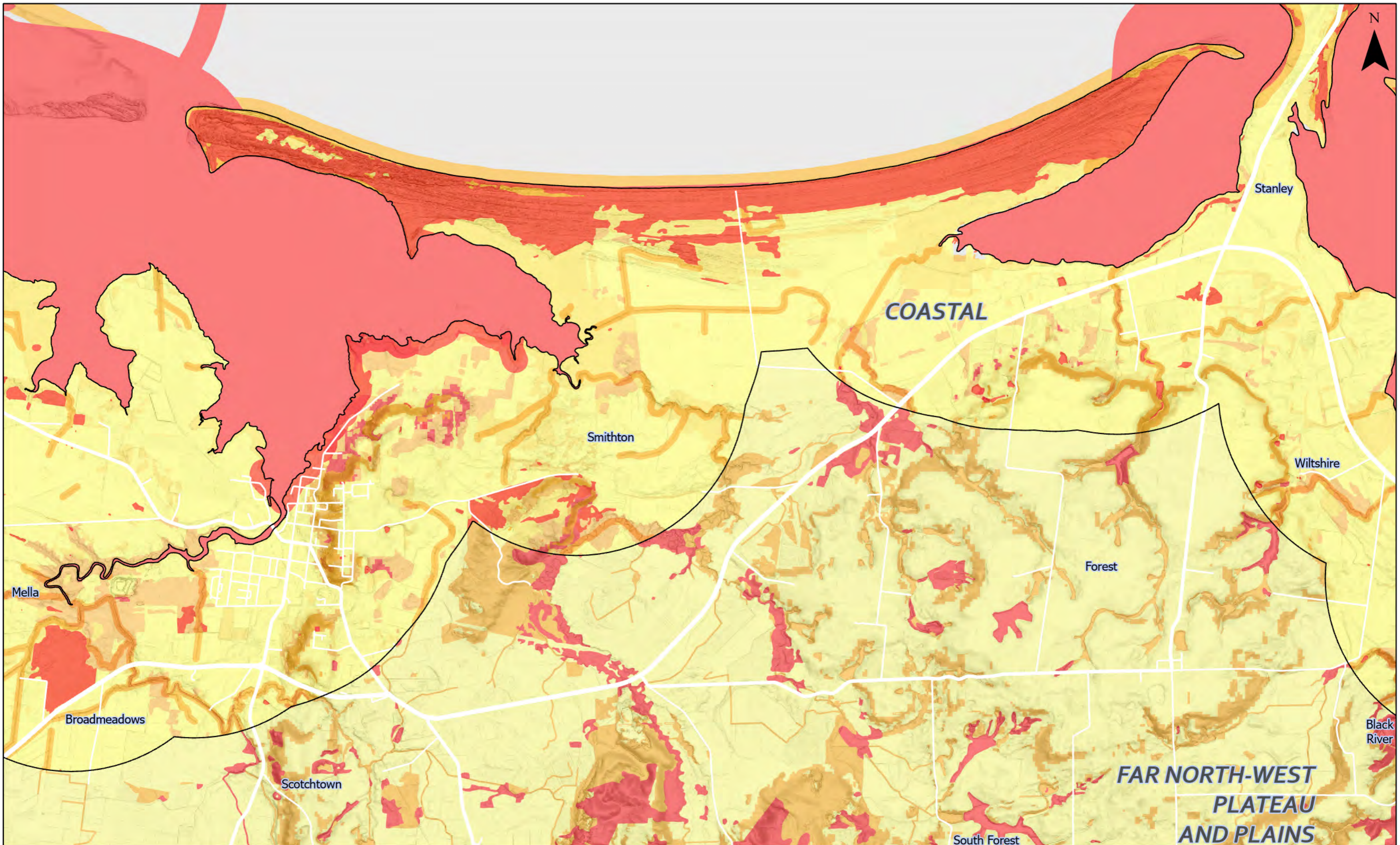
Maps indexed as S8, R, R9 and S9 cover the Stanley Peninsula SPA

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

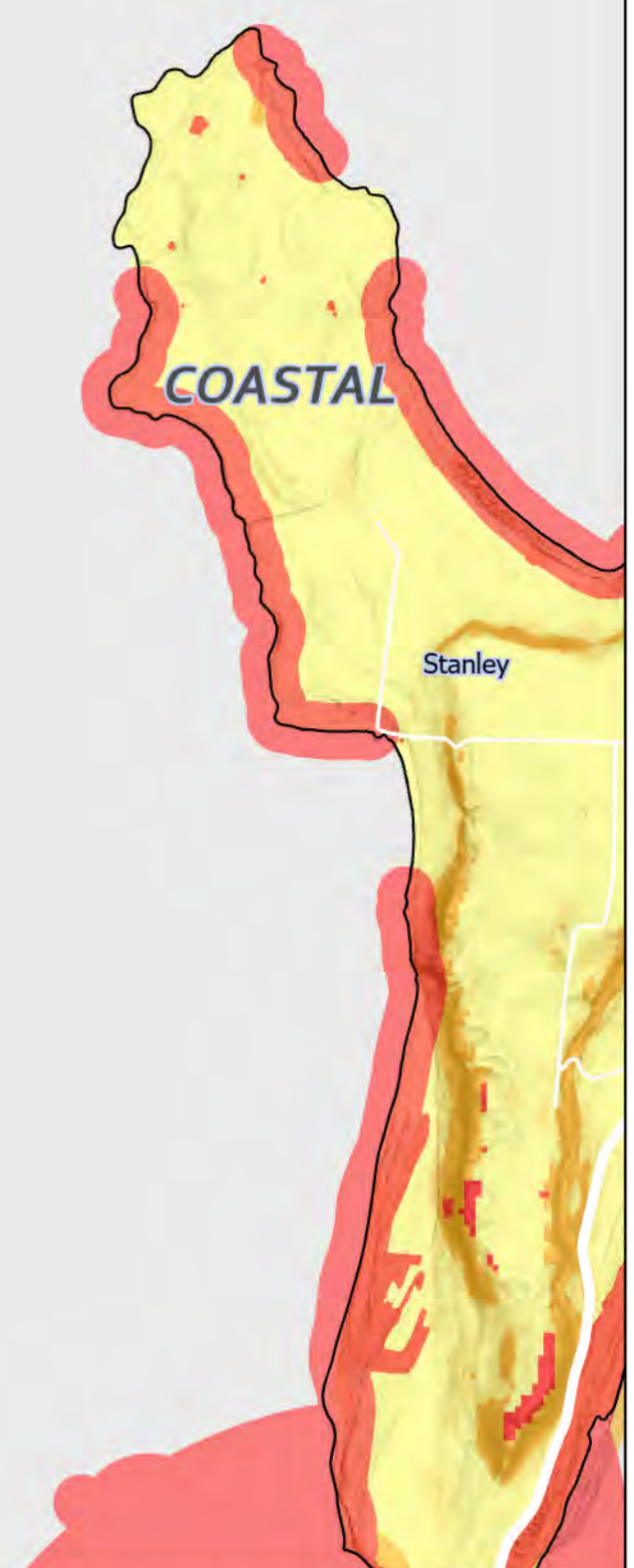
Scenic Quality

- Low
- Moderate
- High

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COASTAL

Stanley

Map Index

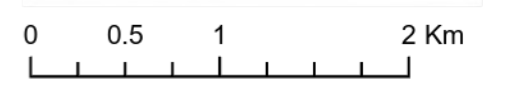
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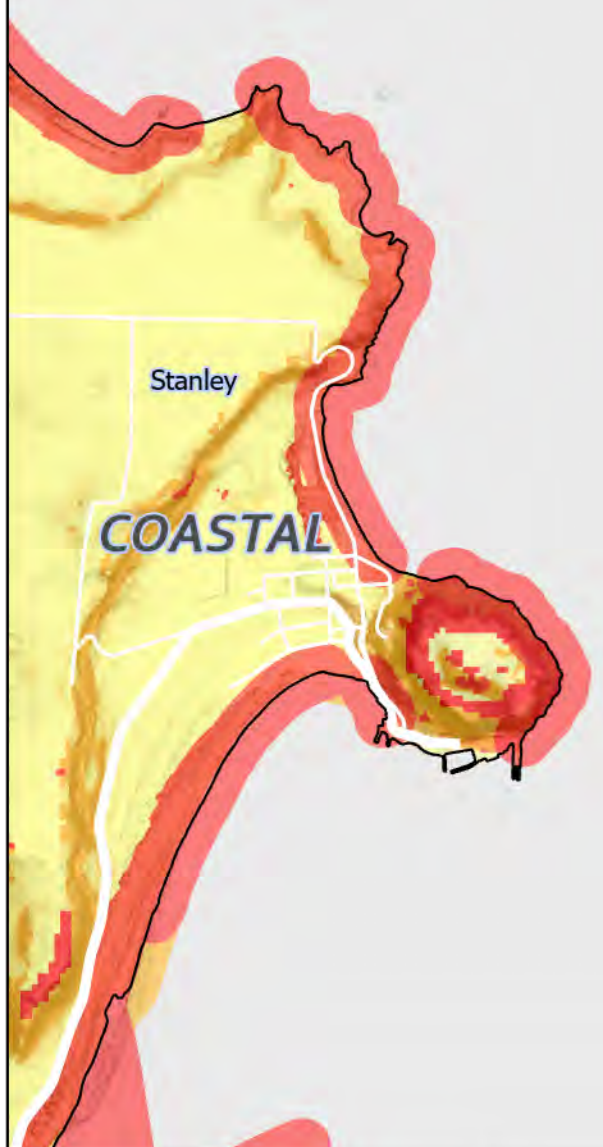
Scenic Quality

- Low
- Moderate
- High

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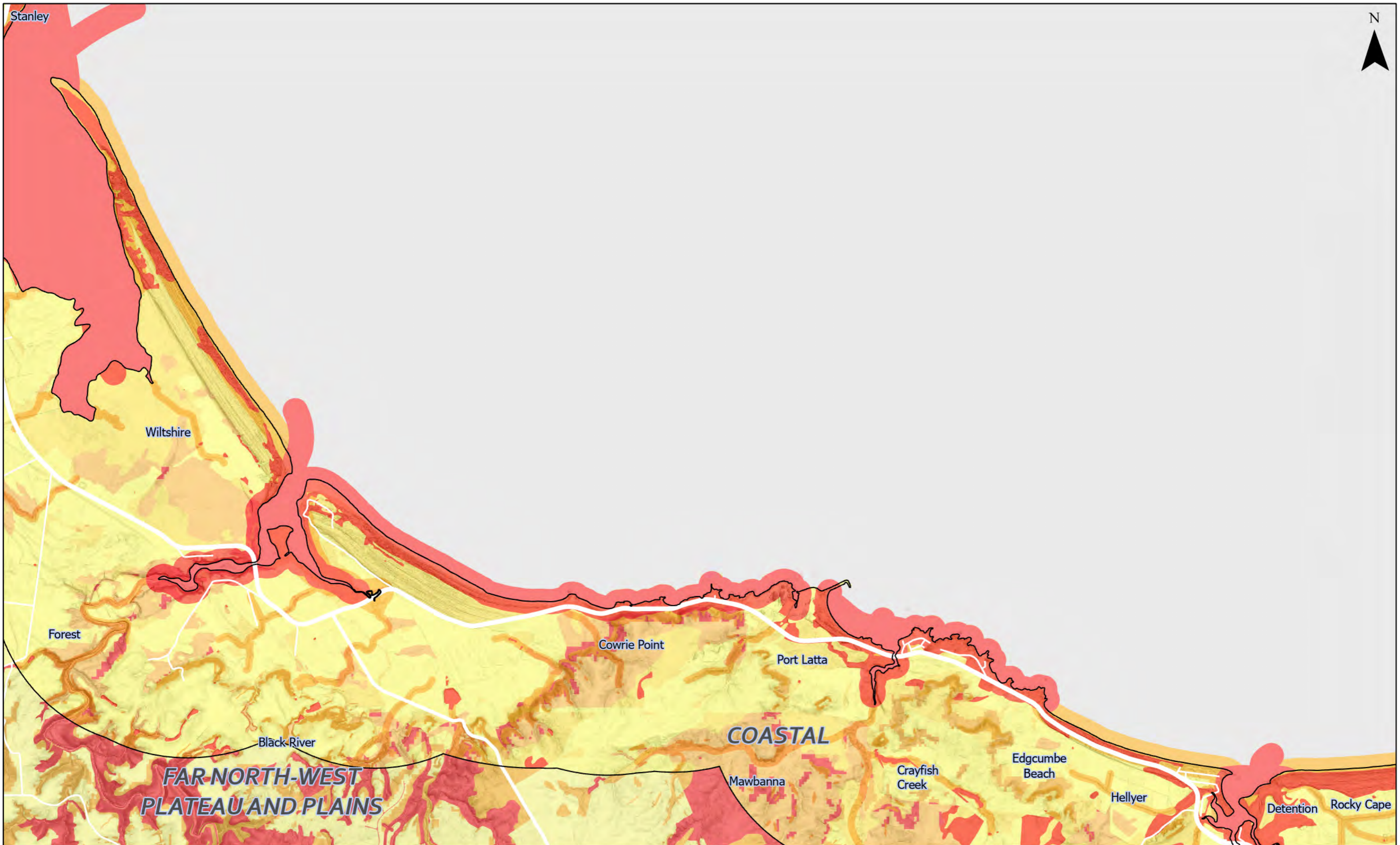
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Map Index S9

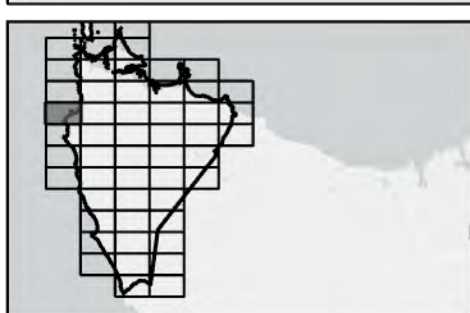
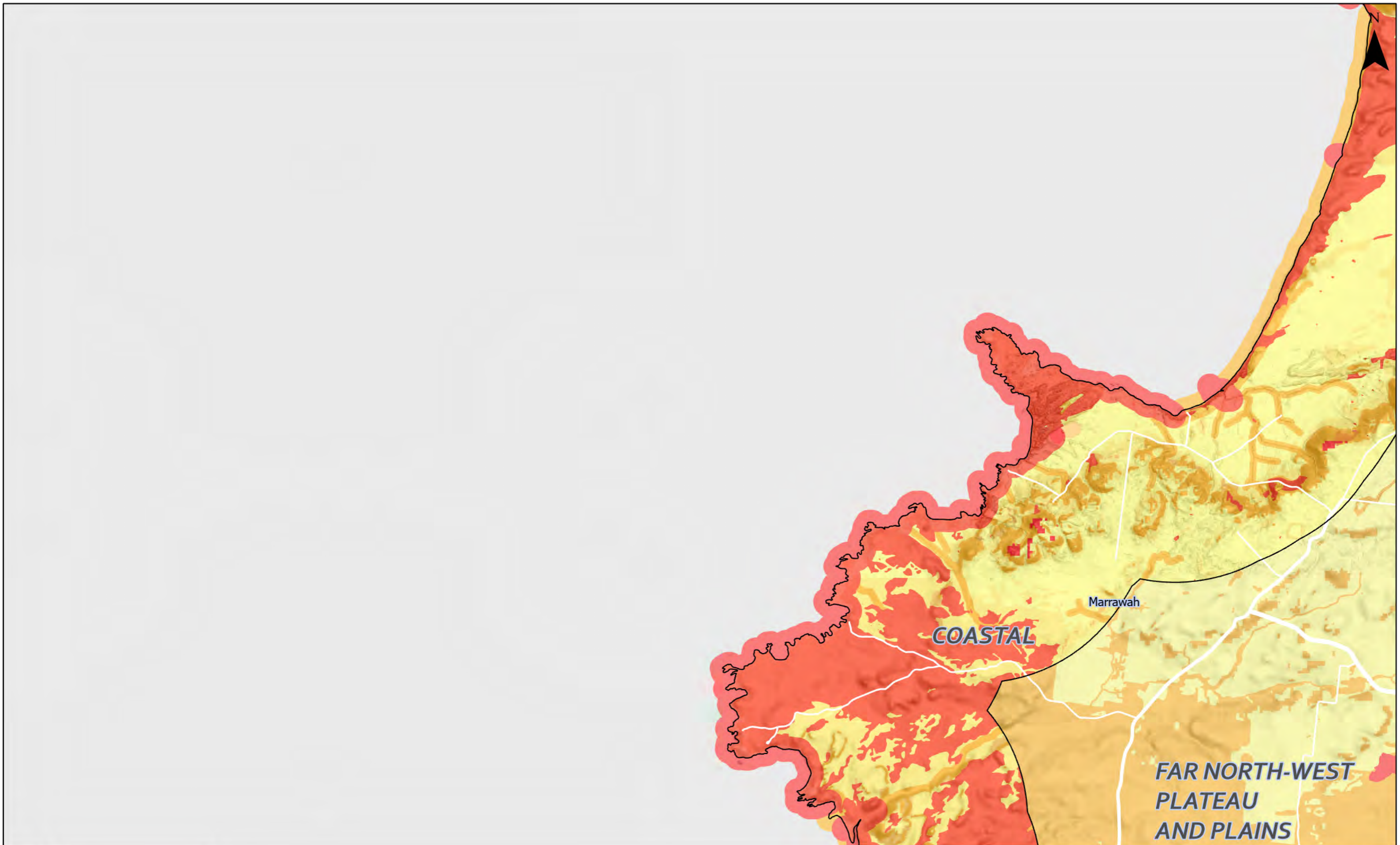
Scenic Quality

- Low
- Moderate
- High

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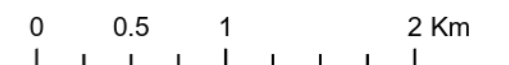
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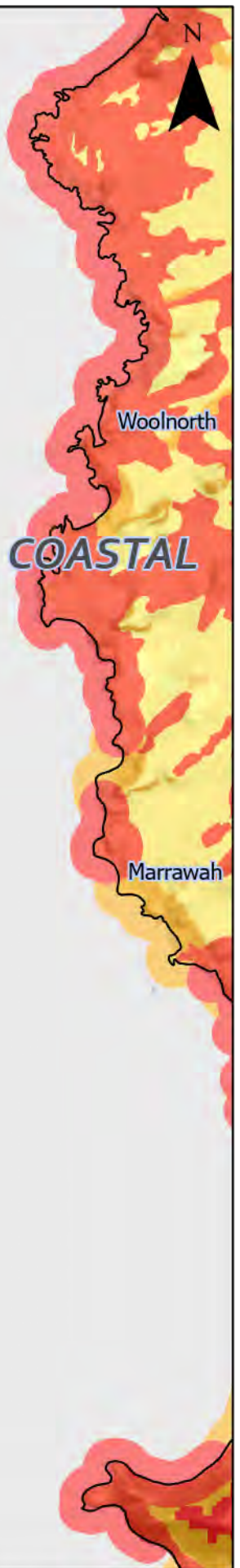
Scenic Quality

- Low
- Moderate
- High

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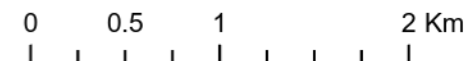
S5

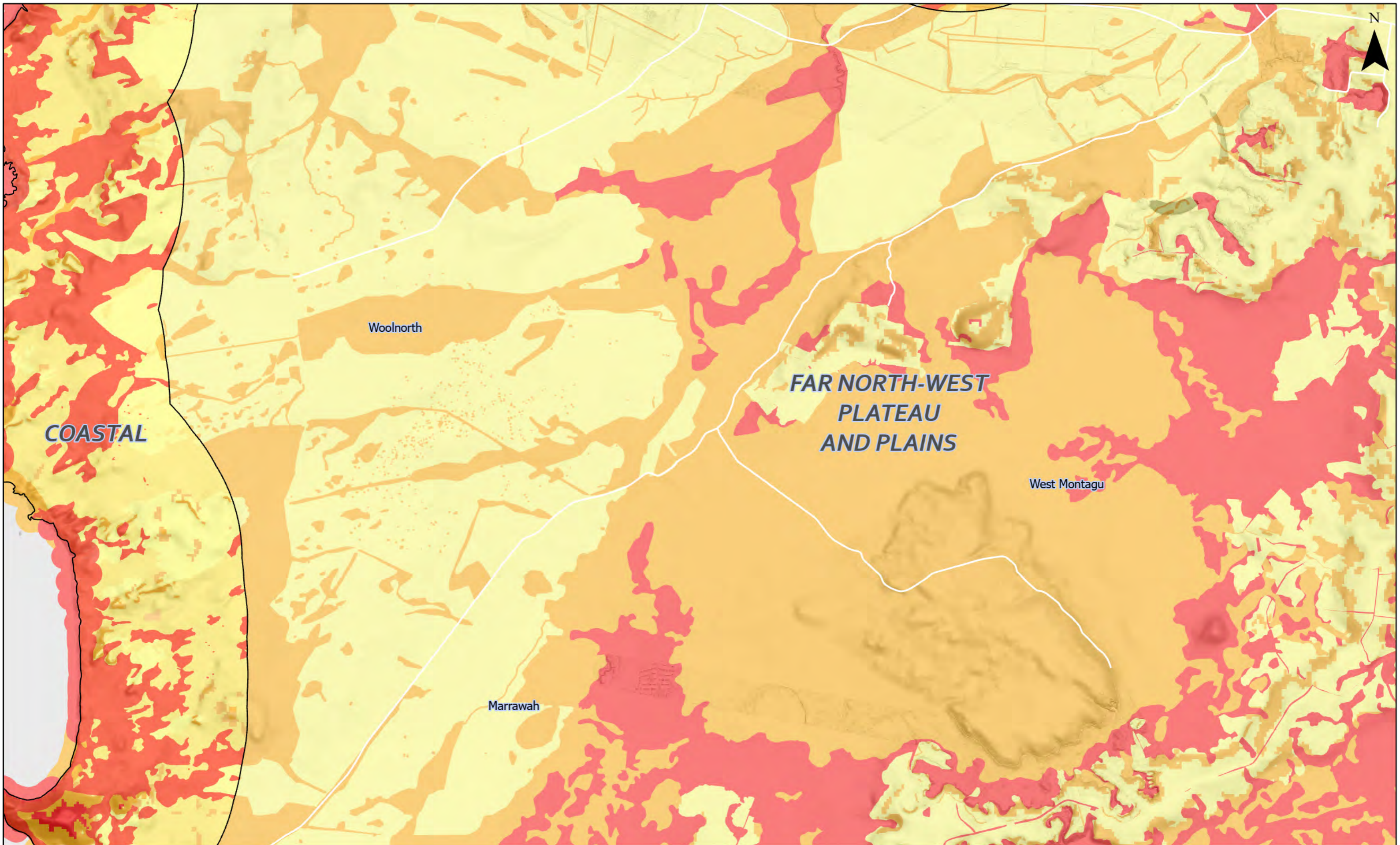
Scenic Quality

- Low
- Moderate
- High

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COASTAL

Woolnorth

FAR NORTH-WEST
PLATEAU
AND PLAINS

West Montagu

Marrawah

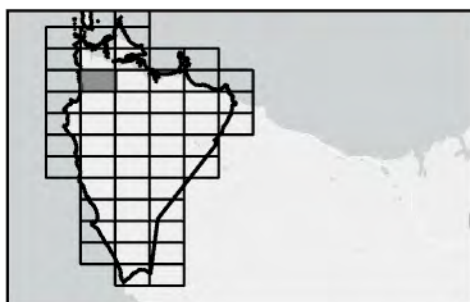
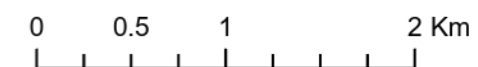
Map Index S6

Scenic Quality

- Low
- Moderate
- High

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P7

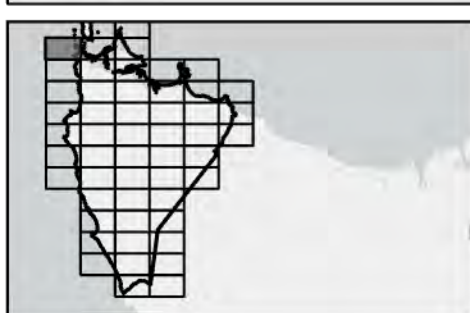
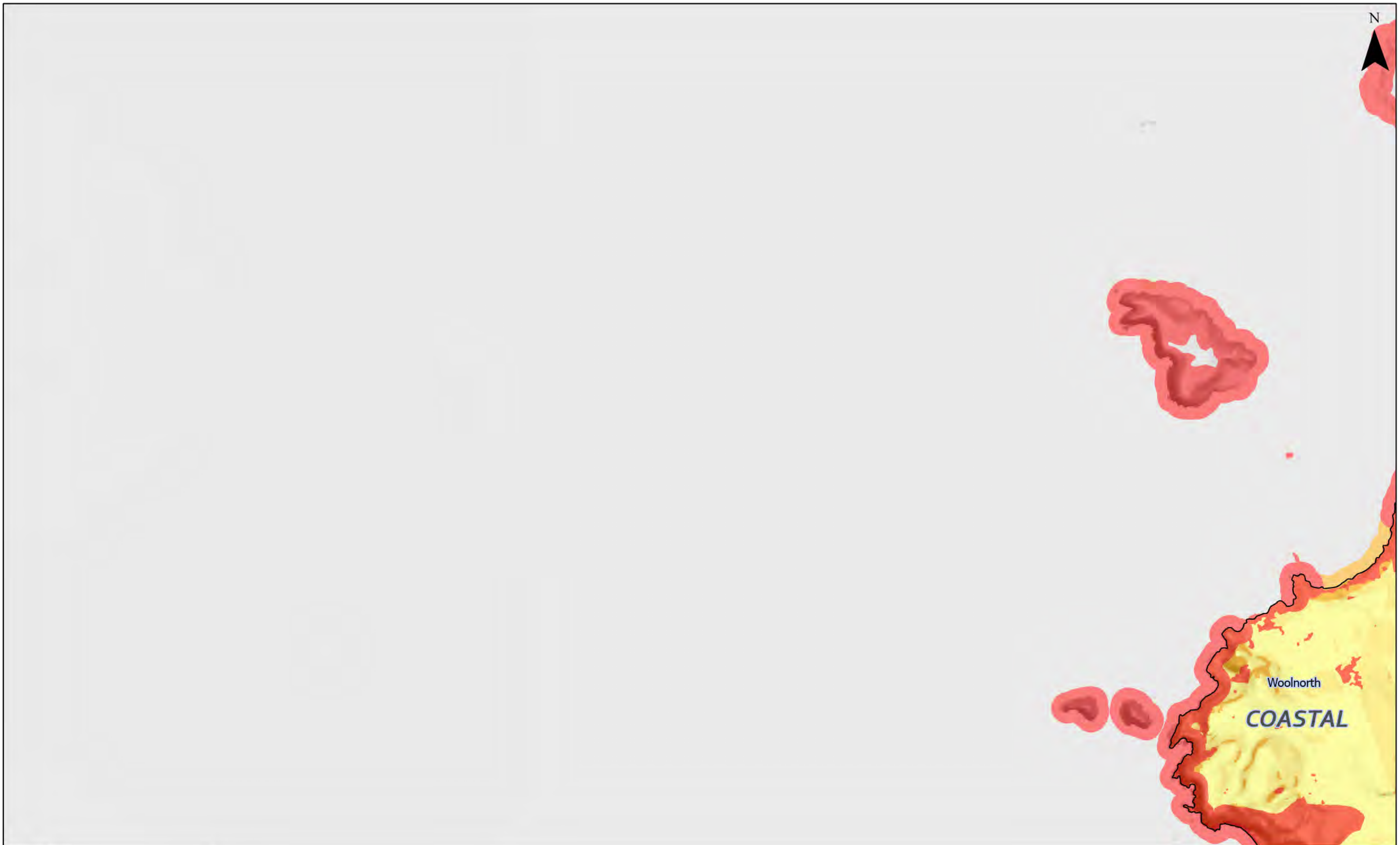
Scenic Quality

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-  Moderate
-  High

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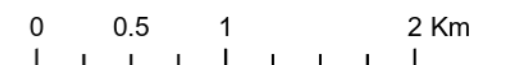
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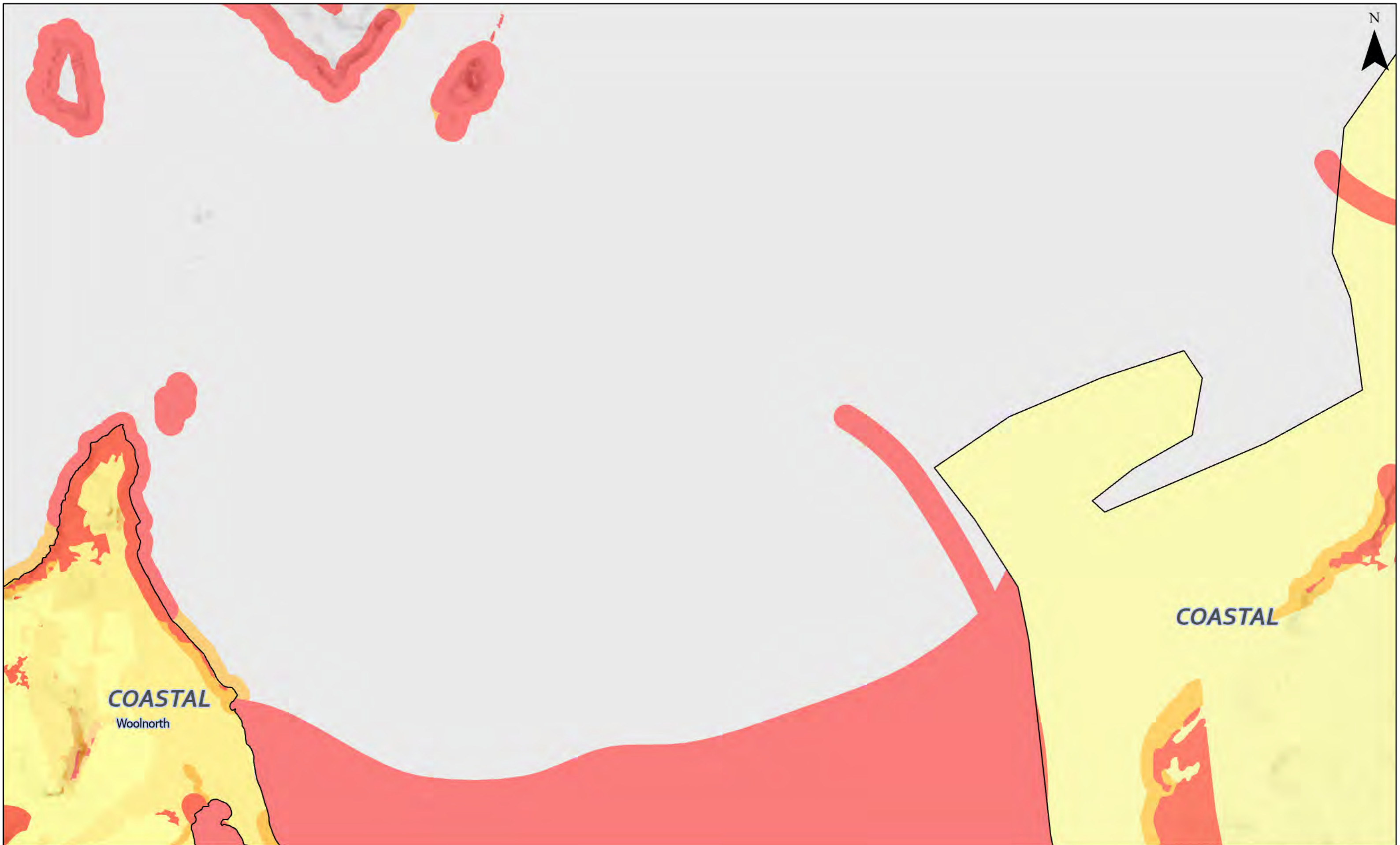
Scenic Quality

- Low
- Moderate
- High

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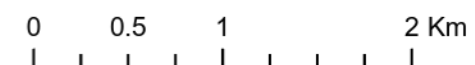
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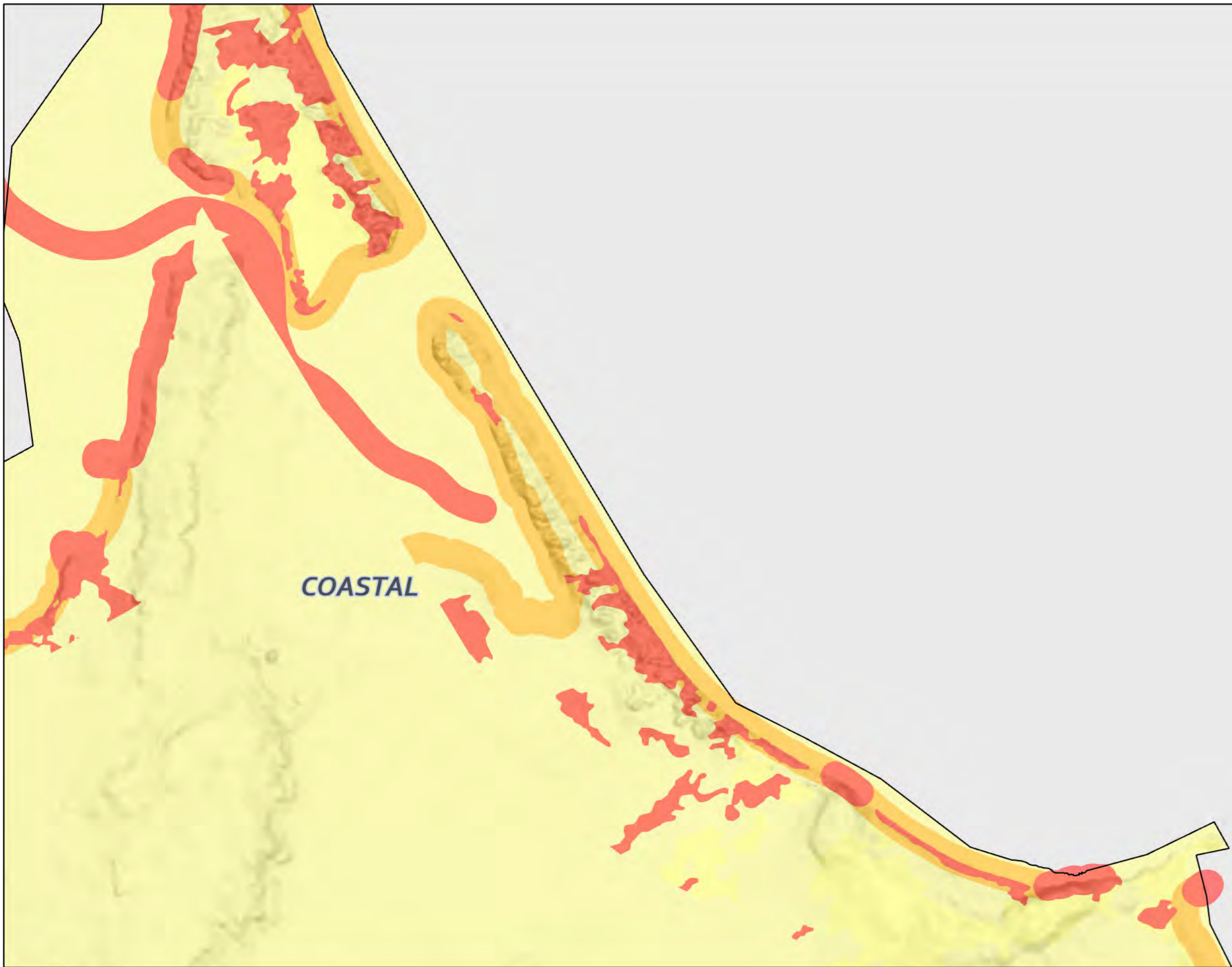
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- Moderate
- High

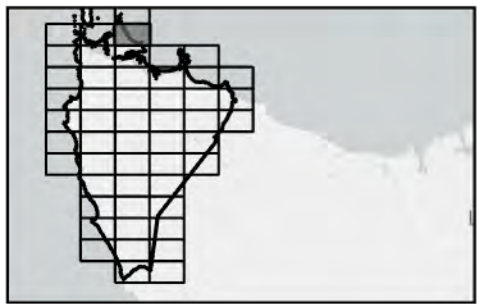
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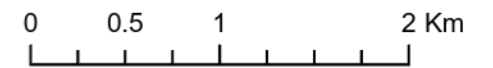
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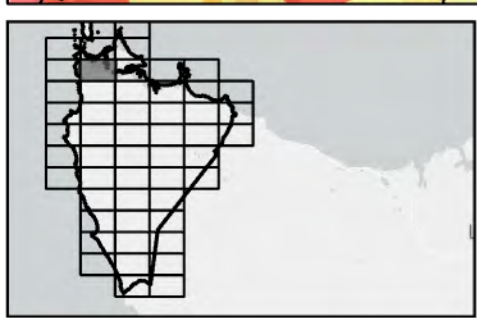
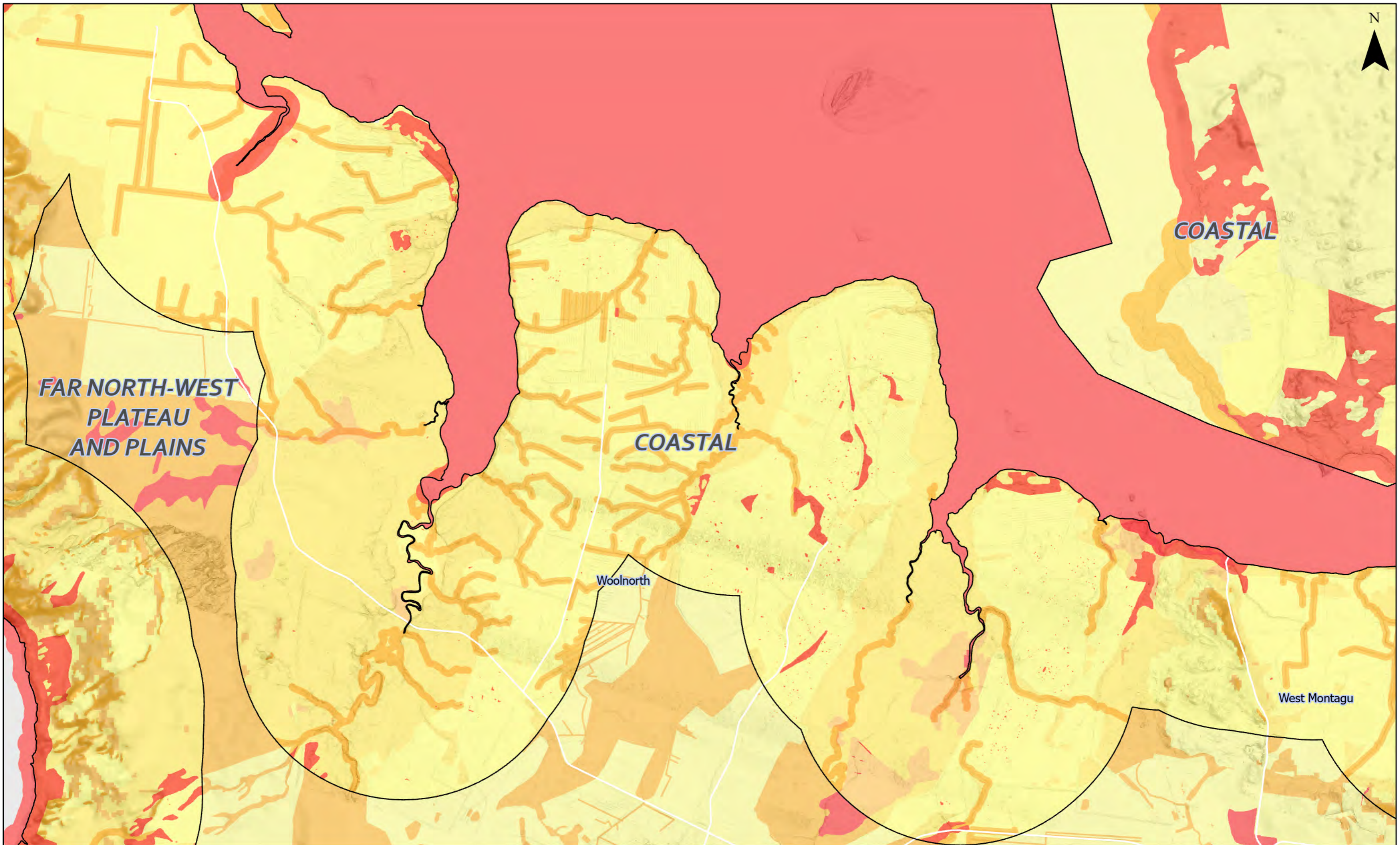
Scenic Quality

-  Low
-  Moderate
-  High

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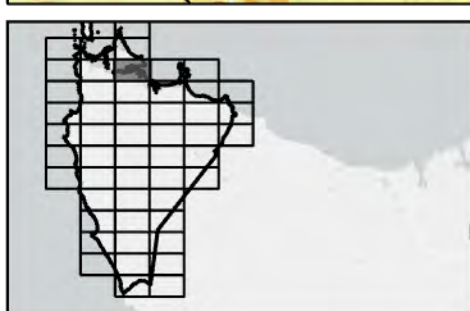
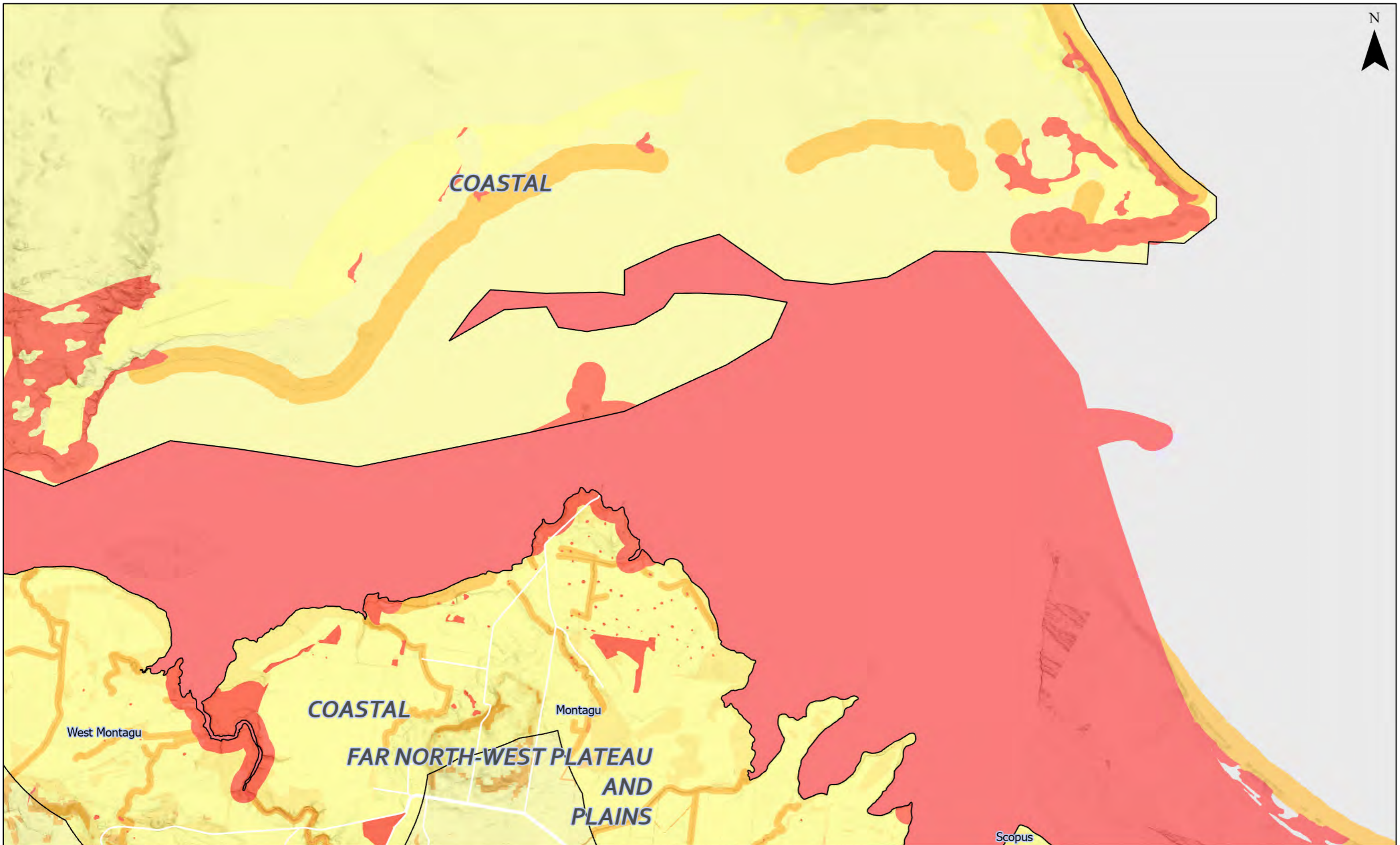
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R7

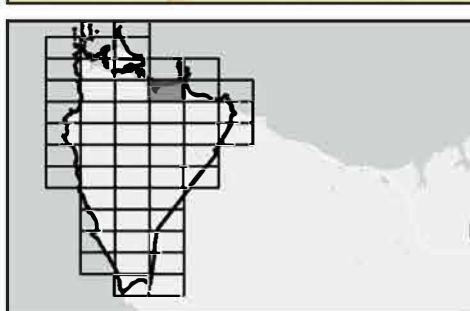
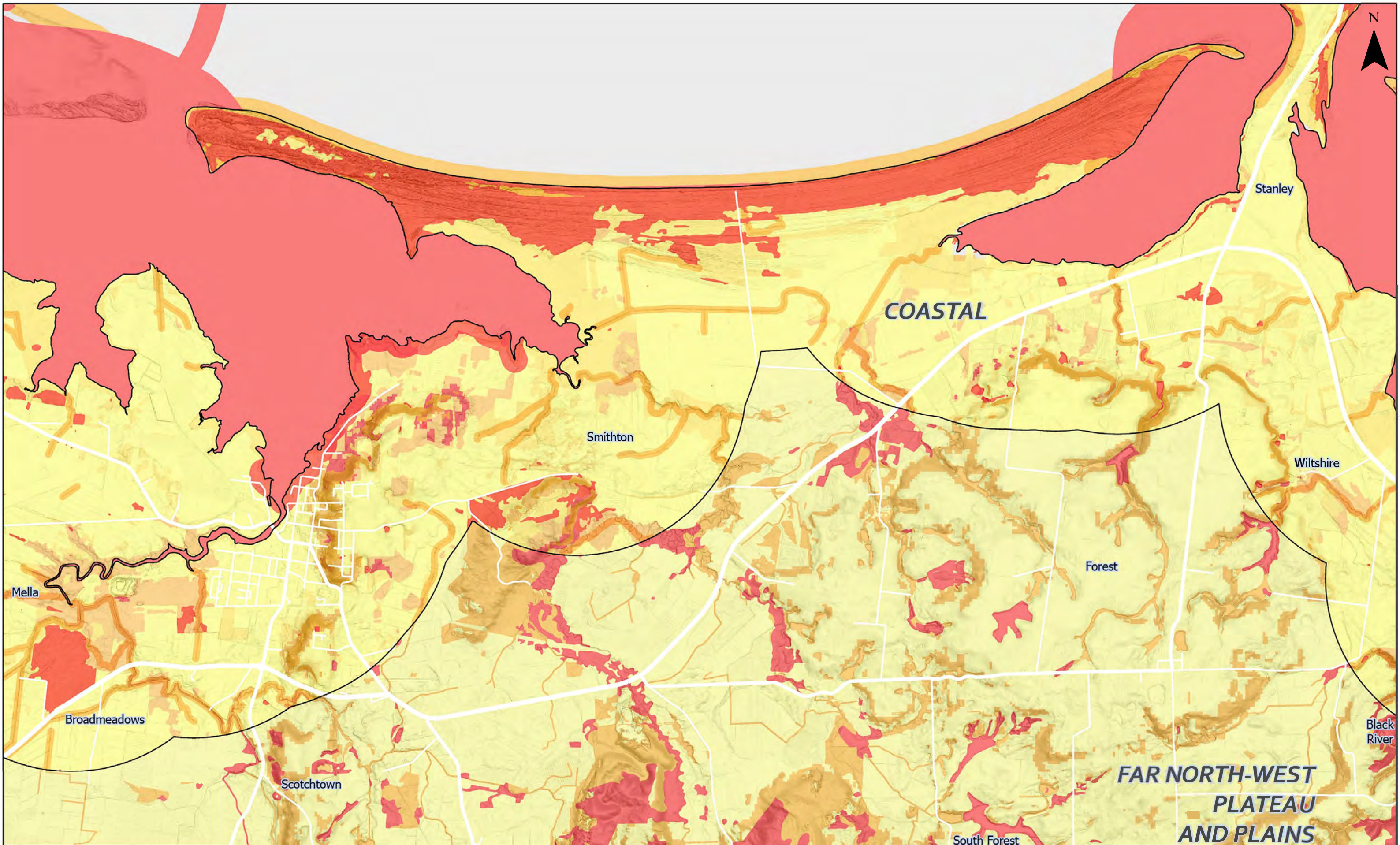
Scenic Quality

- Low
- Moderate
- High

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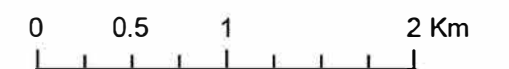
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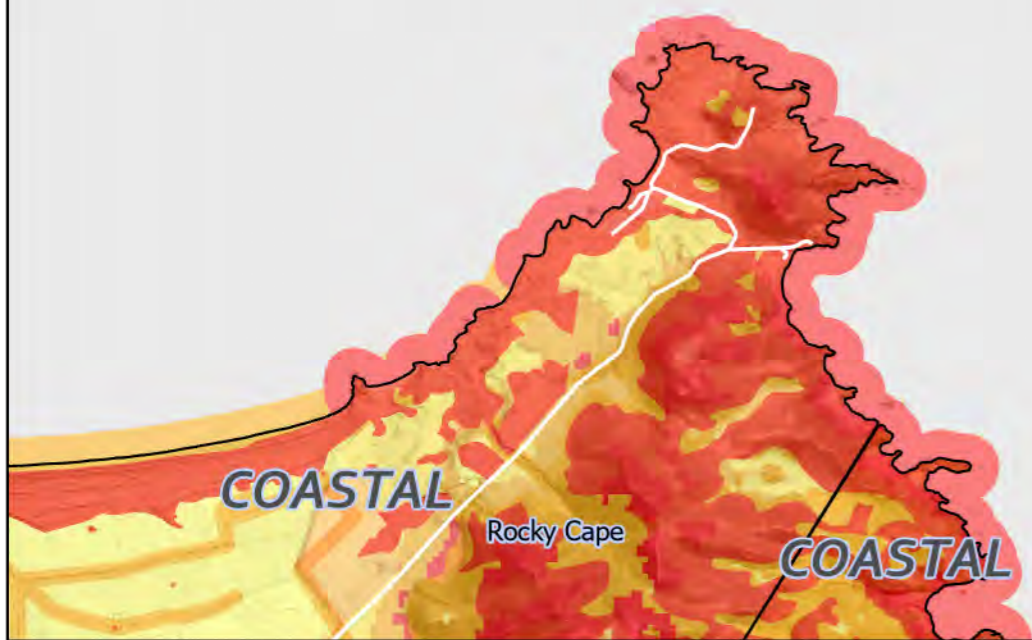
Scenic Quality

- Low
- Moderate
- High

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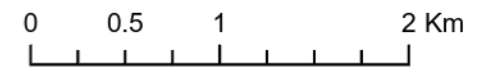
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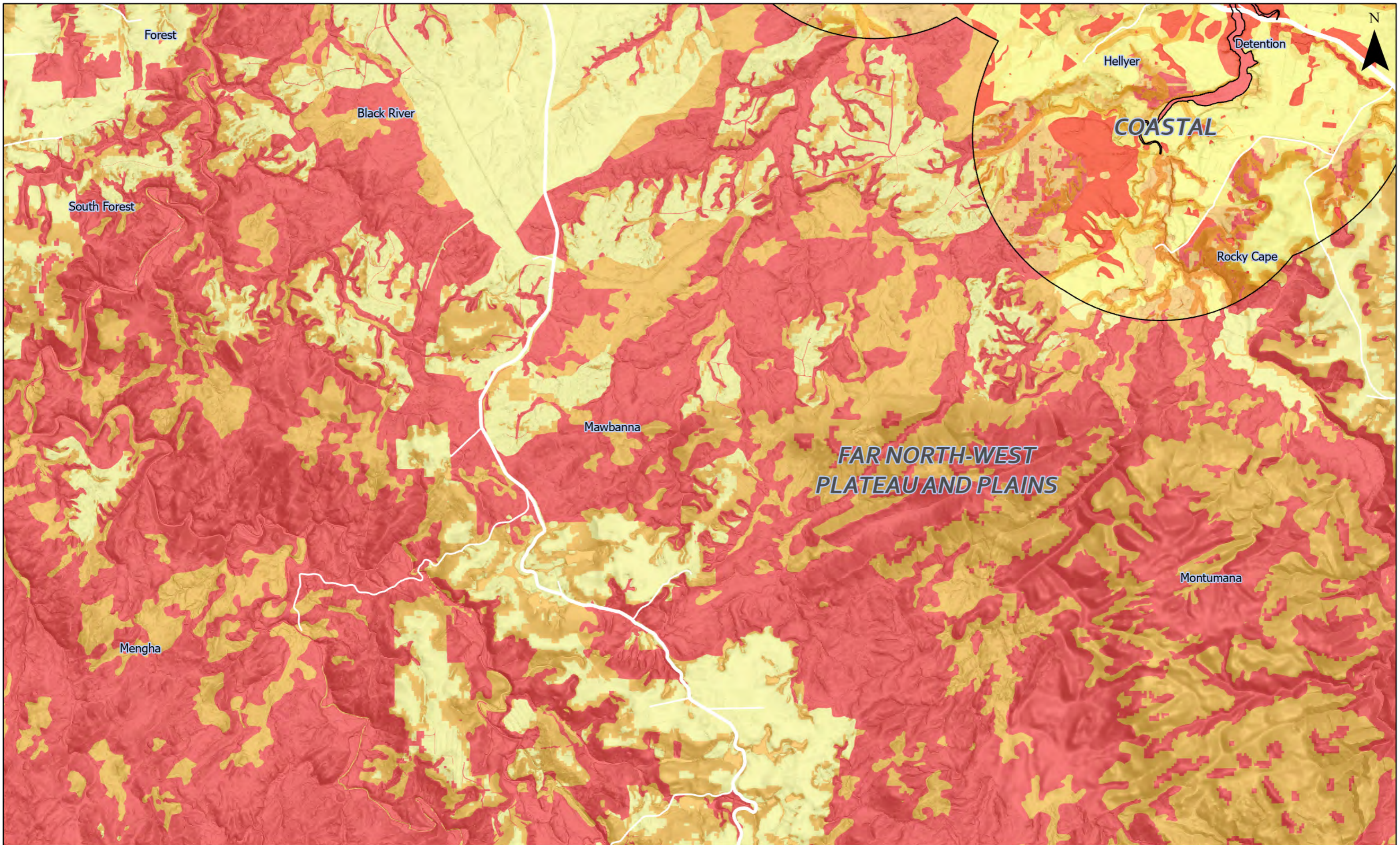
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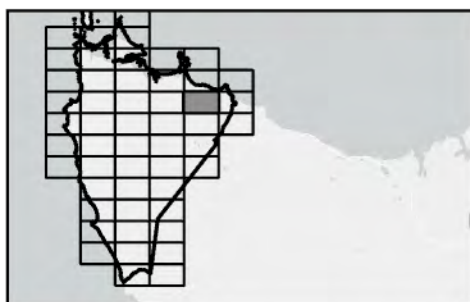
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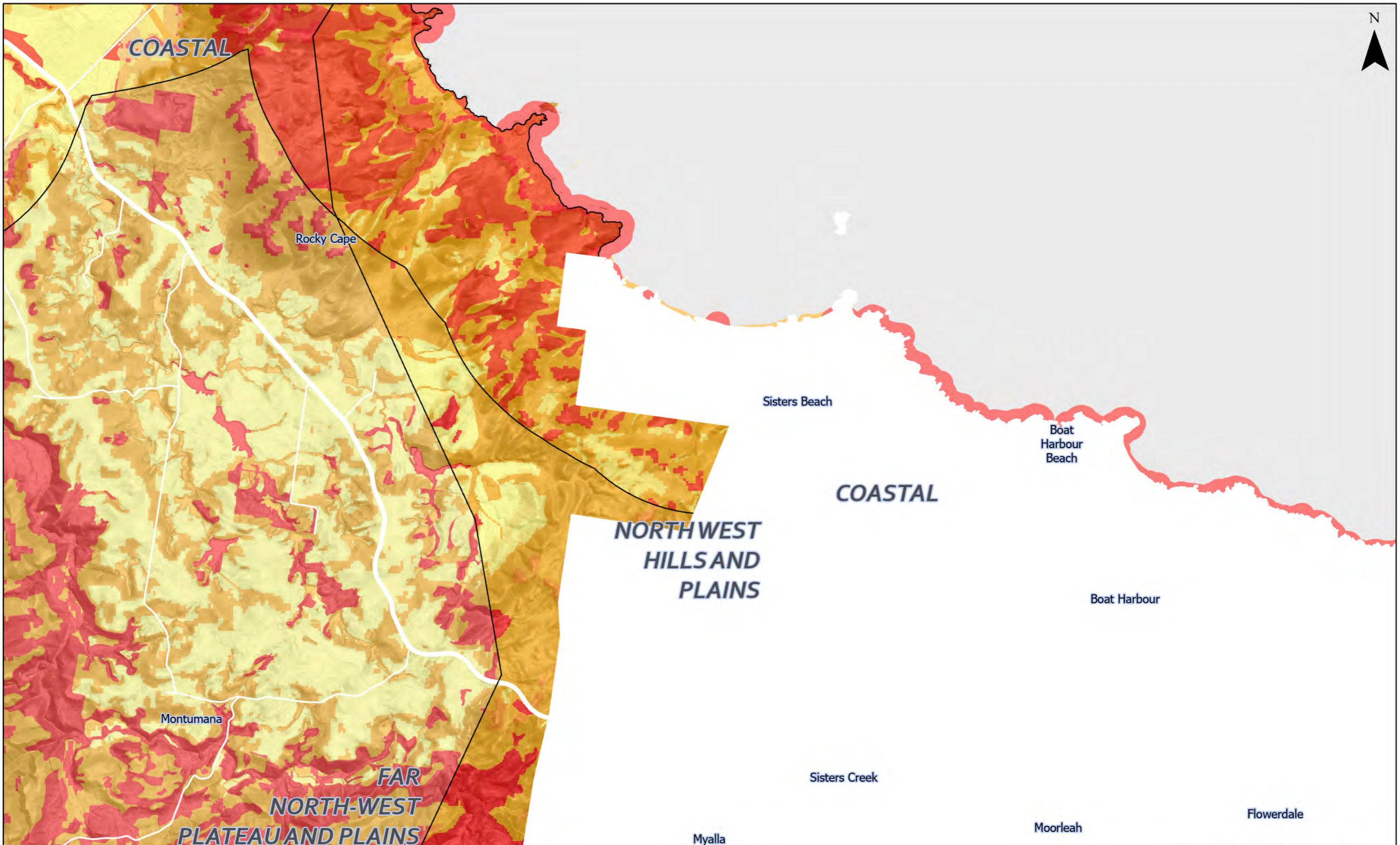
Scenic Quality

- Low
- Moderate
- High

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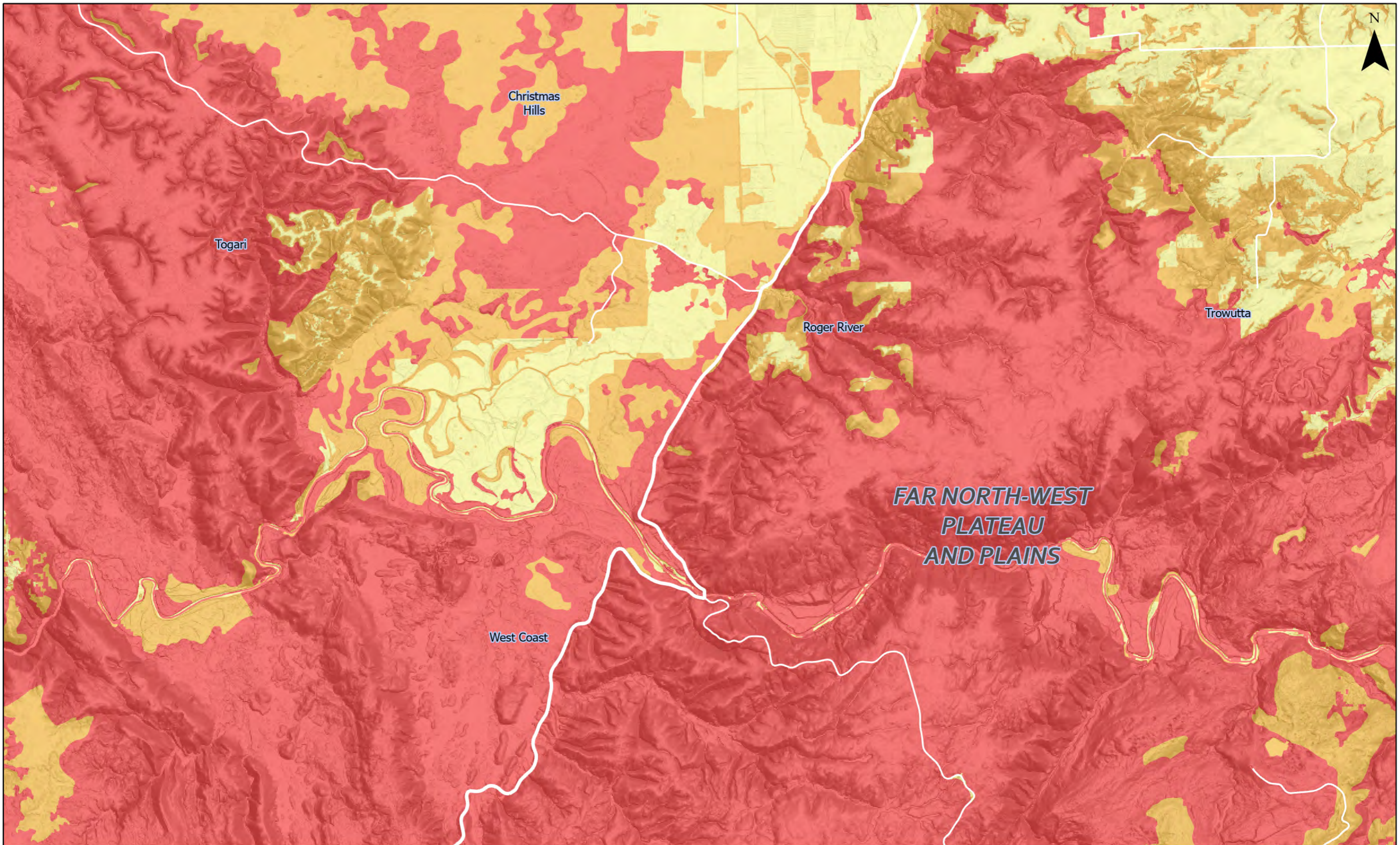
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**FAR NORTH-WEST
PLATEAU
AND PLAINS**

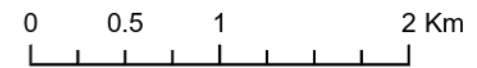
**Map Index
V7**

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) © State of Tasmania
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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 108m²;
 - (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 200m² 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:

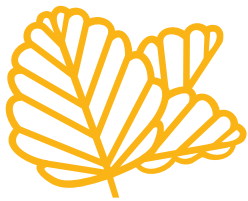
(a) clearance and conversion of a threatened native vegetation community, or the disturbance of a vegetation community, in accordance with a forest practices plan certified under the *Forest Practices Act 1985*, unless for the construction of a building or the carrying out of any associated development;

(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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