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The General Manager  
Central Coast Council  
PO Box 220  
Ulverstone TAS 7315

Dear Sir/Madam,

**Representation Re: Scenic Protection Area Overlay under new state-wide Tasmanian Planning Scheme**

This representation seeks that the Scenic Protection Area Overlay (Code C8.0) be applied to parts of the southern half of the Central Coast Council area. The Central Coast Council area is blessed with truly remarkable and distinct landscapes and scenery. I live in this part of the shire and know the area intimately, which is why I feel strongly about making this representation.

The purpose of the representation is to advocate that a **scenic protection area overlay** should be applied to the area highlighted in Attachment 1 as the land identified is important for the protection of scenic values at the regional level.

The area highlighted in Attachment 1 identifies three distinct landscape segments. All three segments deserve scenic protection because they provide a powerful combination of scenic experiences, which are cherished by locals and which delight tourists from around the world. If one was to be scenically degraded, it would diminish the character of the entire area.

- Area **A** contains the Leven Canyon Regional Reserve and approaches, including Loyetee Peak. The land is majority gazetted 'regional reserve' and 'potential future production forest' and some small adjoining pockets of privately-owned land. The Leven Canyon Regional Reserve is home to the mighty Leven Canyon, which is a geological feature and tourist attraction of global significance. The Leven River cuts the deepest limestone ravine in all of Tasmania. Importantly, the canyon is easily viewable from the Cruikshanks Lookout. The native forest skyline provided by the approaches to the Reserve is absolutely integral to providing the visitor with an unspoilt wilderness view and feel. Less than an hours' drive from the coastal cities of Ulverstone, Burnie or Devonport, Leven Canyon feels like a world away. Being in close proximity to the port of Burnie, a significant proportion of cruise-ship

passenger disembarking there take a scenic coach trip to the Canyon and surrounds. Kaydale Lodge Gardens offers refreshments, garden tours and overnight stays to visitors to the area.

- Area **B** covers the valley of Gunns Plains, to the north of Leven Canyon. As the Leven River leaves the canyon, it creates the fertile plains, which are dotted with dairy farms, potato growing, poppy growing and beef cattle. This area is scenically special because the valley is tightly contained within an escarpment which sharply raises approximately 300m from the plains and, to the south, offers a mountain backdrop. The valley is only accessible by windy roads, which afford breathtaking views of the valley and the landscape beyond. This is a rural view unparalleled elsewhere. The scenery combines with Wings Wildlife Park, Gunns Plains Limestone Caves and the Preston Falls to provide an important day destination for tourists and locals alike. The valley forms an integral part of the scenic coach tours offered to cruise ship tourists. Area B also includes Preston Road and South Preston Road, which guide tourists south to Leven Canyon and afford sweeping views of Black Bluff and glimpses into Gunns Plains. The scenic integrity of this road corridor supports the visual experience.
- Area **C** contains Black Bluff and northerly approaches including Mount Tor and Loongana, which is the upper part of Leven River valley. Black Bluff provides an impressive visual feature which guides visitors south to Leven Canyon. The 1,339-metre mountain is snow-capped in winter and long into spring, providing an iconic image on view right along the North West coast. There are significant native vegetation with important scenic values. Black Bluff and its surrounds form the quintessential skyline for the southern part of the Central Coast Council Area. The skyline with the 200m Winterbrook Falls and significant rainforest below with 2000yr old King Billy Pines at their most northern latitude the scenery provides an integral part to views enjoyed by visitors to Leven Canyon. In Loongana, the Leven River is a spectacular wild river. The steep slopes of Black Bluff are covered in native forests at the base and Alpine vegetation above the tree line. Mountain Valley Wilderness Holidays and Private Nature Reserve at the base of Black Bluff Mt caters to international guest wishing to experience the scenery and Tasmania's' unique wildlife in the wild

The three areas are distinct but visual and landscape connectivity is provided through the Leven River. The Penguin / Cradle Trail passes through Gunns Plain, Leven Canyon, Loongana and Black Bluff Mt linking on to Cradle Mt and the Overland Trail

As identified in the 2018 Leven Canyon / Leven River Master Plan, the each of the three landscapes is magnificent. The region is blessed to have such landscape diversity in proximity of Burnie, Ulverstone and Devonport. The existing scenery and vegetation provide a key opportunity for the growth of nature-based tourism in the region. This opportunity is being harnessed by an increasing number of tourist businesses offering tourist accommodation and experiences.

While not as famous as Cradle Mountain, the area nevertheless features heavily in tourist promotion for the region and forms a vital part of "Product Tasmania". And it is easily accessible.

The scenery is unique and unspoilt, and the area retains much of its natural vegetation. Inappropriate development would irrevocably diminish the scenic values. The scenic values require

protection. Applying Scenic Protection Area Overlay (Code C8.0) is crucial for safeguarding the scenic values.

Yours sincerely,

LW Doherty & PM Doherty

*L.W. Doherty* *P.M. Doherty*

Black Bluff Mt from Loongana valley



## Attachment 1: Location map of southern part of the Central Coast Council Area

