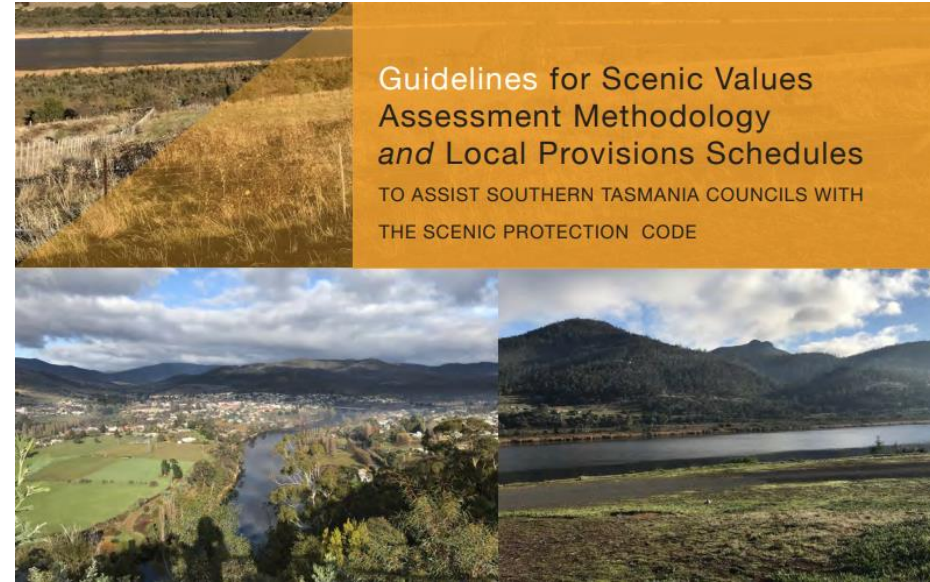


Representation 400 - Scenic Protection Area (HUO-C8.1.4)

S8A Guidelines



Scenic Protection Area – S8A Guidelines

Guidelines for applying the Scenic Protection Code overlays

- SPC 1 The scenic protection area overlay and the scenic road corridor overlay **may be applied** to land **identified at the local or regional level 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.
- SPC 2 The scenic protection area overlay and the scenic road corridor overlay **should be justified as having significant scenic values** requiring protection from inappropriate development that would or may diminish those values.

Councils 35F report

“The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation”

Council's justification for C8.1.4 is absent

HUO-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value
HUO-C8.1.4	Crabtree 3 (Crouchs Hill)	The Crabtree 3 (Crouchs Hill) Scenic Protection Area is located about 450m to the south west of Crabtree Road and to the south east of Mount Ruddy. It is located above the 250m contour and extends over the summit of Crouchs Hill and up to 430m in elevation up the slopes of Mount Ruddy. Crouchs Hill has a summit elevation of 352m and Mount Ruddy has an elevation of 440m. Crouchs Hill is a prominent landscape feature in the upper Huon Valley. It is predominantly forested with some cleared land on ridge lines and the summit of Crouchs Hill.	(a) The eucalypt forest on the ridgelines and skyline and steep slopes contributes to the naturalness of the Scenic Protection Area.
			(b) 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.
			(c) The scenic values are often enhanced by dramatic weather conditions including storms, fog in the valley and snow-capped hills and mountains.

→ **Circular argument** – i.e. “the naturalness contributes to the naturalness”?

→ **This is a nothing statement** – Yes, the Huon Valley highway exists and is part of the Huon Trail – what about it?

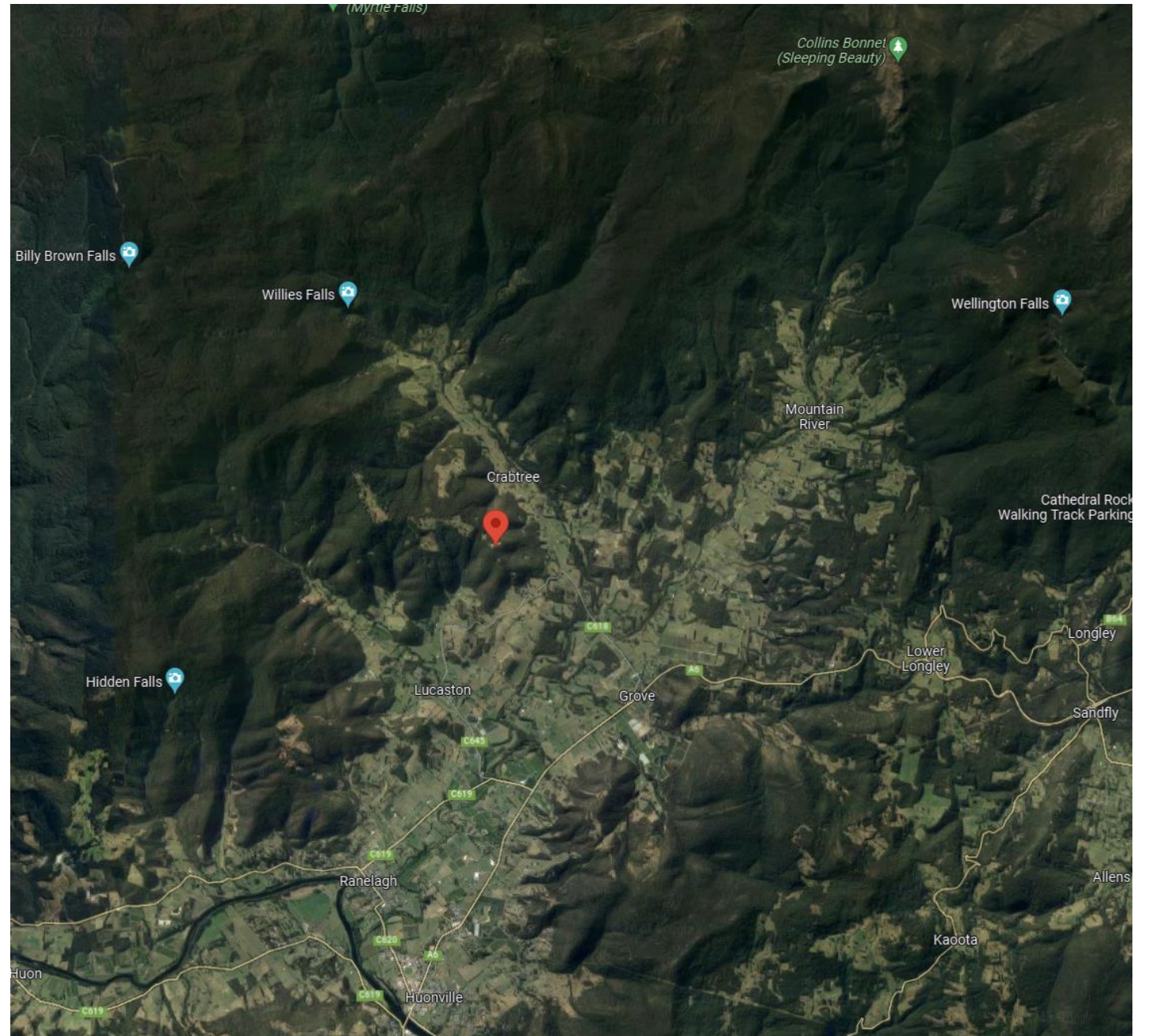
→ **Another nothing statement** – for reference, the Crouchs Hill Area does not frame the Huon Valley’s most iconic landform – Collins Bonnet (“Sleeping Beauty”)

→ **False** - the Crouchs Hill area is an unremarkable low-mid range landform that fits within the patch work of the local area’s cultural landscape – consisting of cleared and uncleared areas, habitation, business and non-habitation.

It has no significant prominence of note, as is evidenced by Council’s failure to articulate specific scenic values.

Scenic values context

- 4km to highway (Grove)
- 8km to Huonville



Scenic values context

- Local area character and scenic values are defined by patchworks of cleared and occupied land up to and beyond the elevation of the subject site
- The Crouchs Hill Ridgeline is dominated by the more prominent Mount Ruddy area which is cleared and developed.



Cultural landscape – includes patchworks of clearings at elevation



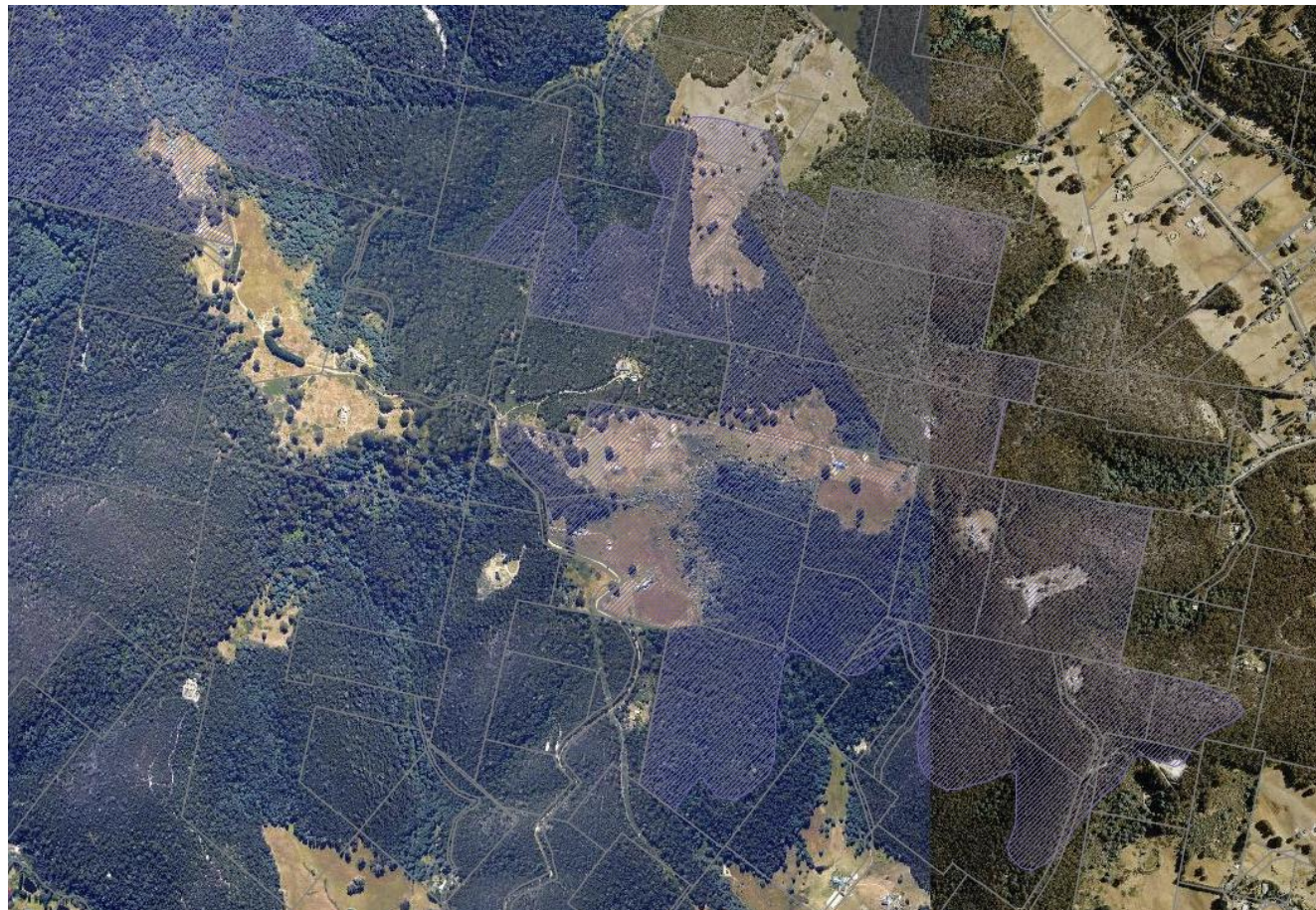
Ranelagh main street looking West to prominent hills in the Glen Huon

Scenic values context

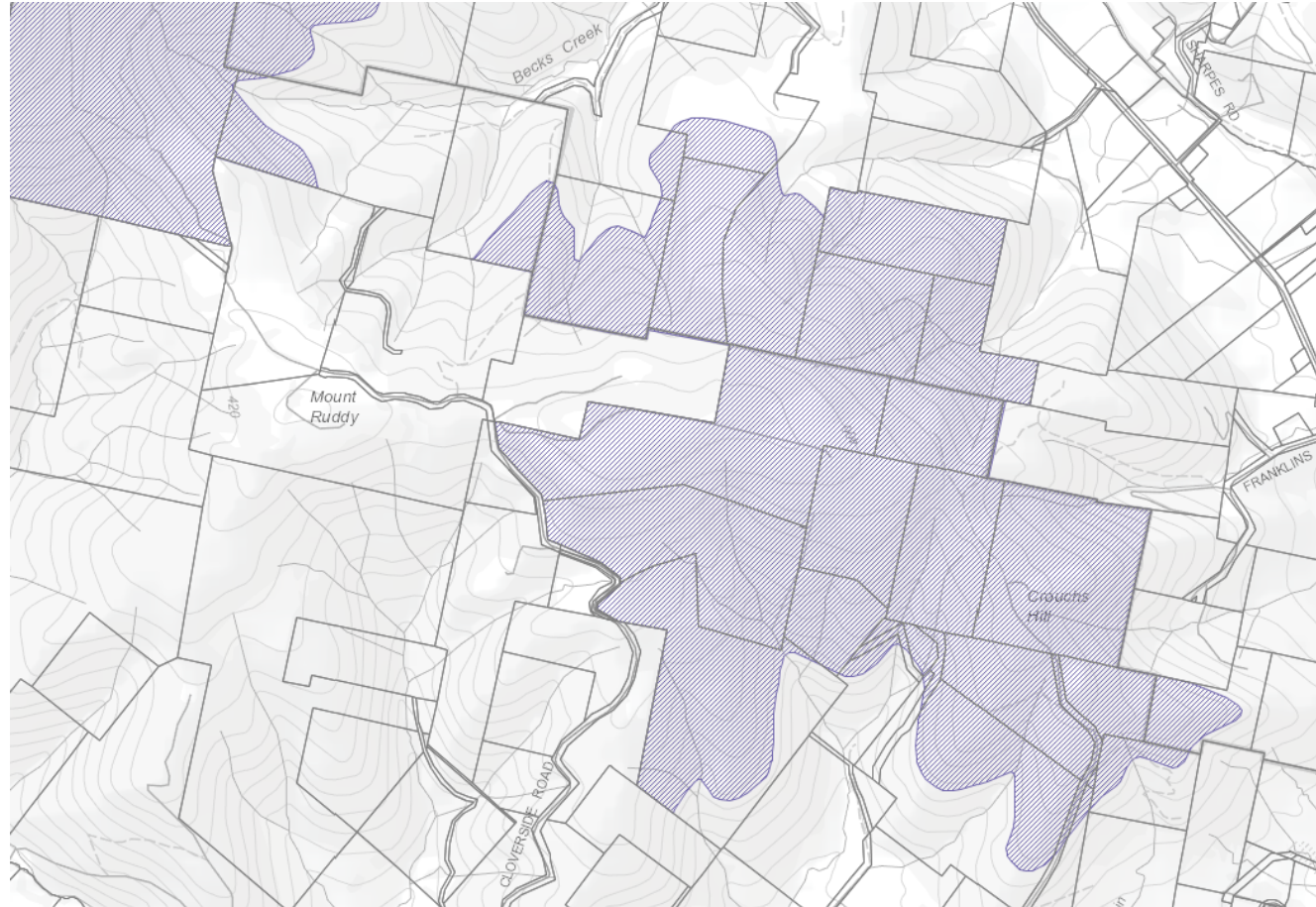
- Valley floor at 120-130m in surrounding area
- Subject site extends 250-350m
- Nearby Mount Ruddy area is cleared, occupied with prominent/visible south-facing aspects 360-440m
- There are extensive cleared and occupied areas at equivalent and higher elevations and in more prominent locations across the Crabtree valley and around the Huon Valley more generally



Scenic Protection Area (HUO-C8.1.4)



Scenic Protection Area (HUO-C8.1.4)



Cultural landscape - includes partly cleared hills and sparsely populated residential dwellings



Scenic values

Other points:

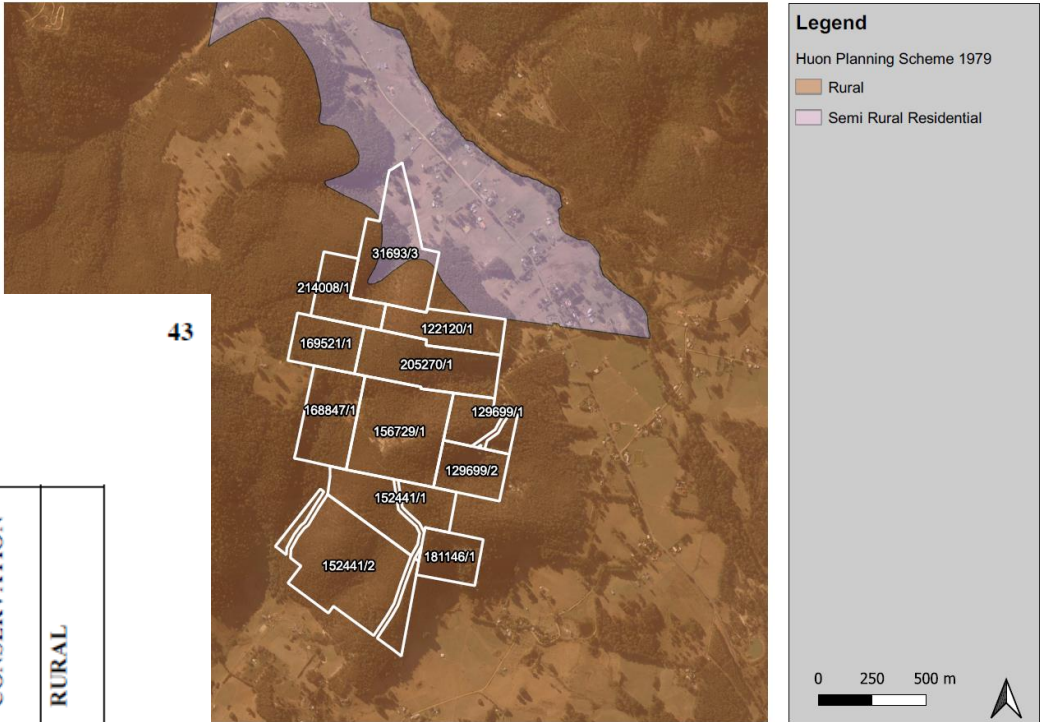
- the property was not zoned Hill Top preservation under the *Huon Planning Scheme 1979* (until August 2015)

Huon Planning Scheme 1979 (until August 2015)

Huon Planning Scheme 1979

SCHEDULE 3
TABLE OF USE ZONES

	CLOSED RESIDENTIAL	RESERVED RESIDENTIAL	LOW DENSITY RESIDENTIAL	VILLAGE	RURAL RESIDENTIAL	SEMI RURAL RESIDENTIAL	BUSINESS COMMERCIAL	LIGHT INDUSTRIAL	INTENSIVE RURAL	HILL TOP PRESERVATION CONSERVATION	RURAL
USE CLASS											



Landscape Values – historical use

- Representation went into detail here (no time to detail)
- The land subject to Scenic Area Code has historically been used for forestry, agriculture and dwellings.

Iconic images – do not contain my property



Current real estate listing - 59 Tasman Road, Grove



59 Tasman Road, Grove



59 Tasman Road, Grove

Buzzietop (700m)

Oates Ridge (460m-500m)



59 Tasman Road, Grove

Buzzietop (700m)

Oates Ridge (460m-500m)

Crouchs Hill
(obscured by
other landforms)



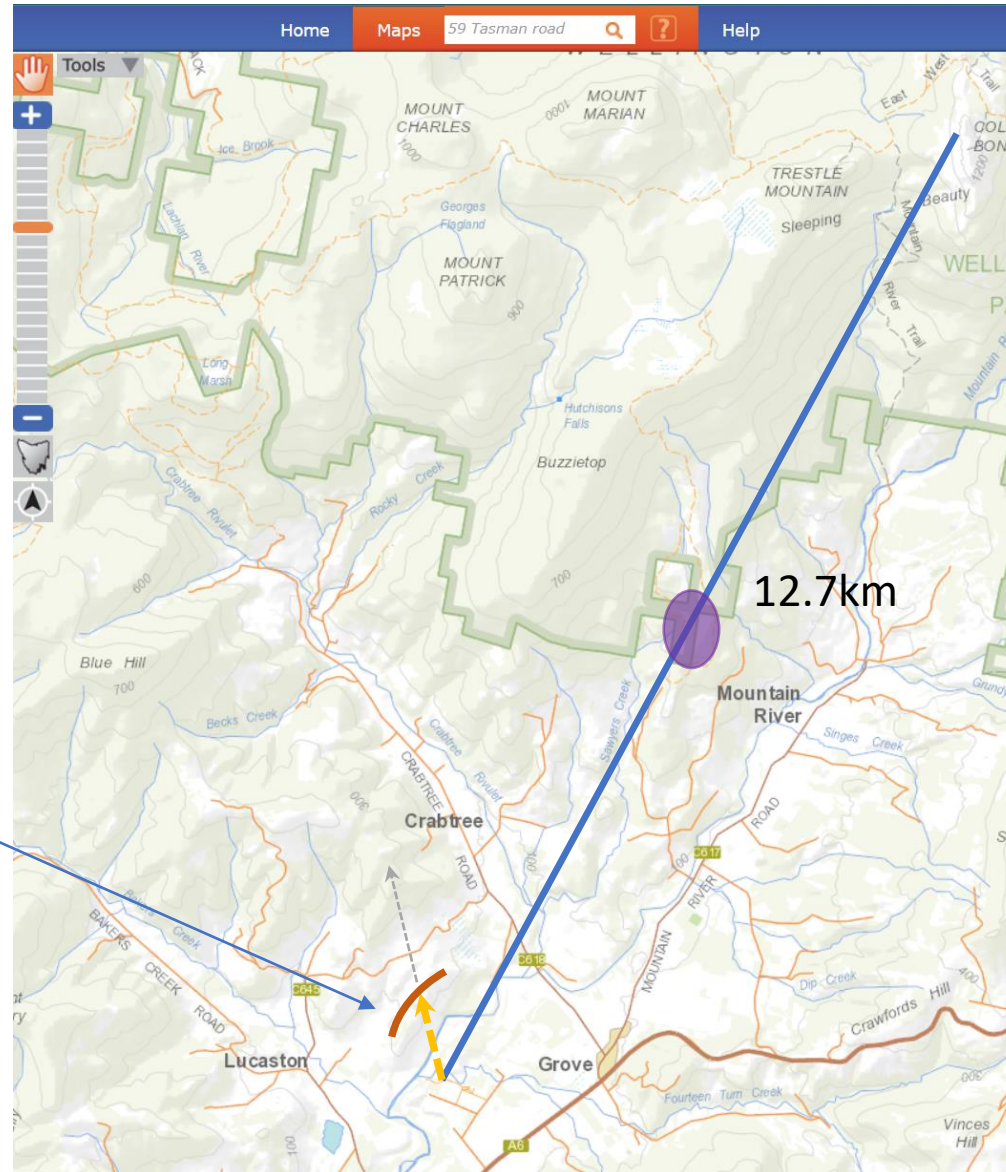
Lucaston Link Road (facing North-East)



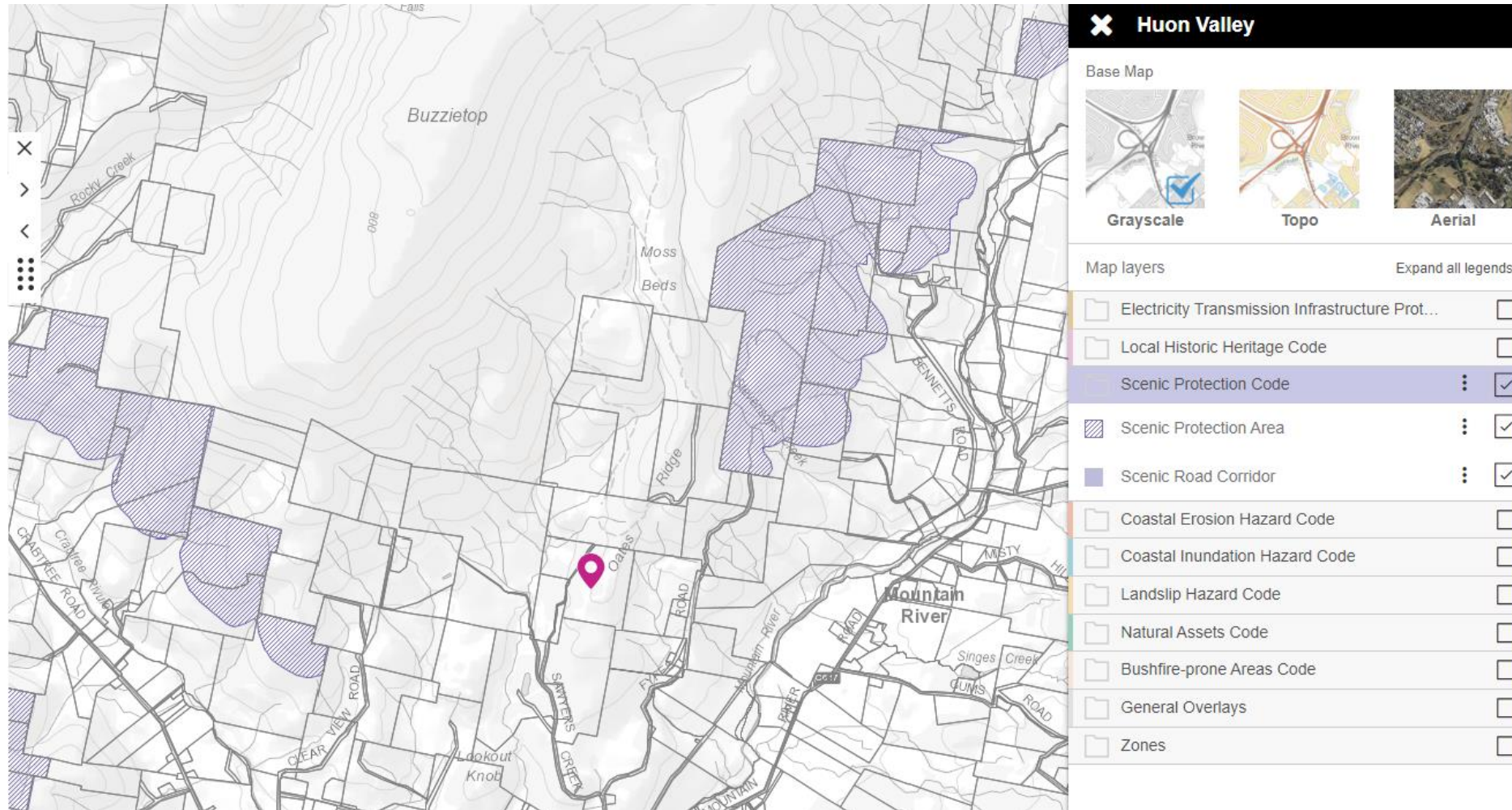
Oates Ridge (460m-500m)

For context - 59 Tasman Road, Grove

Cherry Hill landform
(140m)



Oates Ridge – no Scenic Protection?



Scenic values

Summary:

- If Council had information in support of HUO-C8.1.4 (including the original work done) then it could have presented it today and in the 35F Report
- Council acknowledges that no proper scenic assessment has been undertaken
- In the absence of evidence and supporting information for Scenic Protection Area (HUO-C8.1.4) it should be removed
- Scenic Protection Area (HUO-C8.1.4) should not be used as any justification for the application of LCZ

Google Earth perspectives

- <https://earth.google.com/web/@-42.94006985,147.07947525,387.43679654a,10039.32784075d,35y,13.71580259h,91.94996984t,-0r>