

27 May 2022

68 O'Hallorans Road
Geeveston 7116

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General Manager
Huron Valley Council
PO Box 210 Huonville
TAS 7109

Dear Mr Browne,

RE: Representation to amend the Huon Valley Council's advertised Scenic Protection Overlay applied to O'Hallorans Road Geeveston (PID 3167244 / Title 153917/1)

Property	Lot 1 O'Hallorans Road Geeveston
PID	3167244 Also impacted properties not owned by us PID 2743203 - Lot 1 Scotts Road PID 3098840 - Whale Point Road / Pillings Road - Titles 152992/2 and 120136/1
Purpose	Change the shape and extent of the Scenic Overlay

We, Helen and Mark Jessop, owners of the above property would like to submit the following representation that the current/proposed Scenic Protection Overlay does not meet the objective of this overlay and is applied to the wrong parcels of land.

We believe that the Scenic Protection Area overlay has been applied incorrectly due to a lack of detailed assessment of the topography of the land. We believe that the Inspiring Places methodology for Assessment of Scenic Protection is now outdated (personal communications John Hepper, Inspiring Places) and has also not been well applied - it appears reliant only on very baseline assessment and mapping and is based on GIS data only (with no onground confirmation).

The Scenic Protection overlay listed in the LPS documentation under the annex 8.1.21 "Whale Point Hill" is in fact in two parts - the first part is actually on Whale Point Hill (220m) and the second on our property is on a lesser unnamed hill (which we refer to as Feature 160).

SUMMARY

Whale Point Hill is a significant feature on the Huon River coast line at Geeveston. It is right that the scenic values of the hill be protected and it is important that the land areas necessary for this protection are accurately identified.

A Scenic Protection Area overlay has been applied to properties which form part of Whale Point Hill and a lower feature next to it – while, as landowners affected, we believe that protection of the scenic values is important we contend that the areas identified by the overlay are not necessarily those which are important for protection of the scenic values of these two features.

We contend that the unnamed hill top South West of Whale Point Hill (which we will refer to as Feature 160) is in effect a "table top" feature surrounded by steep slopes which are the main aspect of the scenic experience. The top of the feature (encompassed by the overlay) is a reverse slopes of

Feature 160 and cannot be seen from outside the property and therefore offers no scenic value to be protected. From our assessment second part of the current overlay is non-compliant with the TPS and should be removed as it fails the Purpose of the Code which is to "C8.1.1 To recognise and protect landscapes that are identified as important for their scenic values".

The scenic overlay appears to have been applied to Feature 160 purely on the basis of a contour on a map, rather than the direct observation. It would appear that the detailed process in the Inspiring Places methodology for Assessment of Scenic Protection has not been carefully followed. This submission will provide photographic evidence that the top of Feature 160 does not contribute to the scenic amenity of Whale Point Hill and surrounds.

The Scenic Protection Area and Scenic Road Corridor Overlays may be applied to land identified as important for the protection of scenic values. These may include areas: (a) containing significant native vegetation or bushland areas with important scenic values (such as skyline areas); or (b) identified for their significant scenic views.

The Inspiring Places Guidelines Scenic Values assessment (2018) states "The Code provisions are generally focused on protection of skylines and road corridors and provide very limited scope for scenic protection within other landscapes including coastal areas".

The Proposed Overlay (HVC documentation)

HUC-C8.1.21	Port Huon (Whale Point Hill)	<p>The Port Huon (Whale Point Hill) Scenic Protection Area is in two parts, to the south of Port Huon, on the upper slopes of Whale Point Hill, from the 150m contour up to the summit which has an elevation of over 230m, and over the nearby unnamed hill top to the south west.</p> <p>The area is approximately 420m north east of the Huon Highway and 2km west of Cygnet Coast Road, on the other side of the Huon River.</p> <p>The area is mostly cleared land with scattered paddock trees, with eucalypt forest on the south east-facing slopes.</p>	<p>(a) The Cygnet Coast Road is an alternative 'scenic route' connecting Huonville to Cygnet.</p> <p>(b) The area is visible from the Huon River, which is a significant viewing point for visitors and locals.</p> <p>(c) The Huon Highway is a State managed highway, which is promoted as part of the Huon Trail connecting Hobart with visitor destinations to the South.</p> <p>(d) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.</p>	<p>(a) That vegetation is maintained as the dominant landscape element when viewed from public roads and places;</p> <p>(b) That development and works avoids impact on skylines; and</p> <p>(c) That visual contrast between buildings and works and the natural bushland is minimised.</p>
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Moving the Current Overlay

We believe that moving the current overlays will give much better protection of both the vegetation and ridgelines related to the Whale Point Hill feature.



The current overlay for Whale Point Hill is in two parts. The larger of the parts is not contested, but could be extended down the two spurs running either side of the valley (as indicated by the arrow) - these heavily treed valleys are the prominent features when observed from the Huon River and Cygnet Coast Road.

We would contend that the positions of the second overlay does not protect the scenic value - particularly that offered by the dense canopy of the native vegetation.

By simply following the 160 contour the second overlay does not protect the dominant vegetation or vistas. The overlay should be kidney shaped and drop from contour 120 to 80.

While the conical nature of Whale Point Hill

gives it visual impact when viewed from the North, the dense dark green forest canopy is the major visual effect from the East and South East.

Feature 160 not visible from the North West (Huon Highway) as it is obscured by the rolling nature of the hills heading toward the Kermandie River. In fact only a small section can be observed from outside the property from Scotts Road to the South East.

We do not believe that note that Scotts Road is an alternate scenic route as the Cygnet Coat Road is.

Whale Point Hill (directly to front), but slope and plateaus of property obscures Feature 160 from about 100m contour. It is not visible from the Huon Highway

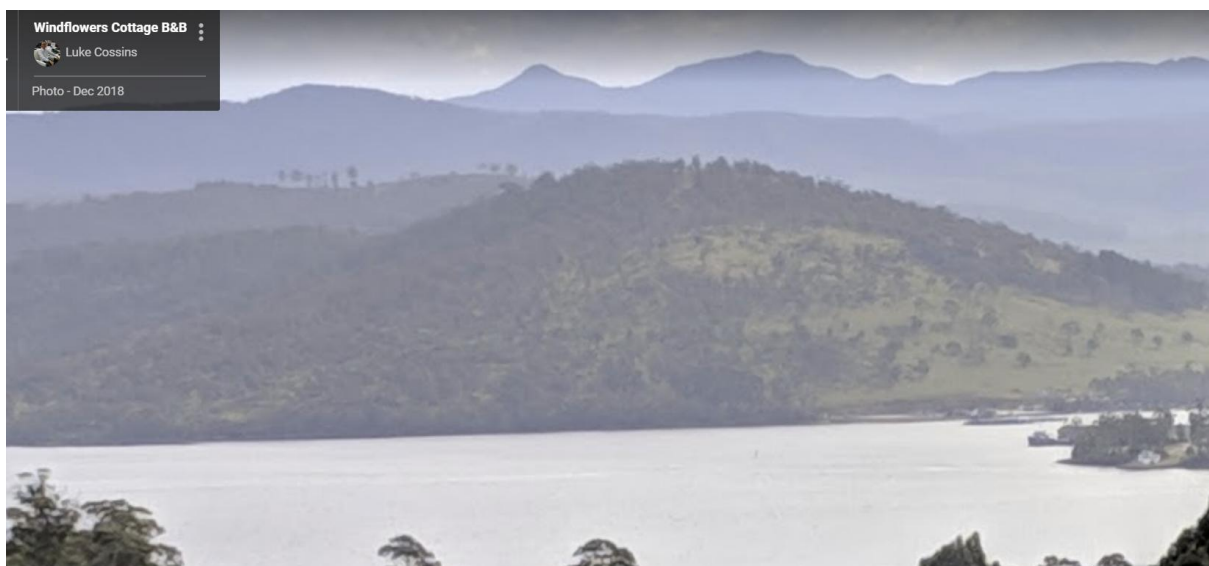
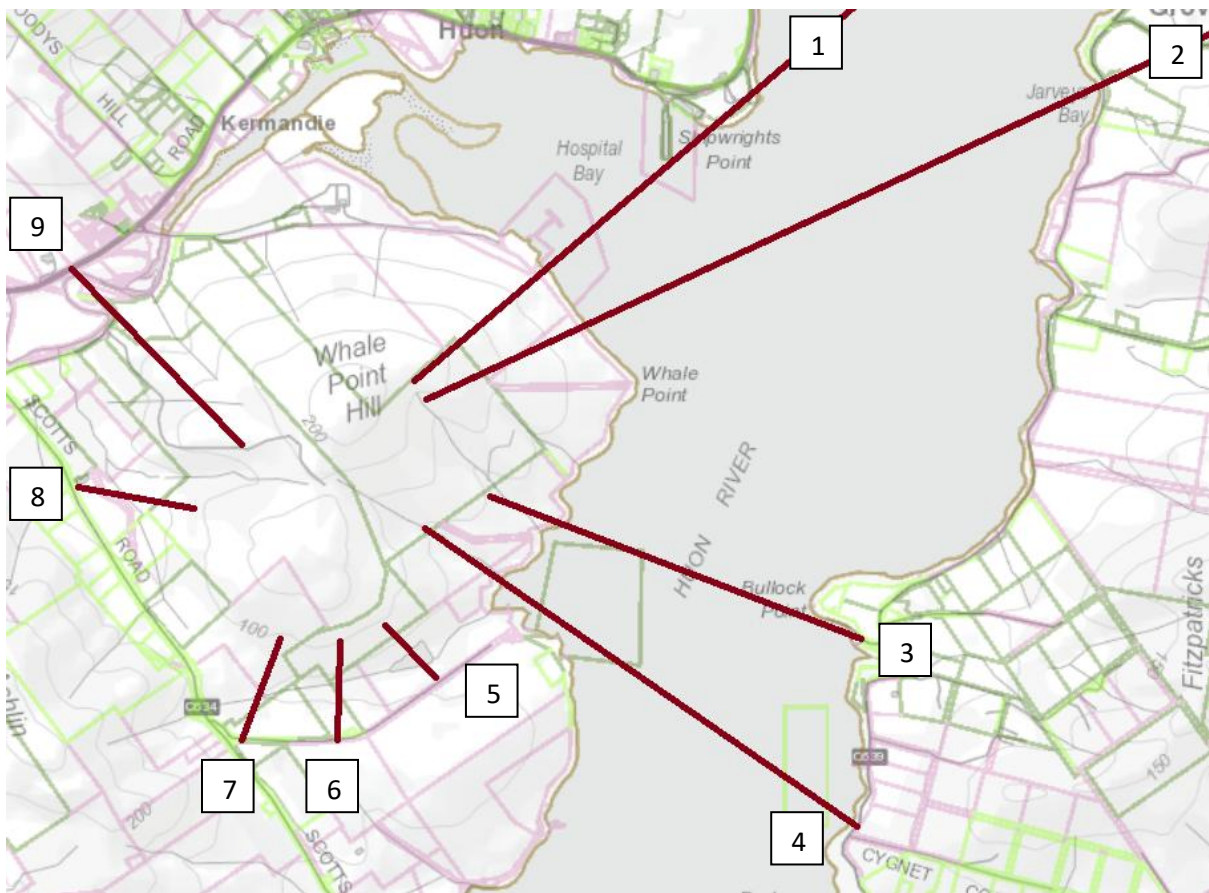




Indications of possible reshaped overlays to ensure the maximum protection of scenic values.

Visual Evidence

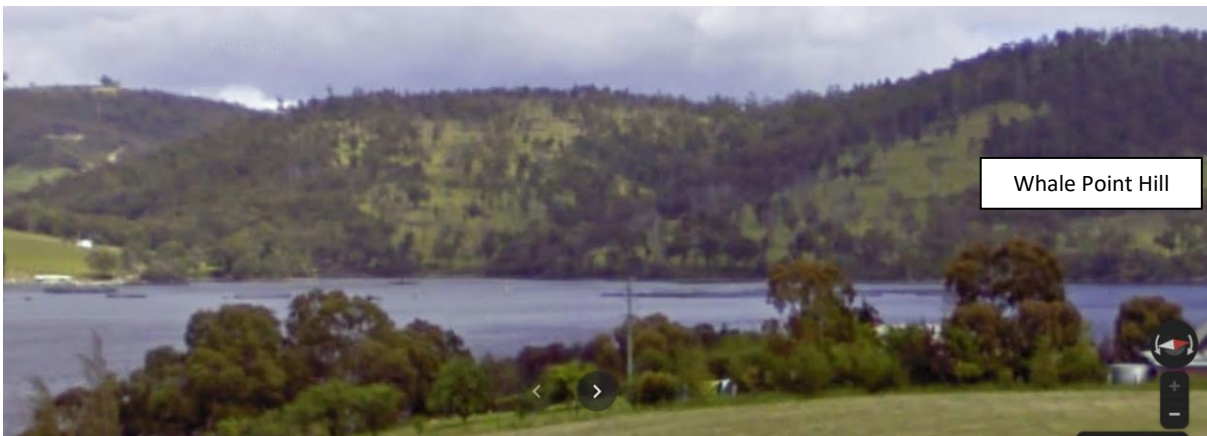
The numbers represent the photographs below. The red lines show the direction of the scene and the line ends at approximately the "sky line".



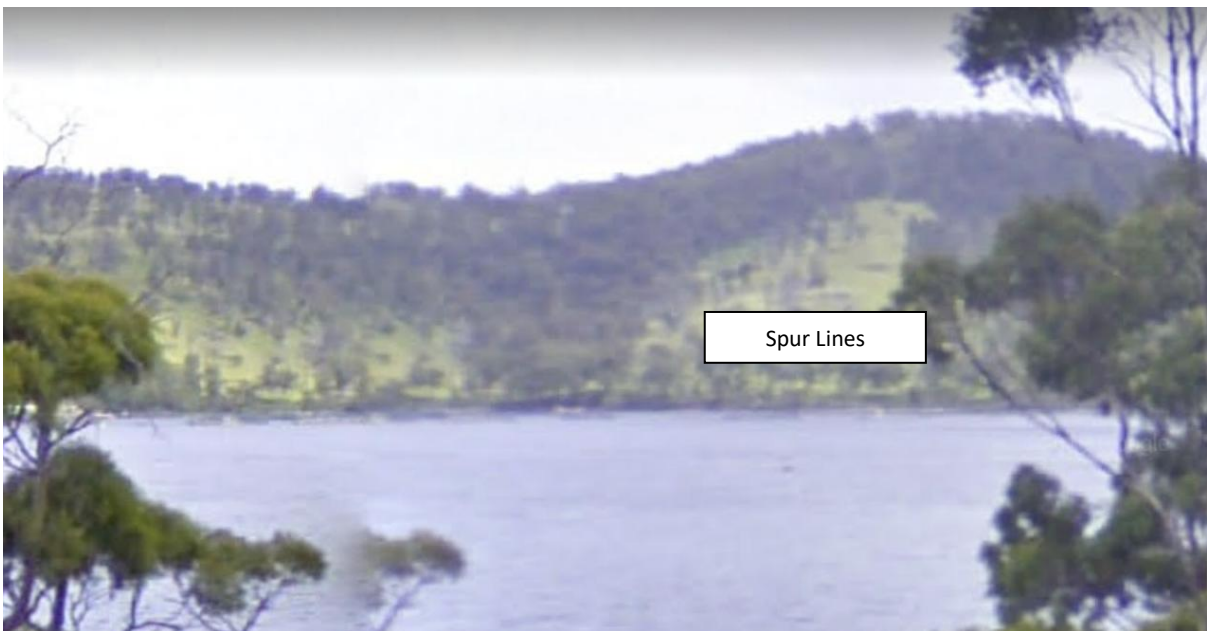
1. Whale Point Hill in the foreground as seen from Silver Hill Road Wattle Hill. Ashlin Hill in the mid-ground and Hartz Mountains in the distance. We note that Ashlin Hill does not have an overlay, however the tall trees on top of the hill are in fact a more prominent scenic feature.



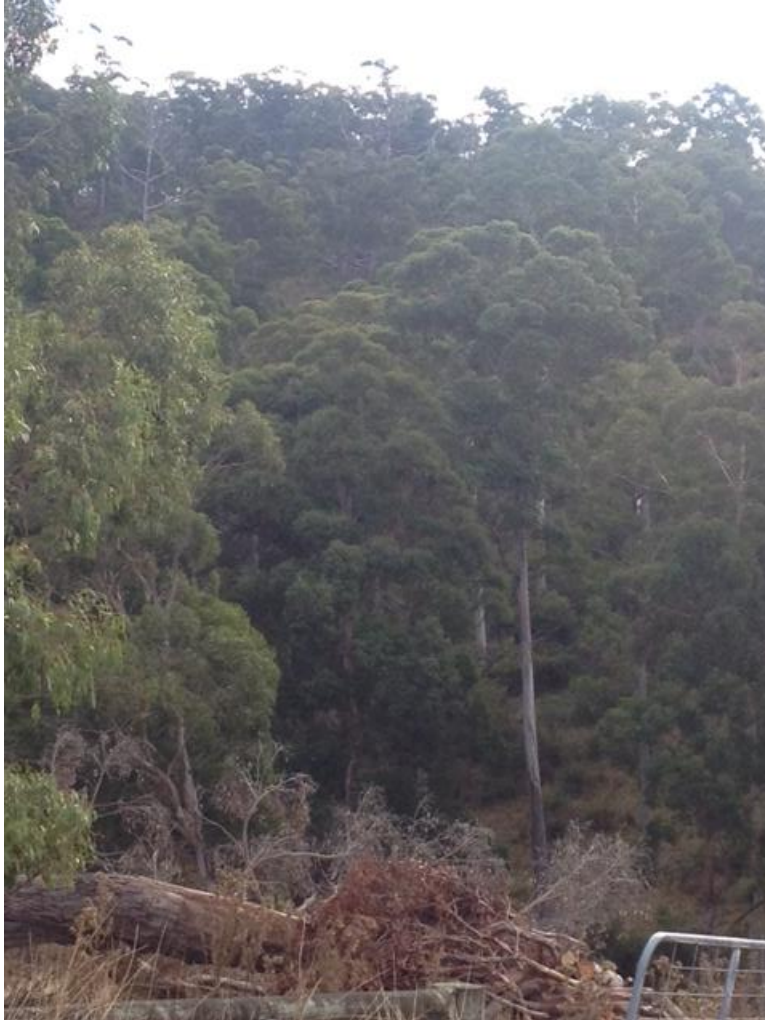
2. Whale Point Hill from Cygnet Coast Road (Near Norris Rd)



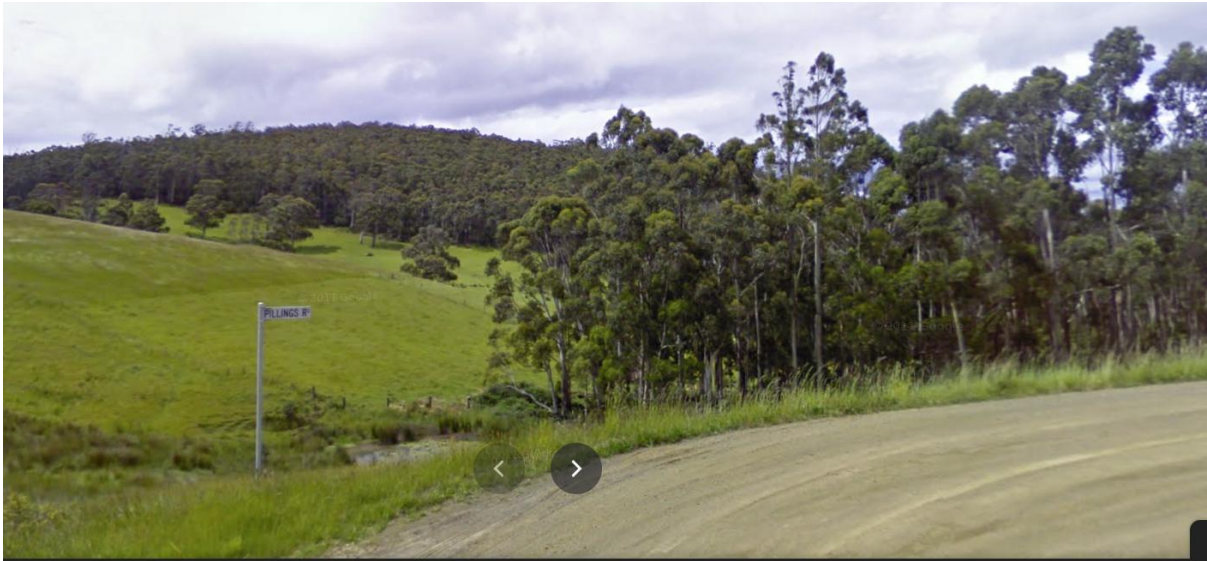
3. Whale Point from Cygnet Coast/Walter Road



4. From 852 Cygnet Coast Road - Pillings Rd (left) to Whale Point Hill (right)



5/6 Two images from End of Pillings Road / Whale Point Road intersection - looking toward Feature 160 - visible to approximately Contour 120/140. Looking across PID 3098840 - Whale Point Road / Pillings Road - Titles 152992/2 and 120136/1



7. Back of Feature 160 from Scotts/Pillings Road (largely PID2743203 - Lot 1 Scotts Road)

The vegetated dome is not covered by the current overlay, but the proposed move would include it.



8. Looking toward Feature 160 (right) from 108 Scotts Road



9. Whale Point Hill from Huon Highway (between Whale Point and Scotts Rd)

Whale Point Hill (first overlay) is visible on the left, but the view of Feature 160 from the Huon Highway is obscured by the rolling hills at contour 100 and 120.

The following image shows the opposite view looking back toward the Huon Highway showing the impact of the slopes and plateaus.



Application of Inspiring Place Methodology

We believe the HVC has incorrectly applied the Inspiring Places Scenic Place Assessment methodology to Feature 160. The Feature is a flat table top hill that has been cleared for some decades (around 50%) the remaining forest has been impacted by fire and selectively felled over many years as well. It contains no large/significant trees. It cannot be clearly seen from the River, Cygnet Coast Road or the Huon Highway (the two main Scenic Routes).

We believe the main overlay needs to cover more of Whale Point Hill and moving the second overlay captures more of the slopes (improved landform features) and a much more intact forest ecosystem (vegetation features). In terms of the Scenic Quality Classes assessment, Feature 160 would rate as currently a "low" quality - however the moved overlay would greatly enhance the outcome in three of the Landscape Feature Classes:

Landscape Feature	Current Overlay - second hill top	Moved Overlays - second hill top
Landform Features	Low Features not dramatically defined landforms (generally 0% to 10% slope).	Moderate ▪ Moderate to gently dissected V-shaped or U-shaped open valleys lacking in distinctive configuration, colour, and elevation changes.
Vegetation Features	Low ▪ Extensive areas of similar vegetation with infrequent patterns or forest openings. ▪ Large forest clearings with straight or unnatural appearing shapes and edges.	High ▪ Strongly defined stands of or combinations of eucalypt forest ▪ Vigorous stands of wet sclerophyll forest that introduce distinctive patterns and textures.
Waterform Features	Low ▪ No natural waterforms.	Low ▪ No natural waterforms.
Cultural/ Heritage Features	Low	Low
Native Wildlife Features (Visual Only)	Medium The cleared/pasture of the hill is less inviting to native wildlife.	High Increased by inclusion of more dense undisturbed forest.

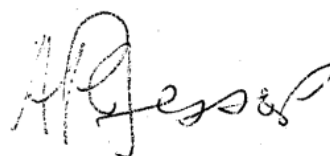
Should Council not wish to move the second overlay (Feature 160) we then contend it does not meet the requirement of the State Planning Provisions definition and should be removed.

We are open to meeting with planning staff to find an agreeable solution.

Yours sincerely



Mark Jessop
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Helen Jessop