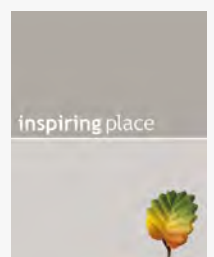



Guidelines for Scenic Values Assessment Methodology *and* Local Provisions Schedules

TO ASSIST SOUTHERN TASMANIA COUNCILS WITH
THE SCENIC PROTECTION CODE






GUIDELINES FOR SCENIC VALUES ASSESSMENT METHODOLOGY AND LOCAL PROVISIONS SCHEDULES FOR THE SCENIC PROTECTION CODE

prepared for
Southern Technical Reference Group, Southern Tasmanian Councils Authority

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Attachment A

Example Local Provisions Schedule Scenic Protection Code Tables and Potential Additional Performance Criteria

Attachment B

Scenic Quality Class Frames of Reference for Landscape Character Types of Tasmania's Southern Region

Attachment C

Selected Glossary of Scenic Assessment Concepts and Terminology

Attachment D

References Cited

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SECTION 1

INTRODUCTION

1.1 BACKGROUND

In December 2015, the Tasmanian Parliament enacted amendments to the *Land Use Planning and Approvals Act, 1993 (LUPAA)*, to provide for a single state-wide planning scheme for Tasmania, known as the Tasmanian Planning Scheme (TPS).

The TPS has two key elements:

the State Planning Provisions (SPPs), which were made on 22 February 2017; and

Local Councils' Local Provision Schedules (LPSs) which apply the SPPs at the municipal level.

Guidelines for applying the Scenic Protection Code (SPC) have been issued by the Tasmanian Planning Commission in *Guideline No.1 Local Provisions Schedule (LPS): Zone and code application (October 2017)*.

Local councils are the planning authorities responsible for implementing the TPS through the preparation of LPSs. Councils are working cooperatively at a regional level and through the Local Government Association Tasmania with the Planning Policy Unit (PPU) and the Tasmanian Planning Commission (TPC) to prepare work programs for the preparation of LPSs and to share issues and their resolution.

Key to the preparation of the LPSs for Councils in the Southern Region is the Southern Technical Reference Group (TRG). This group consists of Senior Planning representatives from each of the 12 Southern Councils, consisting of: Hobart, Clarence, Glenorchy, Kingborough, Huon Valley, Brighton, Sorell, Glamorgan Spring Bay, Southern Midlands, Derwent Valley, Tasman, Central Highlands and Derwent Valley. The location of these Councils is shown in Figure 1.1.

The SPC is one of many Codes in the TPS requiring LPSs to be prepared. Funding has been provided to Tasmanian regions by the State Government to assist with the preparation of the LPSs.

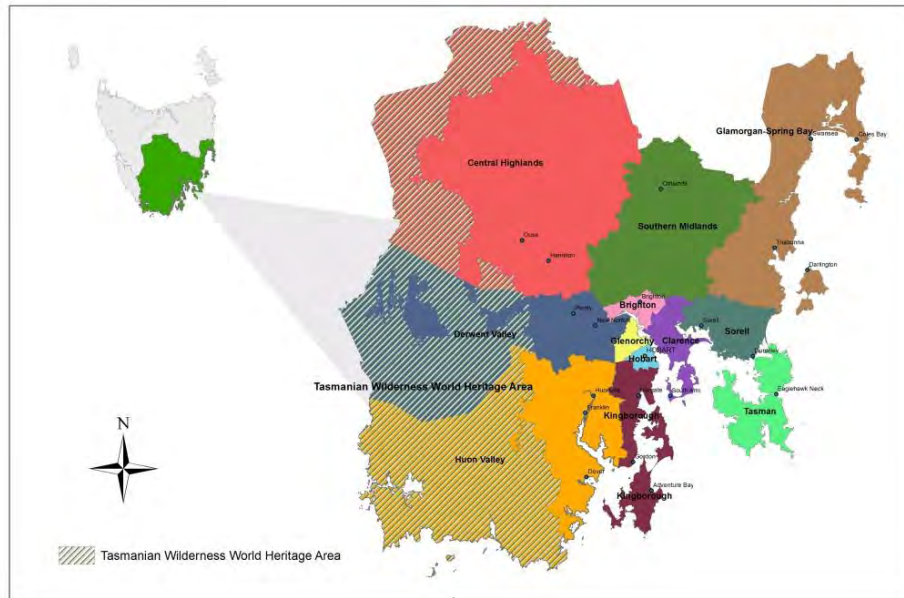


Figure 1.1: Southern Tasmanian Councils Authority (STCA) Councils

1.2 PROJECT AIM

The TRG engaged the consultant team to present a methodology to assist Councils to identify and define scenic values, and by doing so, help prepare information required for the LPSs within the SPC.

1.3 APPROACH

The project was undertaken in four Phases:

Phase	Main Tasks
Phase 1 : Preparation of the draft method and application to Case Study	<ul style="list-style-type: none"> • Project initiation with TRG briefing and supply of GIS data for sample application area of approx. 164 km² • Review of existing Scenic Corridor/Area LPS Codes/Schedules • Prepare GIS application for demonstration (GIS/aerial photo overlays of Scenic Quality + Viewpoints x Viewer Sensitivity Levels + Visibility Distance Zones = Scenic Value Areas) • Prepare presentation of methodology and possible LPS Code Schedule for 2-day workshop in Glenorchy/Brighton • Preparation of draft LPS including Acceptable Solutions and Performance Criteria
Phase 2: Two-Day Training Workshop	<ul style="list-style-type: none"> • 2-Day Meeting and Workshop with TRG and Council Staff to establish direction for methodology and agreed adjustments • Preparation of revised draft SPC methodology including Acceptable Solutions and Performance Criteria
Phase 3: Draft Review Report	<ul style="list-style-type: none"> • TRG Members review and comment on draft report • TRG Project Manager collates comments • TRG meeting to discuss and agree on consolidated set of comments and response to Consultant Team • TRG Project Manager conveys consolidated comments to Consultant Team and discusses any issues arising.
Phase 4: Final Report	<ul style="list-style-type: none"> • Make required adjustments as agreed and transmit Final Report to TRG Project Manager

1.4 REPORT STRUCTURE

The report is presented in four sections:

Section 1 sets out the background, purpose and approach for the project.

Section 2 presents the significance of scenic resources to Tasmania and a preliminary review of the SPC as set out by the Tasmanian Planning Commission, as well as responses to the SPC by STCA Council Planners made during a two-day workshop on the SPC assessment methodology during 10-11 July.

Section 3 provides a summary of the SPC assessment methodology and examples of its application, using a portion of the Derwent River Valley as a demonstration area. The demonstration area covers 164 km² across four of the Council areas within what is known as the Eastern Hills and Plains Landscape Character Type. The recommended SPC assessment procedure is a process for assessing and mapping overall Scenic Value Areas (SVA's), Scenic Protection Areas (SPAs) and Scenic Road Corridors (SRCs). It also recommends additional concepts and terminology not currently included in the SPC for assessing the acceptability of future proposed Development Applications using LPS Management Objectives and potential Performance Criteria.

Section 4 provides information to assist Councils with the preparation of the LPSs for the SPC.

Attachment A provides a draft LPS for the Demonstration Area. The scenic assessment led to the identification of a high, moderate and low Scenic Value Areas (SVA1, SVA2 and SVA3) within the Demonstration Area. A draft LPS has been prepared for examples of the SVA1 and SVA2 areas under a Scenic Protection Area overlay, and for the SVA1 areas under the Scenic Road Corridor areas. It also provides alternative Performance Criteria for possible future application if associated amendments to the SPC are implemented to incorporate such Performance Criteria in relation to different Scenic Protection Area levels (e.g., High, Medium) and Scenic Road Corridors.

Attachment B provides Scenic Quality Class Frames of Reference for six Landscape Character Types that apply to Local Government Councils within the Southern Tasmanian Council Authority's region.

Attachment C provides a glossary of scenic and visual landscape assessment and description terminology that may be used by Council planners and others when conducting scenic assessments and analyses of the landscape and Development Applications within the context of the SPC.

Attachment D provides a list of reference documents.

1.5 ACKNOWLEDGEMENTS

The consultant team acknowledge the input and advice provided by Council staff attending during the two-day workshop. The participants were:

Municipality of Brighton/ Derwent Valley: Patrick Carroll (Planning Officer) and Jo Blackwell (Planning Officer);

City of Clarence: Dan Ford (Strategic Planner) and Karen Butler (GIS officer);

City of Glenorchy: Lyndal Byrne (Strategic Planner) and Sylvia Jeffreys (Planning Officer);

City of Hobart: Sarah Crawford (Strategic Planner);

Municipality of Huon Valley: Joanne Hickman (Strategic Planner) and Trent Henderson (Senior Planning Officer);

Municipality of Glamorgan Spring Bay and Municipality of Tasman: Shane Wells (Manager Planning & Special Projects);

Municipality of Kingborough: Di Cowen (Strategic Planner) and Saroj Sharma (GIS officer);

Municipality of Sorell: John Molnar (Senior Planner) and Paul Markey (GIS officer); and

Municipality of Southern Midlands / Central Highlands: Jacqui Tyson (Planning Officer).

The consultant team also acknowledge the advice of planning staff from the Policy Planning Unit of the Department of Justice within the State Government – Brian Risby, Sean McPhail and Leigh Stevens.

SECTION 2

REVIEW OF THE SCENIC PROTECTION CODE

2.1 CONTEXT

Scenic landscapes are highly valued by many societies and have been recognised as important globally for centuries. They are also valued in Australia and are particularly important to Tasmanians, who are fortunate to enjoy some of the most visually attractive areas of Australia and the world. Tasmanian landscapes are not only important from an aesthetic standpoint, but are of significant economic importance to Tasmania in the context of tourism and the jobs created in that and associated employment sectors, as well as through the direct and indirect expenditures created.

Scenic landscapes are very important to Tasmania's "clean and green" brand, which extends from high quality and healthy agricultural products to the State's attractive lifestyle and setting for new residents and businesses, and to its magnetic tourism and recreational image.

These fundamental aspects of scenic landscapes, although unstated, largely underpin the rationale for the Tasmanian Planning Commission including a SPC as an overlay control within the newly established state-wide planning scheme and as part of the new Local Provisions Schedule.

A strong historical link has been established between the protection of Tasmania's natural and heritage landscapes and the scenic or aesthetic qualities that they offer. The National Parks & Wildlife Advisory Council (2003) documents this relationship from as early as 1863, when land was first designated as 'reserves for scenic purposes' under the *Waste Lands Act* of 1863. Quamby (2003) notes that *"There were however at this time a few people - some government surveyors and people like Louis Shoobridge (who proposed the Russell Falls Reserve), who, from as early as the 1860s, saw that the best use of some areas of land was to set them aside as scenic reserves"*.

Three hundred hectares of the Russell Falls Reserve followed during 1885. *"By 1899 Tasmania had 12 reserves: six scenery reserves, three cave reserves, two falls reserves and a fernery reserve"*, (Parks and Wildlife Service Tasmania, 2018 online <http://www.parks.tas.gov.au/index.aspx?base=9030>).

Mendel (2003) documents that during 1913, in their submission to the then Minister of Lands (Mulcahy), proponents of a park being established at Mt. Field The first formal proposal romantically described the area as possessing:

“...a diversity of lake and forest, of stream and hill. In parts there are unsurpassed forests of eucalypts, myrtle, beech, blackwood and sassafras, carpeted with tree ferns and giant grass trees. The entire locality is indescribably beautiful, and is singular in this respect, that the whole of the rich flora of the west coast is there, growing side by side with the flora of other parts. Nature almost seems to ask us that some attempt should be made to treasure and preserve this spot, upon which she has lavished all her charms” (The Daily Post, 3 October, 1913).

The proponents went on to state that the area:

“...presented a combination of natural beauty and sublimity of a character not to be rivalled in the Commonwealth. The reservation would for all time be a region of delight for the people of Tasmania, which they could proudly invite visitors from other states to explore” (The Mercury, 21 October 1913).

Public concern for scenery and nature conservation has gone hand-in-hand over the years, as demonstrated with the following progression of key legislation:

- 1915 *Scenery Preservation Act 1915* and the Scenery Preservation Board.
- 1928-*Scenery Preservation Act 1915* and the Scenery Preservation Board supplemented by the *Animals and Birds Protection Act 1928* and the Animals and Birds Protection Board.
- 1970-*National Parks and Wildlife Act 1970 (NPWA)* and creation of the National Parks and Wildlife Service (NPWS) and the National Parks and Wildlife Advisory Committee (NPWAC).

The evolution of the legislation has been mirrored by a steady progression of National Park and reserve declarations since 1916, from the creation of the Freycinet National Park and Mt Field National Park, through to the 1982 establishment of the Tasmanian Wilderness World Heritage Area and its extension during 1992. Reserved land and protected areas in Tasmania now occupy approximately 40% of the State.

Community values for scenic landscapes has also been reflected in a number of well known conflicts over such issues as the 1972 flooding of Lake Pedder for hydroelectricity development, the High Court case regarding the proposed Franklin Dam during 1983, timber harvesting and the Lemonthyme & Southern Forests Inquiry during 1988 and other issues, including the recent protest of timber harvesting at Lapoinya in 2016.

However, Tasmania's scenery is not limited to National Parks and special reserves. Many of the everyday landscapes of Tasmania are also quite picturesque and have their own scenic values that are important to the State. The overall scenic attractiveness of Tasmania underpins its popularity as a tourism destination for many interstate Australian and overseas visitors. Tasmania's generally high level of scenic quality differentiates it from other Australian and global destinations.

Tourism Tasmania (2017. Tasmanian Tourism Snapshot: Year Ending March 2017) reports that during the year ending March, 2017:

- Visitor numbers increased by 6.1%, from 1,180,000 for the previous year to 1,256,300.
- Total visitor nights increased by 5% to 10.88 million, of which 8.14 million were interstate visitors.
- Visitor expenditures increased by 11% to \$2.23 billion.

The Mercury Newspaper has stated that "Growth in the tourism industry continues to underpin Tasmania's economy, with new figures revealing investment of more than half a billion dollars in the pipeline" (The Mercury July 25, 2016).

Over 768,000 of Tasmania's visitors participated in outdoor activities, including bushwalking, visiting historic sites and national parks, and viewing wildlife not within wildlife parks or zoos. Twenty-four of the 33 attractions visited were National Parks or natural areas, which also accounted for the top ten attractions with the greatest increase in visitation from 2013-14 to 2016-17.

The emphasis on Tasmania's scenery as a key value for promotion is reflected in many of the regional tourism marketing and promotion programs. The East Coast Regional Tourism Authority is one example of this in their promotion of the Great Eastern Drive, which highlights "220 beautiful kilometres", a "stunning coastline", and "diverse and captivating national parks". In terms of that regions key marketing themes, the highly scenic nature of the coastal

landscapes and the diverse and unique indigenous wildlife and sea life of the region appear to receive the greatest emphasis in marketing.

Tasmania has also been more successful than many regions of Australia in developing a strong image association with being a place that is '*Clean and Green*' and producing both food products and tourism products that are considered to be '*Clean and Green*'.

Tasmania's '*Clean and Green*' image has been widely acknowledged and promoted by a number of government and non-government organisations in Tasmania for many years through a wide range of government strategies and plans. In Launceston, a recent article or letter by Alan Birchmore, the chairman of Launceston Flood Authority, in *The Examiner* (13 April 2017) newspaper regarding that city's need for an upgraded sewage system stated that:

"When Tasmania is put forward as "clean, green and beautiful" it has to be true."

2.2 OUTLINE OF THE CODE

The Scenic Protection Code within the TPS sets out provisions for:

- Purpose of the Code;

- Application of the Code;

- Definition of terms used within the Code;

- Use or development exempt from the Code; and

- Development standards for Buildings and Works within a defined Scenic Protection Area or a Scenic Road Corridor.

About half of the Southern Tasmania Councils had previously identified Scenic Landscape Areas and/or Scenic Landscape Corridors within their respective Interim Planning Schemes.

Discussions with the Department of Justice indicated that the Code embraced general provisions for scenic landscape protection that had been previously adopted by some Councils in past planning schemes.

The TPS requires that Scenic Landscape Areas and Scenic Landscape Corridors now be defined as either a Scenic Protection Area or a Scenic Road Corridor. The LPSs provides the opportunity for Councils to prepare a

description of these areas/corridors, an outline of the scenic values and management objectives for each of these areas.

The SPC was reviewed and discussed at the workshop with Council staff. The discussions and findings from the workshop indicated a range of potential shortcomings with the provisions, interpretation and application of the Code.

These findings were discussed with Department of Justice planning policy staff at a meeting following the workshop. The findings were acknowledged but it was indicated that they will require further review and investigation. It was indicated that there may be opportunity to review minor amendments to the Code before the end of this year (2018), but any major amendments may not be possible until later. The workshop findings are detailed in Section 2.3.

2.3 REVIEW OF THE SCENIC PROTECTION CODE

There are three major comments about the Code.

2.3.1 Focus on Skylines and not all Scenic landscapes

The Code provisions are generally focused on protection of skylines and road corridors and provide very limited scope for scenic protection within other landscapes including coastal areas, highly scenic rural areas, river estuaries etc. There are also some landscapes (e.g. Droughty Point within the Clarence Council area) where the ridgeline is a dominant regional landscape feature yet remains largely unvegetated.

2.3.2 Scenic Road Corridor should be Included as Scenic Protection Areas

The concept and provisions of the Scenic Road Corridor are inadequate, difficult to operate and will not deliver effective scenic protection controls. The workshop participants thought it would be better to achieve scenic protection along identified road corridors within a Scenic Protection Area rather than the notion of scenic values limited to a corridor. The past use of the Scenic Landscape Corridor overlays in the interim planning schemes indicate an interpretation of only applying the controls within a defined 100m or so of the road reserve. This ignores the reality that viewing of many different scenic values and qualities extend well beyond such a specified distance. In addition, the requirement for siting of buildings and works past the specified distance can also create greater visual impact or limit more desirable mitigation options, depending on the local topography and scenic features viewed from the road and various locations. It was considered preferable to have two categories of Scenic Protection Areas those being:

a category for the protection of the high scenic value areas where there would be no Acceptable Solution and thus Performance Criteria would be applied to prevent any unreasonable loss of these high scenic values; and

a category for the protection and management of the medium scenic value areas where there would be Acceptable Solutions and Performance Criteria to better guide and accommodate development without causing unreasonable loss of scenic values.

The application of these two categories will limit the need for Councils to include significantly more land into a single category to achieve at least some scenic protection control outside of what may be identified as high scenic significance. The second category allows greater flexibility to achieve reasonable solutions to development whilst ensuring reduced impacts on scenic values overall.

2.3.3 Limited Scenic Protection within Rural and Agriculture Zones

The transition of the previous Rural Resource Zone from within the interim planning schemes to the TPS is considered as being either a Rural Zone or Agriculture Zone. There are no provisions within these two Zones to help reduce impacts of building/works or vegetation destruction on scenic values. Agricultural buildings and works are exempt from these two zones but there remains potential for large scale or poorly located buildings to adversely impact on scenic values.

More specific comments on the Code are provided in the following Table 2.1.

Table 2.1 Council Planners Comments on the Scenic Protection Code

Section of the Code	Review Comment/Possible Response
Definition of terms	<p>The interpretation of the definition for a scenic road corridor is difficult to understand and has been interpreted differently by many people.</p> <p>The Department of Justice advised that it aims to indicate that the scenic road corridor does not apply to the road itself, just the area within the overlay that extends from the road. Subclause (a) specifies that the 'scenic road corridor' is the land measured "from each frontage to the scenic road" and not the land within the overlay that is within the road title. Subclause (b) refers to the situation where there is no road title (i.e. a right of user road) and specifies that the 'scenic road corridor' is the land within 120m of edge of the carriageway of the road, so not the road itself.</p> <p>The use of diagrams would improve the understanding as would a reference to the distance being 'measured outward from the frontages to the scenic road.' It would be preferable to adopt the standard of a Near Foreground 0-500m distance range (or even through the Mid – Foreground 0 – 1 km) to better protect values within a scenic corridor.</p> <p>This clarification would suggest that the boundaries of the scenic road corridor need not be fixed to 120m but could be varied in accordance with scenic values desired to be protected. In many local landscapes the extent of historic tree plantings extends well beyond the road corridor to include paddocks, driveways and rivers. The scenic value is often associated with the pattern of tree plantings not just the location beside the road.</p> <p>The current definition does not allow for other possible scenic corridors that may exist along rivers or major tracks.</p> <p>Other visual assessment terms may need to be included within the Definitions if a scenic values assessment methodology is adopted to support the SPC and the LPS. For instance, this may require definition of terms such as scenic quality classes, scenic integrity/visual magnitude, landscape character types, viewer sensitivity, foreground, middleground and background.</p>

Section of the Code	Review Comment/Possible Response
Use and Development Exemptions	<p>The Code does not apply when development is covered by the exemptions – accordingly the exemptions need to avoid the possibility of allowing development that would cause unreasonable impact on significant scenic values. If the proposal can meet the acceptable solution no permit will be required.</p> <p>Sub-clause b) - should there be a size limit on agricultural buildings to allow some consideration of potential scenic impact? There are examples of visual impact creating adverse visual impact within high scenic value landscapes and road corridors (e.g. Tasman Peninsula).</p> <p>Sub cause c) - could increase the visual impact if the existing building was poorly located or had inappropriate external finishes.</p> <p>Sub-clause f) – should this refer to within a road reserve rather than the Scenic Road Corridor</p>
Development standards for buildings and works within a Scenic Protection Area	<p>The current Acceptable Solutions are considered to be inadequate to prevent unreasonable impact on scenic values. As indicated it would be better to have two categories of Scenic Protection Areas (SPA's) with high scenic value areas having no Acceptable Solution so the Performance Criteria have to be met. For SPA's with medium scenic value areas, the Acceptable Solution could allow more flexibility whilst ensuring a greater opportunity to prevent unreasonable loss of scenic values.</p> <p>Sub-clause a) should limit building rooftop elevation to being not less than 50m in elevation below a ridgeline, not the elevation of the land on which the building is constructed. Skyline is not defined and may or may not include trees, but topographic ridgelines (without trees) can be just as scenically important. Sub-clause b) does this include the area required for bushfire hazard removal of vegetation, road access, parking, outbuildings etc? Will bushfire hazard removal of vegetation be determined during planning approval?</p> <p>Does sub-clause b) refer to one building per lot or not?</p> <p>Should it be noted that it applies to the effective date of the planning scheme.</p> <p>There is no control for other significant landscape features such as coastal areas, river estuaries, or rural landscapes as the Acceptable Solution is focused only on skylines.</p> <p>There is no control related to high reflectivity of the exterior building materials.</p> <p>The Performance Criteria are considered to be better but Sub-clause d) refers to any visual impact on a skyline rather than other potential high scenic significant landscape features.</p>
Development standards for buildings and works within a Scenic Road Corridor	<p>The Scenic Road Corridors could be included within Scenic Protection Areas with these provisions integrated into the development standards.</p>

SECTION 3

METHODOLOGY FOR SCENIC VALUES ASSESSMENT

3.1 INTRODUCTION

As established in Section 2.1, scenic assets of Tasmanian landscapes are valued by tourists and visitors to Tasmania, as well as by residents of the local communities on the island.

Many people are sensitive to and have scenic concerns for Tasmania's landscape and its visual quality – this includes those areas of the highest scenic quality, as well as areas that may be somewhat less outstanding in terms of combinations of scenic features, but of high public concern for maintaining the existing landscape character in areas where people live and recreate.

Changes to the landscape occur with various forms of land use development, as well as with natural events such as fire and floods. Sometimes proposed development alterations are too great for many individuals or whole communities. This depends on the type of alteration, its location, its size, height, colour or other visual factors. In addition, scenic values are not simply fixed within a set geographic area but can be affected by views across areas of moderate or low scenic significance to those areas of high scenic value.

Avoiding an '*unreasonable reduction*' of Tasmania's scenic value, and the potential lost time, dollars and political conflict costs of excessive or controversial development proposals and landscape alterations is an important function of the Tasmanian Planning System. For these reasons, the development of an assessment methodology for application of the SPC to landscapes within the Southern Tasmanian region is an extremely important task, requiring a comprehensive yet practical statutory tool for the delineation of Scenic Protection Areas and for Scenic Road Corridors as overlay controls within the Local Provisions Schedule.

Providing a common understanding of the appropriate concepts and terms for assessing scenic resources and alterations to the landscape that may impact on the scenic values and quality identified for protection is also important. In this regard, it is desirable to establish a set of guidelines or a toolkit that provides the basic concepts, terminology and framework for how proposed

alterations should be described and assessed within the context of Scenic Protection Areas and Scenic Road Corridors.

In responding to these needs, a statutory planning tool or assessment method is recommended that will be a practical, comprehensive and consistent approach to identifying scenic areas and corridors in need of protection due to their high level of scenic quality and/or due to public concern for maintaining the character of more modest local landscapes that provide an important sense of place and home.

This assessment methodology provides a procedure and criteria for setting management objectives that will frame and clarify assessments of the potential visual impact of alterations proposed to Councils through Development Applications. Such management objectives may be incorporated into the LPS tables. Additional analysis terminology and tools may be considered for future incorporation within the SPC or as part of SPC Guideline No. 1, as a separate Scenic Assessment and Planning Bulletin or Manual.

3.2 OVERVIEW OF THE SPC ASSESSMENT METHOD

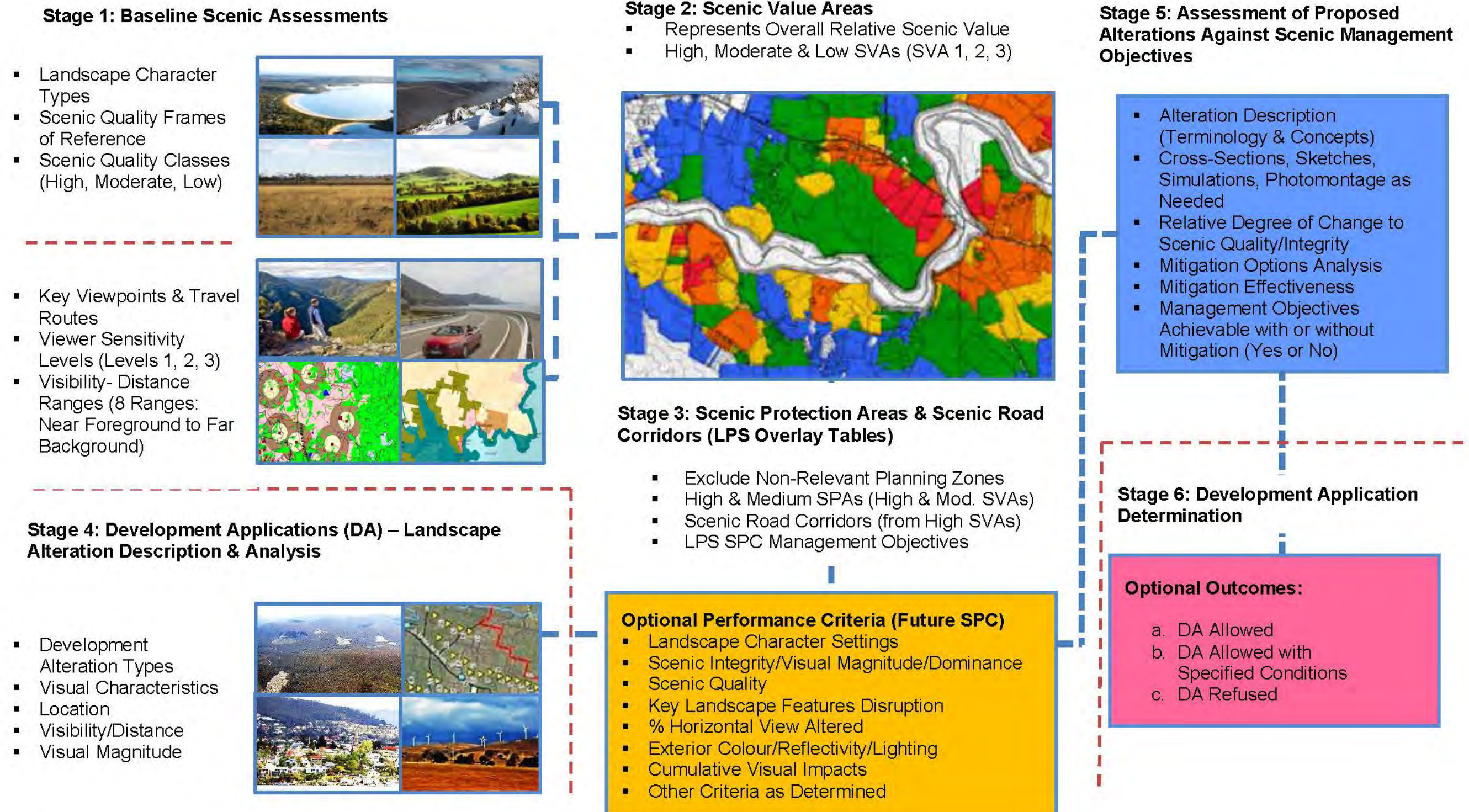
Based on the background requirements and other descriptions provided in the study brief, a methodology that addresses the full spectrum of the planning process is offered as a six-stage methodology and implementation strategy, as illustrated in Figure 3.1. This includes baseline scenic inventories and assessments through establishment of scenic management objectives to evaluation of proposed development alterations and determination of development applications.

3.2.1 Stage 1: Baseline Scenic Assessments and Mapping

Stage 1 will involve baseline scenic assessments and mapping in two separate steps that are later combined in Stage 2.

Step 1 utilises established Tasmanian Landscape Character Types (LCTs) and Scenic Quality criteria based on known scenic perception research. This analysis will focus on key landscape features that can be identified in the landscape and mapped. These key features are expressed in a descriptive 'Frame of Reference' developed for each LCT to guide the assessment and mapping of Scenic Quality Classes (High, Moderate and Low), using words and pictures, for ease of understanding by Council planning staff and the community.

Figure 3.1 SPC Assessment Methodology Flow Chart



Step 2 of Stage 1 identifies and categorises the key viewpoints and travel routes by Viewer Sensitivity Levels (scenic concern and viewer numbers), and the Visibility Distance Ranges from those key viewpoints to the relevant Planning Zone areas.

3.2.2 Stage 2: Scenic Value Area Evaluation & Mapping

Stage 2 includes mapping of a range of Scenic Value Areas (SVA) resulting from the combination of Stage 1 assessment factors. High, Medium and Low SVAs are to be mapped, however, only the High and Medium SVAs will apply to Scenic Protection Areas and only the High SVA will apply to Scenic Road Corridors.

It is important to note that the term 'Scenic Value' as used here refers to the overall scenic importance of an area and is not the same as 'Scenic Quality' as referred to above. The relative importance of an area for its scenic values is a product of all the visual factors assessed above, not only Scenic Quality. Scenic Value Areas are evaluated and determined using a matrix format decision-making tool based on a logical '*rules of combination*' approach.

Mapped SVAs are to be limited or trimmed for their identification within the relevant Planning Zones as designated by the Tasmanian Planning Commission, as noted above. Scenic Protection Areas and Scenic Road Corridors are then to be delineated within the relevant Planning Zones.

3.2.3 Stage 3: SPC Management Objectives (and Supplementary Criteria)

In Stage 3, a set of separate SPC Management Objectives will be prepared for the high and moderate Scenic Value Areas within the designated Scenic Protection Areas or Scenic Road Corridors of the LPS Table. These Management Objectives will be worded using the current terminology and approach of the SPC and LPS. However, these standard Management Objectives may potentially be supplemented by an additional set of Scenic Performance Criteria addressing such issues as:

- Land Use Character Setting;
- Scenic Integrity/Visual Magnitude;
- Scenic Quality;
- Key Landscape Features Disruption;

- % Horizontal View Altered and Cumulative Visual Impacts
- Exterior Colour Contrast/Reflectivity/Lighting
- Other criteria as determined.

The High Scenic Protection Areas (with a High SVA) will require more restrictive Management Objectives (and Visual Performance Criteria) regarding proposed development alterations and potential visual impact levels. It is proposed that Acceptable Solutions not apply to the High SPA and Development Applications for developments within the High SPA must be assessed against the relevant Management Objectives and Performance Criteria. The Medium Scenic Protection Area would have Acceptable Solutions, but where those are not achieved, Development Applications will require less restrictive Management Objectives and Performance Criteria. Developments within the Low SVA areas do not require any Acceptable Solutions or Performance Criteria.

3.2.4 Stage 4: Development Applications – Proposed Landscape Alteration Description & Analysis

Stages 1 – 3 provide the scenic value and management objective assessments and delineation methods required by the brief (and when implemented provide a draft assessment, Code and mapping for community consultation). However, it is anticipated that Council Town Planners and other land use decision-makers will require further guidance and training regarding how to assess various types of proposed landscape alterations that may arise through future Development Applications.

Stage 4 addresses ways in which proposed landscape alterations may be described and analysed according to their location, their relative visibility and visual position in the landscape and their visual characteristics.

3.2.5 Stage 5: Assessment of Proposed Landscape Alterations Against Scenic Management Objectives

During Stage 5, proposed landscape alterations of various types will be assessed by Council Town Planners and other staff and decision-makers. They will assess how well the proposed development will meet the adopted Management Objectives and the specific Performance Criteria for the appropriate Scenic Value Area.

This will include consideration of the following aspects:

- Alteration Description (Terminology & Concepts);
- Cross-Sections, Sketches, Simulations, Photomontage as Needed;
- Relative Degree of Change to Scenic Value;
- Mitigation Options Analysis;
- Mitigation Effectiveness; and
- Management Objectives Achievable with or without Mitigation (Yes or No).

3.2.6 Stage 6: Planning Permit Determination

During Stage 6, Council Town Planners and other staff and decision-makers will consider the information assessed and developed in Stages 1 – 5 to make a Planning Permit Determination. In most cases, such determinations will arrive at one of three alternative conclusions, including:

- Development Application Allowed (as submitted);
- Development Application Allowed with Specified Conditions; and
- Development Application Refused.

The foregoing assessments, mapping, descriptions, analysis and evaluations of Stages 1 – 5 provide the information needed by Council Town Planners to write an objective and comprehensive analysis of each proposed Development Application and landscape alteration to accompany their recommendation to Council. This should place Councils in a good position to consider the assessment and evaluation to make a final decision regarding the approval or refusal of proposed developments.

These concepts and skills have been presented to Planning Officers of Southern Tasmanian Councils during an SPC training workshop held on 10 – 11 July, 2018. The workshops featured presentations and training materials regarding basic concepts, terminology, field assessments of scenic areas and viewsheds, GIS mapping and the SPC assessment procedure. Such training will better ensure that the Town Planners, GIS specialists and other TRG representatives are communicating on the same level and understand the development of the SPC and into the future when assessing proposed landscape alterations and their potential visual impacts.

The proposed SPC methodology is explained in more detail in the following sections.

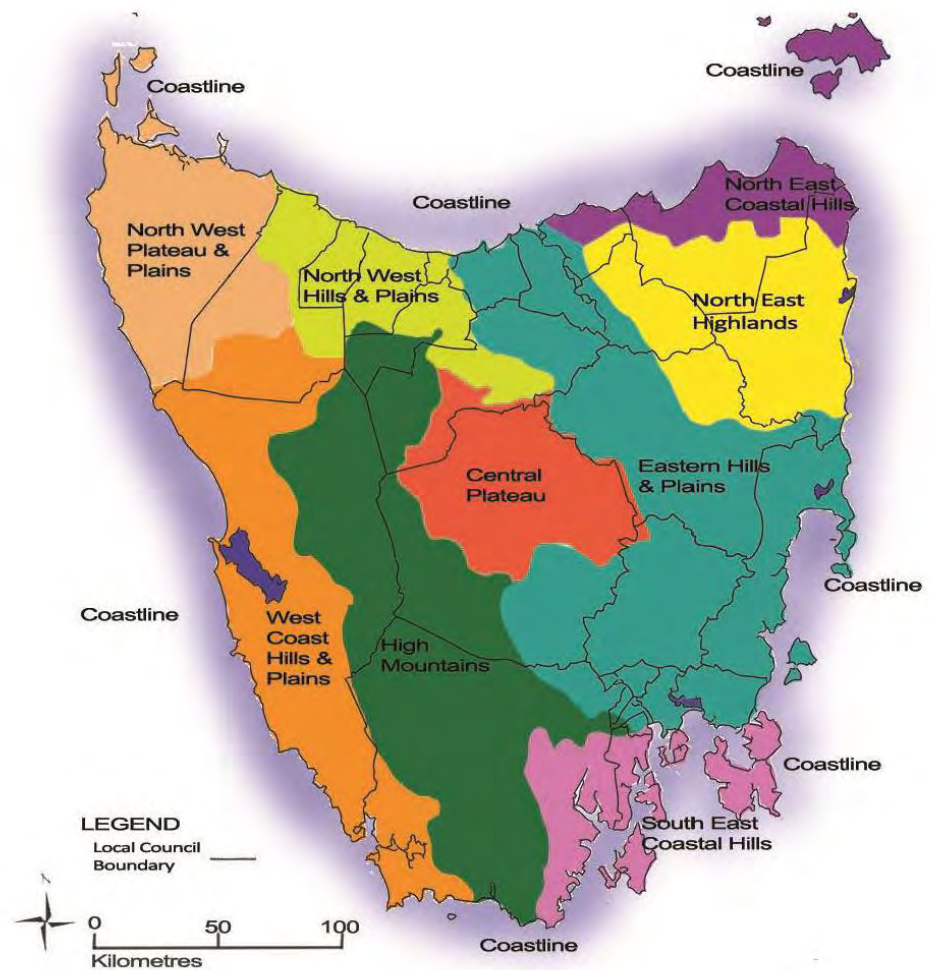
3.3 STAGE 1: BASELINE SCENIC ASSESSMENTS AND MAPPING

3.3.1 Step 1

Step 1 will entail the following tasks:

- Select the relevant Tasmanian Landscape Character Type (LCTs) for the area being assessed from those shown in Figure 3.2 in relation to Council boundaries;
- Select and apply the appropriate Scenic Quality Class Frame of Reference associated with the selected Landscape Character Type (refer to Attachment B).

Figure 3.2 : Tasmanian Landscape Character Types Superimposed on Local Government Council Boundaries.



An example of the Scenic Quality Class Frame of Reference for the Eastern Hills and Plains LCT is provided in Table 3.3. Additional Scenic Quality Class Frames of Reference for other LCTs of Tasmania's Southern Region are provided in Attachment B.

The criteria for the Scenic Quality Class Frames of Reference are based on known scenic perception research findings by Williamson and Chalmers (1982), Kaplan and Kaplan (1989), Green (2000), Nassar (2001), Lothian and Bishop (2017) and others. These criteria have also been reviewed by TRG representatives. Additional perception research carried out for particular Council areas or selected study areas is also a possible future action that can be employed to further refine and justify the scenic quality assessment criteria used.

The Scenic Quality Class Frames of Reference criteria focus on key landscape features that can be identified in the landscape and mapped, including:

- Landform Features;
- Vegetation Features;
- Waterform Features;
- Cultural Heritage Features; and
- Native Wildlife Features.

This descriptive format, using words and pictures, is recommended for ease of understanding by Council planning staff and the community, used in conjunction with field reviews and ground-level photographs.

For any selected Council area or a specific study area, these landscape features and characteristics, as well as combinations of them that may occur, are to be assessed and mapped as Scenic Quality Classes (High, Moderate and Low), utilising the appropriate Frame of Reference criteria in conjunction with recent colour aerial photos, satellite images, ground level photographs and field reviews. This step involves a progressive assessment, working back and forth between the different information sources, prior to making a final delineation of Scenic Quality Classes based on the Frames of Reference in Table 3.1. Examples of this process as applied to the Demonstration Area are shown in Figures 3.3 – 3.11.

Table 3.1 Eastern Hills and Plains LCT Scenic Quality Class Frame of Reference

Landscape Features	Scenic Quality Class		
	High	Moderate	Low
Landform Features	<ul style="list-style-type: none"> Well defined and visually distinctive mountain and hill ridges elevated above adjacent landforms. Isolated peaks or peaks with distinctive form and colour contrast that become focal points. Steep, complex hill systems. Well-defined V-shaped or highly incised valleys tending to deep gorges or with visually distinctive river terraces. Large cliffs, rock faces or rock outcrops that are visually prominent or dominate the surrounding landscape. 	<ul style="list-style-type: none"> Undulating and/or rounded and rolling hills that are not visually distinctive in the surrounding landscape. Undulating plains. Moderate to gently dissected V-shaped or U-shaped open valleys lacking in distinctive configuration, colour, and elevation changes. Visually evident, but not distinctive or dominant rock outcrops and cliffs. 	<ul style="list-style-type: none"> Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).
Vegetation Features	<ul style="list-style-type: none"> Strongly defined stands of or combinations of eucalypt forest, naturally appearing open grasslands and scattered exotic trees (coniferous or deciduous) seen as distinctive vegetative patterns, colours and textures across the landscape. Areas with dramatic displays of seasonal colour. Rainforest and vigorous stands of wet sclerophyll forest that introduce distinctive patterns and textures. 	<ul style="list-style-type: none"> Open and/or scattered eucalypt forest combined with natural openings and species mix in patterns that offer some visual diversity and irregular, natural-appearing or blended (not sharp or straight) edges. Visually evident vegetative patterns and patchwork effects of colour, texture and form created by adjacent land uses commonly occurring within the LCT. Expanses of roadside or riparian vegetation similar in structure and colour to that commonly found within the LCT, but seldom distinctive. 	<ul style="list-style-type: none"> Extensive areas of similar vegetation with infrequent patterns or forest openings. Large forest clearings with straight or unnatural appearing shapes and edges.
Waterform Features	<ul style="list-style-type: none"> Large 1st and 2nd Order streams, rivers and estuaries with permanent flow. Large to medium waterfalls. Large and moderate sized natural lakes, ponds and wetlands. Large reservoirs. 	<ul style="list-style-type: none"> Intermittent streams without year-round flow. Small natural lakes, ponds, waterfalls and wetlands. Medium sized reservoirs. 	<ul style="list-style-type: none"> No natural waterforms. Small farm dams and reservoirs.
Cultural/ Heritage Features (Visual Only)	<ul style="list-style-type: none"> Very prominent, unique or extensive visual influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings, kilns, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the landscape. Very prominent and extensive visual influence of contemporary cultural features and built forms of positive or high scenic value to the community. Visually distinctive variations in vegetative pattern created by contrasting land uses such as woodlands, tree rows, hedgerows, feature trees, paddocks, croplands, orchards, vineyards, and plantations creating patchwork effects of colour, texture and form that are visually prominent over moderate to small areas of the landscape. 	<ul style="list-style-type: none"> Moderate visual presence and influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings of architectural styles not particularly unique or notably positive within the surrounding landscape. Moderate visual presence and influence of contemporary cultural features and built forms of high scenic value to the community. 	<ul style="list-style-type: none"> Little to no visual presence and influence of cultural heritage features reflecting local history or contemporary cultural features of high scenic value to the community as reflected through built forms and structures. Areas with extensive high density urban, industrial, mining, or utilities land use with visually dominant structures and extensive absence of native trees and other positive landscape features.
Native Wildlife Features (Visual Only)	<ul style="list-style-type: none"> Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds). 	<ul style="list-style-type: none"> Areas with a moderate or occasional visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds). 	<ul style="list-style-type: none"> Areas with a low or infrequent and irregular visual presence of native fauna.

Figure 3.3 Examples of Ground Level and Photo Analysis of Landscape Features (Derwent Valley Demonstration Area)



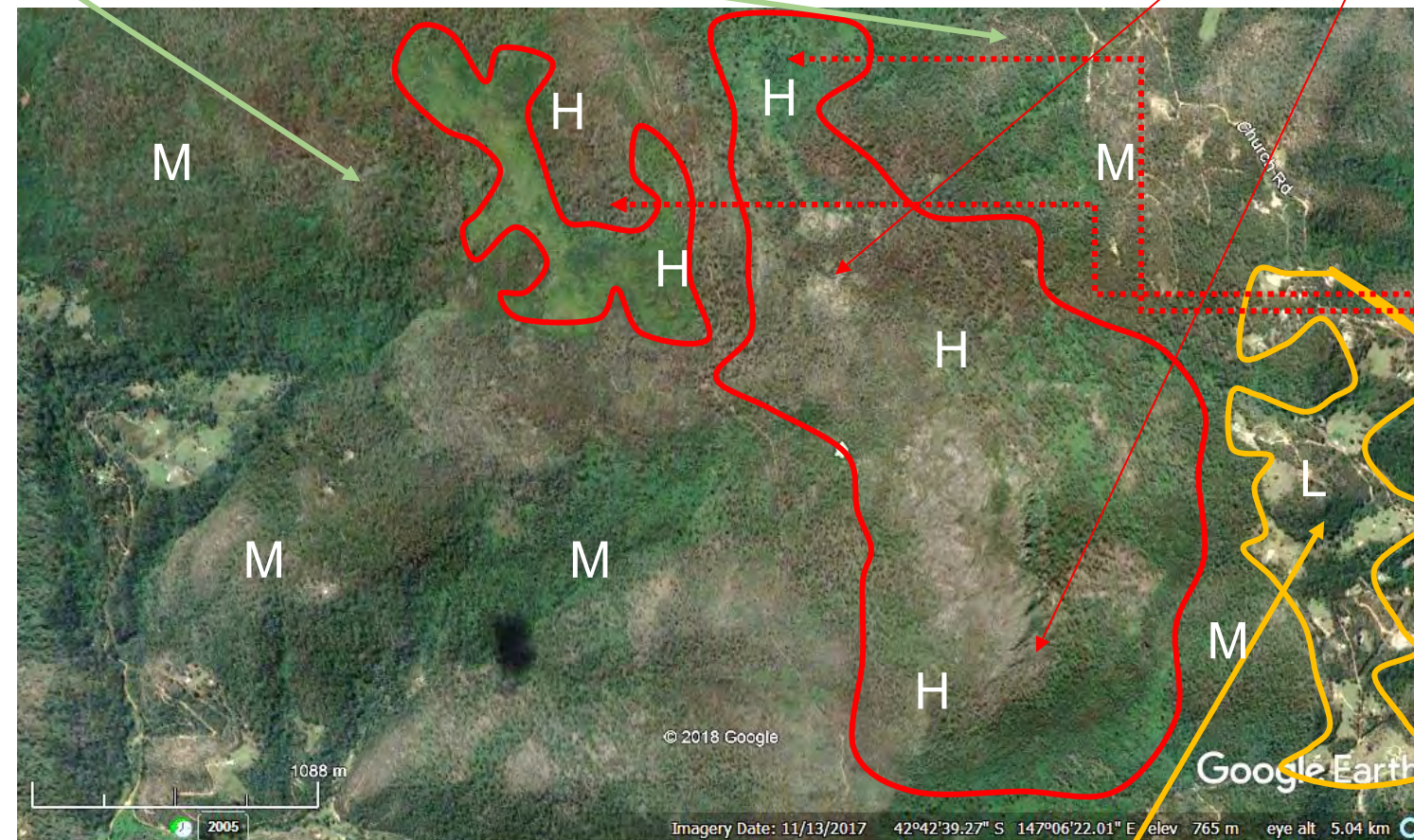
Figure 3.4 Example 1 of Aerial Photo Analysis of Scenic Quality (Mount Dromedary Vicinity of Derwent Valley Demonstration Area)

Moderate Scenic Quality Class

Balance of Area, including:

- Landform Features
- Vegetation Features
- Waterforms Features
- Cultural/Heritage Features
- Native Wildlife Features

As per the Eastern Hills & Plains Landscape Character Type Scenic Quality Frames of Reference.

**High Scenic Quality Class**

Landform Features:

- Well defined and visually distinctive mountain and hill ridges elevated above adjacent landforms.
- Isolated peaks or peaks with distinctive form and colour contrast that become focal points.
- Large cliffs, rock faces or rock outcrops that are visually prominent or dominate the surrounding landscape.

Vegetation Features:

- Strongly defined stands of or combinations of eucalypt forest, naturally appearing open grasslands and scattered exotic trees (coniferous or deciduous) or wetlands seen as distinctive vegetative patterns, colours and textures across the landscape.

Low Scenic Quality Class

Vegetation Features:

- Large forest clearings with straight or unnatural appearing shapes and edges.

Figure 3.5 Example 2 of Aerial Photo Analysis of Scenic Quality (Derwent Valley Vicinity of Demonstration Area)

High Scenic Quality Class

Landform Features:

- Large cliffs, rock faces or rock outcrops that are visually prominent or dominate the surrounding landscape.
- Well defined and visually distinctive mountain and hill ridges elevated above adjacent landforms.

Waterform Features:

- Large 1st and 2nd Order streams, rivers and estuaries with permanent flow.

Vegetation Features:

- Strongly defined wetlands seen as distinctive vegetative patterns, colours and textures across the landscape.

Native Wildlife Features:

- Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).

Low Scenic Quality Class

Cultural/Heritage Features:

- Areas with extensive high density urban, industrial, mining, or utilities land use with visually dominant structures and extensive absence of native trees and other positive landscape features.

Moderate Scenic Quality Class

Balance of Area, as per the Eastern Hills & Plains Landscape Character Type Scenic Quality Frames of Reference.

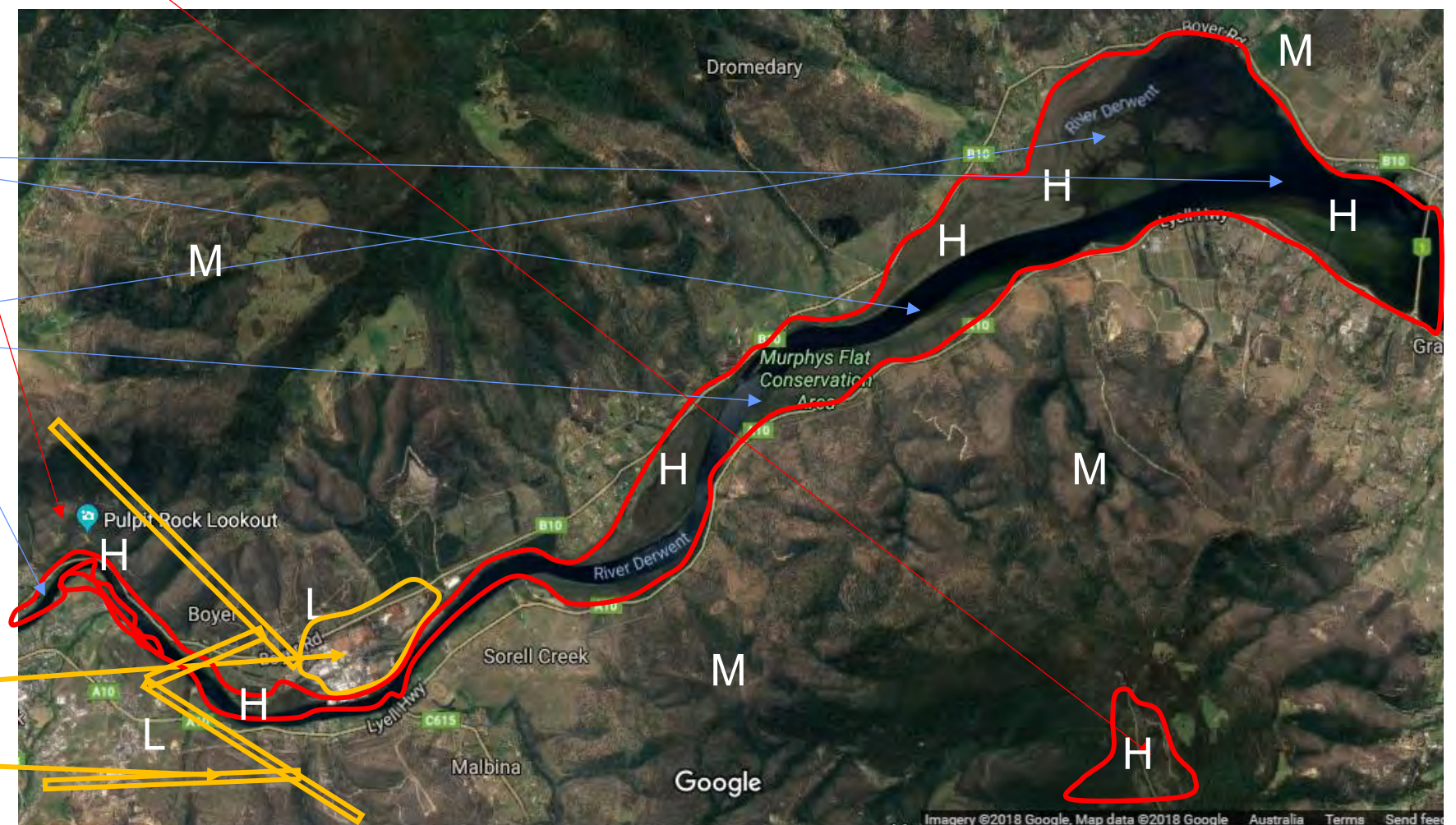


Figure 3.6 Example 3 of Aerial Photo Analysis of Scenic Quality (Sorell Creek Valley – Mount Faulkner Vicinity of Derwent Valley Demonstration Area)**High Scenic Quality Class**

Landform Features:

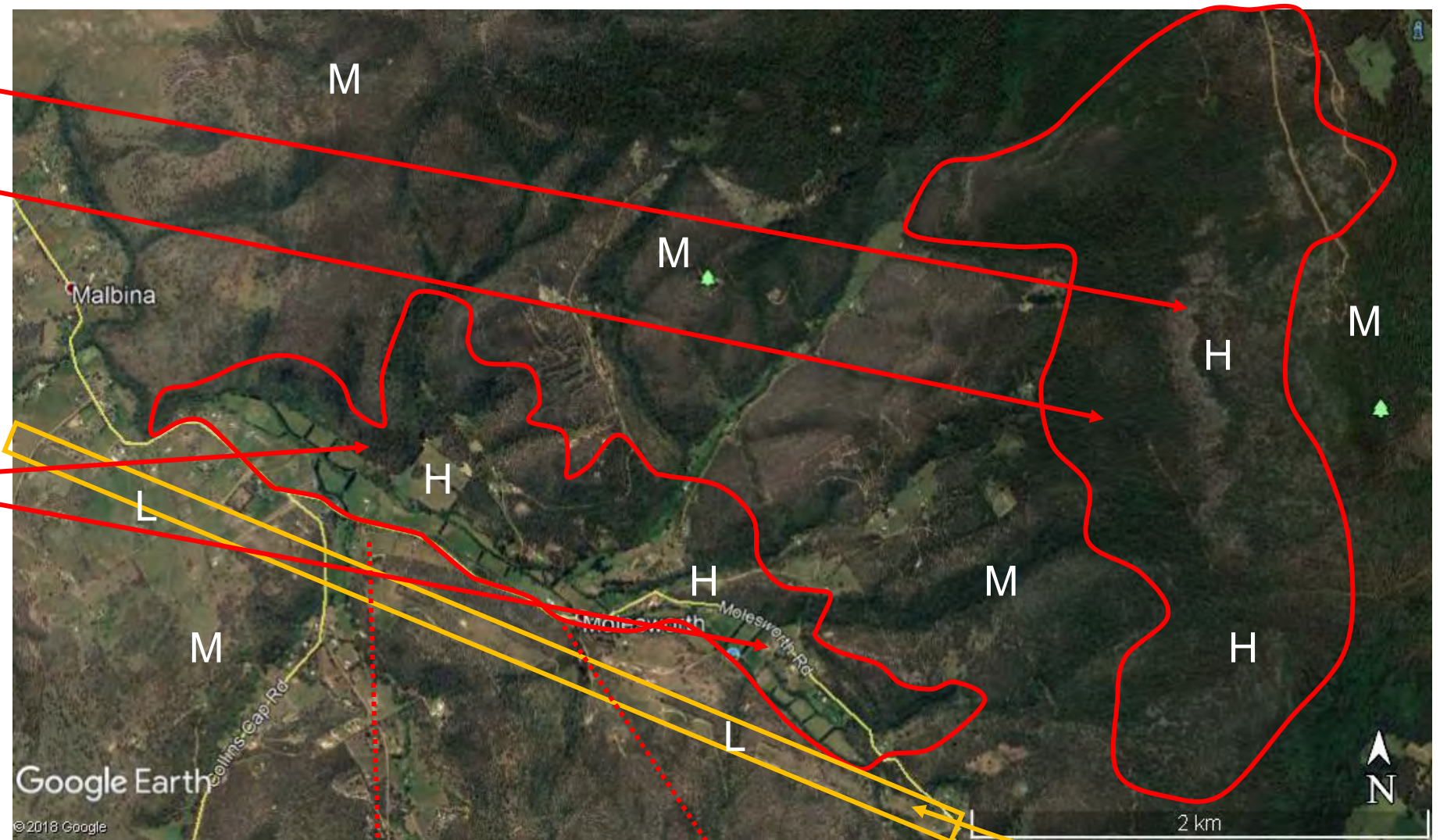
- Large cliffs, rock faces or rock outcrops that are visually prominent or dominate the surrounding landscape.
- Well defined and visually distinctive mountain and hill ridges elevated above adjacent landforms.

Cultural/Heritage Features:

- Visually distinctive variations in vegetative pattern created by contrasting land uses such as woodlands, tree rows, hedgerows, feature trees, paddocks, croplands, orchards, vineyards, and plantations creating patchwork effects of colour, texture and form that are visually prominent over moderate to small areas of the landscape.
- Very prominent, unique or extensive visual influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings, kilns, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the landscape.

Moderate Scenic Quality Class

- Balance of Area, As per the Eastern Hills & Plains Landscape Character Type Scenic Quality Frames of Reference.

**Low Scenic Quality Class**

Cultural/Heritage Features:

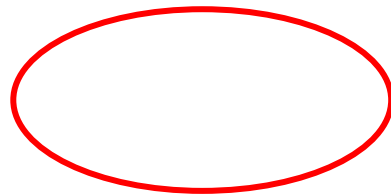
- Areas with extensive high density urban, industrial, mining, or utilities land use with visually dominant structures and extensive absence of native trees and other positive landscape features.

Figure 3.7 Example 1 of Field and Ground Photo Analysis of Scenic Quality (Derwent River & Mount Dromedary Vicinity of Derwent Valley Demonstration Area)



Figure 3.8 Example 2 of Field and Ground Photo Analysis of Scenic Quality (Pulpit Rock – Derwent River Vicinity of Derwent Valley Demonstration Area)

High Scenic Quality Class



Moderate Scenic Quality Class



Low Scenic Quality Class

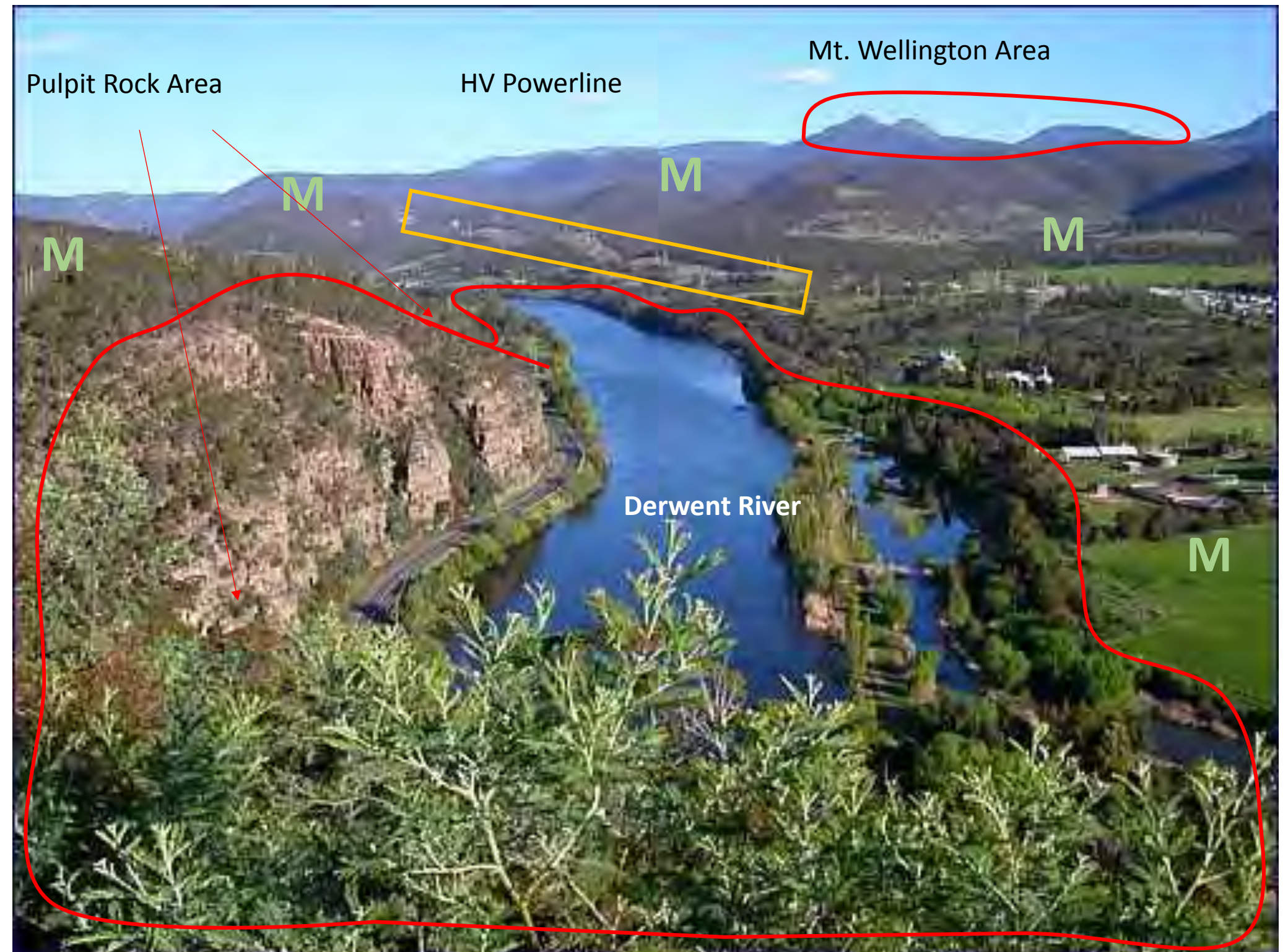
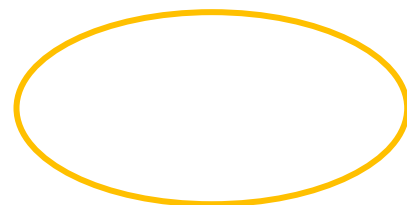
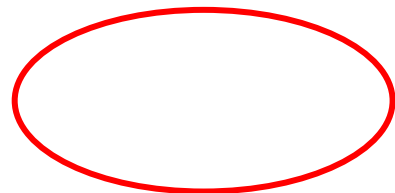


Figure 3.9 Example 3 of Field and Ground Photo Analysis of Scenic Quality (Sorell Creek Valley – Mount Faulkner Vicinity of Derwent Valley Demonstration Area)

Mount Faulkner summit and face assessed as High Scenic Quality Class.

In this view, the Sorell Creek Valley along Molesworth Road appears to be of Moderate Scenic Quality. However, when the valley is assessed as a whole, there are extensive areas with a patchwork of Poplar Tree Rows that have a historic link to the previous hops growing Industry and historic kilns such as the one shown here. Those trees not only form part of the heritage fabric of the valley, but add significantly to the scenic quality of the valley and are collectively assessed as a High Scenic Quality Class.

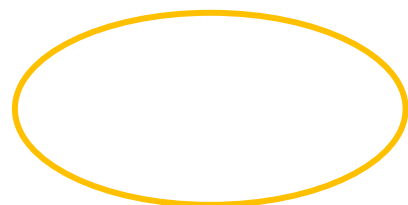
High Scenic Quality Class



Moderate Scenic Quality Class



Low Scenic Quality Class



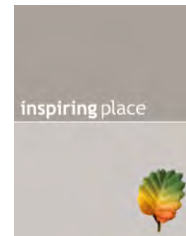
The Hermitage, Old Hop Kilns & Associated Buildings and Molesworth Church on Molesworth Road



Figure 3.10 Overall Scenic Quality Class Assessment Delineated Using GIS and Superimposed on an Aerial Photo

**DERWENT VALLEY
DEMONSTRATION AREA**
for
Southern Tasmanian
Councils Authority
July 2018

**SCENIC QUALITY
CLASSES
(AERIAL PHOTO)**



Legend

- High Scenic Quality
- Moderate Scenic Quality
- Low Scenic Quality
- Demonstration Area

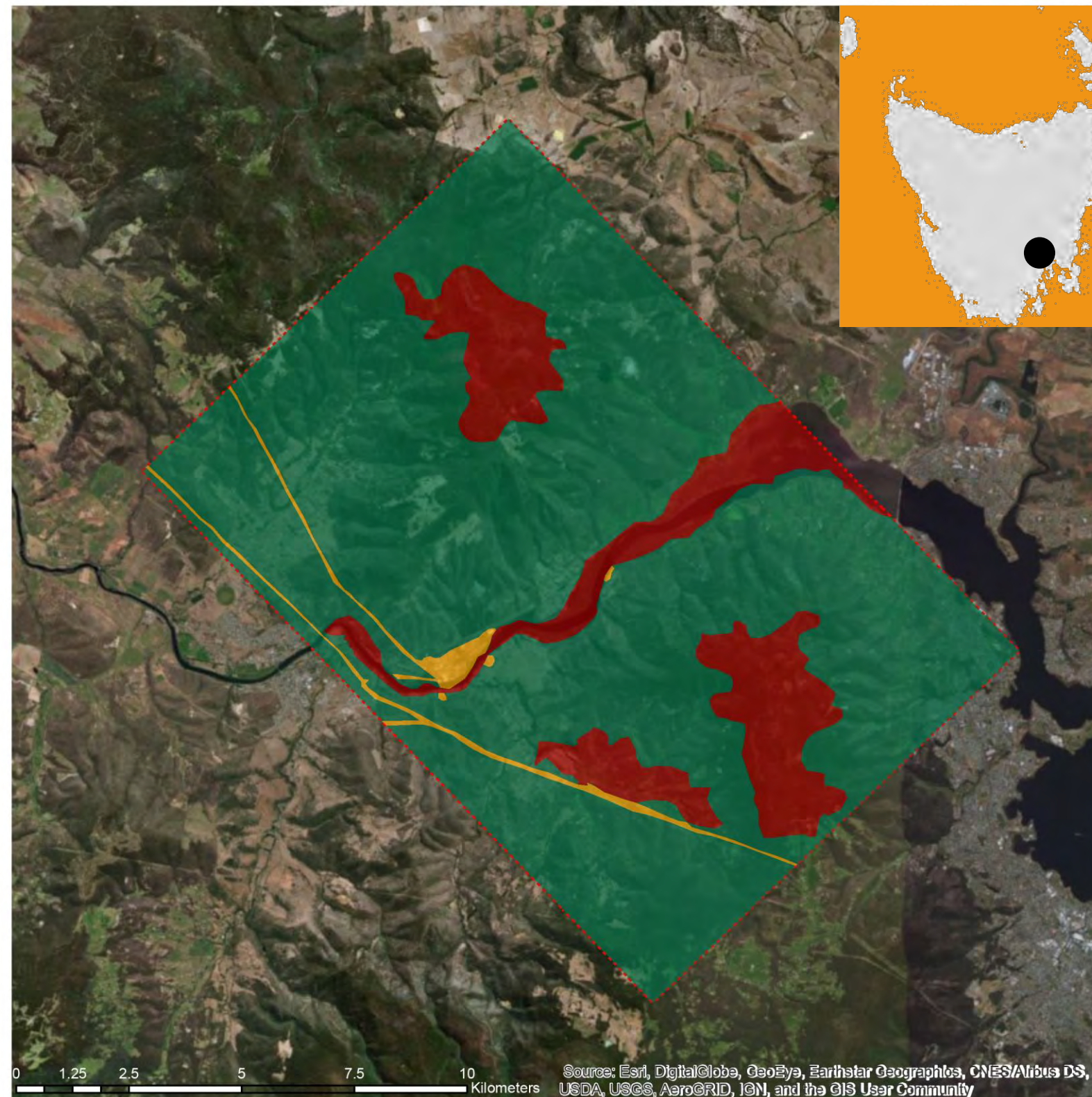
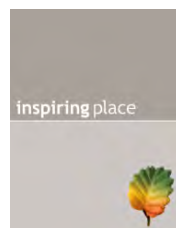


Figure 3.11 Overall Scenic Quality Class Assessment Delineated Using GIS and Superimposed on a Topographic Map

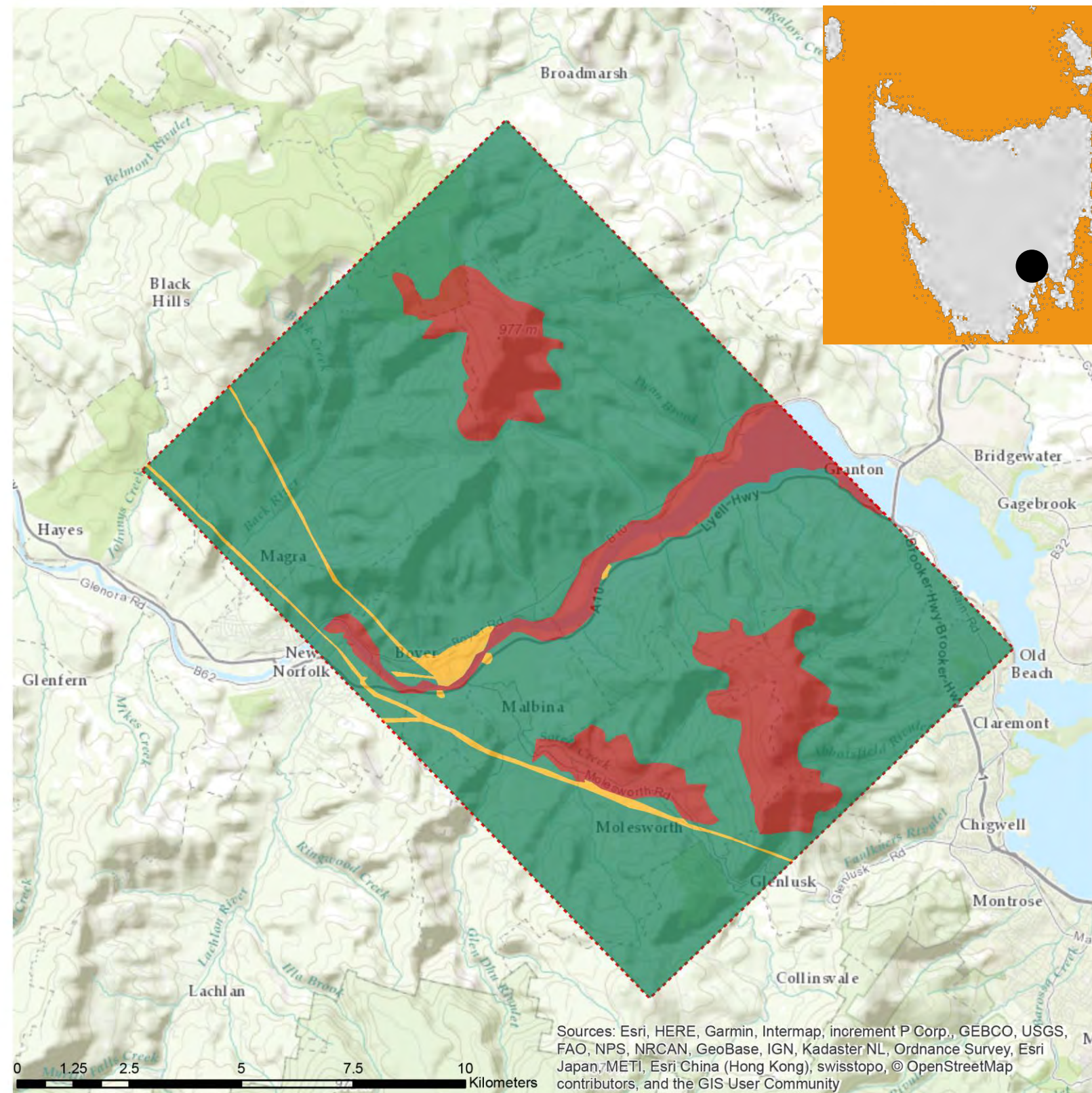
**DERWENT VALLEY
DEMONSTRATION AREA**
for
Southern Tasmanian
Councils Authority
July 2018

**SCENIC QUALITY CLASSES
(TOPO)**



Legend

- High Scenic Quality
- Moderate Scenic Quality
- Low Scenic Quality
- Demonstration Area



3.3.2 Step 2

Step 2 includes the following tasks:

- Classification of potential viewpoints and travelway types by Viewer Sensitivity Levels (scenic concern and viewer numbers), using the criteria provided in Table 3.2;
- Identification and mapping of the key viewpoints and travel routes;
- GIS mapping of Visibility Areas (viewsheds) from the identified key viewpoints using the criteria for Visibility Distance Ranges as provided in Table 3.3;
- Inventory mapping of landscape visibility and viewing distance zones, including:
 - Terrain Only Visibility (seen or not seen); and
 - Visibility Distance Ranges.

Due to the high variability and mutability of existing vegetation (due to changes in vegetation management and bushfire impacts), it is recommended that Visibility Distance Ranges be mapped using terrain only. Further consideration of the visual screening effects of existing vegetation should be made during assessments of specific proposed landscape alterations as they arise through future Development Applications. This should involve in-field observations and assessments.

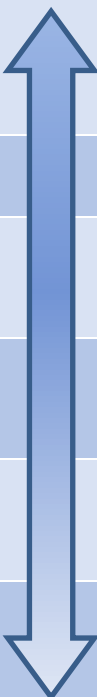
This process can also be aided by GIS and cross-section analysis that analyses vegetation patch heights and densities, buildings and structures, and their potential to fully or partially screen proposed landscape alterations.

Table 3.2 Viewer Sensitivity Levels for Travel Routes and Use Areas¹

SENSITIVITY LEVEL 1 (High)	High Viewer Numbers Moderate Scenic Concerns	<ul style="list-style-type: none"> ▪ Freeways and State Highways with <500 vehicles/day. ▪ Main Sealed Roads with <75 vehicles/day. ▪ Interstate Passenger Rail Lines with Daily Daylight Service ▪ Urban Residential Areas
	Low to High Viewer Numbers, High to Very High Scenic Concerns	<ul style="list-style-type: none"> ▪ Recreation, Cultural or Scenic Sites and Viewpoints of National or State Significance. ▪ Classified Tourist Roads ▪ Walking Tracks of National Significance ▪ Rail Lines of Cultural, Historic or Scenic Significance ▪ Navigable Waterways of National or State Recreation Significance ▪ Viewpoints to or from All Statutory Protected Areas under the National Reserve System (refer to Table 8) ▪ Viewpoints to or from National Heritage List Sites and Commonwealth Heritage List Sites ▪ Viewpoints to or from the following Non-Statutory Sensitive Land Use Designations: <ul style="list-style-type: none"> – Australian National Landscapes – National Trust Classified Landscapes – Previous Register of the National Estate (RNE) – Historic Rural Homesteads/Residences on the State or Local Government Heritage List – Rural Residences with Associated Tourism Businesses
SENSITIVITY LEVEL 2 (Moderate)	Moderate Viewer Numbers – Moderate Scenic Concerns	<ul style="list-style-type: none"> ▪ Main Sealed Roads with more than 50 vehicles /day ▪ State Passenger Rail Lines with Daily Rural Town Service ▪ Roads with >35 vehicles/day, but Planned for Recreation/Tourism Promotion within 5 years
	Low-Moderate Viewer Numbers Moderate to High Scenic Concerns	<ul style="list-style-type: none"> ▪ Rural Residences (without Historic/Cultural or Associated Tourism Businesses) ▪ Recreation, Cultural or Scenic Sites and Viewpoints of Regional or Local Significance ▪ Navigable Waterways of National or State Recreation Significance ▪ Walking Tracks of Regional or High Local Significance ▪ Viewpoints to or within other Non-Statutory Scenic or Natural Reserves of Local or Regional Significance
SENSITIVITY LEVEL 3 (Low)	Low Viewer Numbers Moderate Scenic Concerns	<ul style="list-style-type: none"> ▪ Land Management Roads with Occasional Recreation Traffic up to 10 vehicles/day ▪ Walking Tracks of Moderate Local Significance ▪ State Passenger Rail Lines with Less than Daily Rural Town Service
	Low Viewer Numbers Low to Moderate Scenic Concerns	<ul style="list-style-type: none"> ▪ Land Management Roads with Infrequent Recreation Traffic ▪ Walking Tracks with Infrequent Recreation Usage ▪ Other Low use and Low Concern Viewpoints and Travel Routes

¹ Source: Scenic Spectrums Pty Ltd, adapted from Williamson, Dennis and Calder, Stuart, 1979. Visual Resource Management of Victoria's Forests: A New Concept for Australia

Table 3.3 Viewing Distance Ranges

Distance of View	Distance Range	Relative Visual Magnitude
0 - 500 m	Near Foreground (NF)	Zone of Greatest Visual Influence
500 m – 1 km	Mid Foreground (MF)	
1 - 2 km	Far Foreground (FF)	
2- 4 km	Near Middleground (NM)	
4- 8 km	Far Middleground (FM)	
8 - 12 km	Near Background (NB)	
12 – 20km	Mid Background (MB)	
20-32+km	Far Background (FB)	Zone of Least Visual Influence

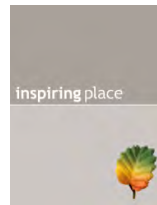
Along with alteration size, distance of view has a direct bearing on the relative visual magnitude (size) of landscape alterations. Using the 'Rules of Combination' approach, the criteria for Viewer Sensitivity Levels and Visibility Distance Zones may be adjusted to suit local needs. However, the criteria recommended have been developed and tested in a wide range of Australian case studies over the past 20 years and have been found to work well. Again, it is best if all Local Government Councils of the STCA and the Tasmanian Planning Commission have unity and consistency in the criteria used across Tasmania. Examples of the application of Viewer Sensitivity Levels and Visibility Distance Ranges to the Demonstration Area are provided in Figure 3.12, 3.13 and 3.14.

Figure 3.12 Viewer Sensitivity Level 1 Visibility Distance Ranges Applied with GIS Mapping

DERWENT VALLEY DEMONSTRATION AREA

for
Southern Tasmanian
Councils Authority
July 2018

VISIBILITY DISTANCE RANGES VIEWER SENSITIVITY LEVEL 1



Legend

- Level 1 View Points
- Level 1 Roads
- 0-500 m (NF)
- 500 m - 1 km (MF)
- 1 - 2 km (FF)
- 2 - 4 km (NM)
- 4 - 8 km (FM)
- 8 - 12 km (NB)
- Not Visible
- Demonstration Area

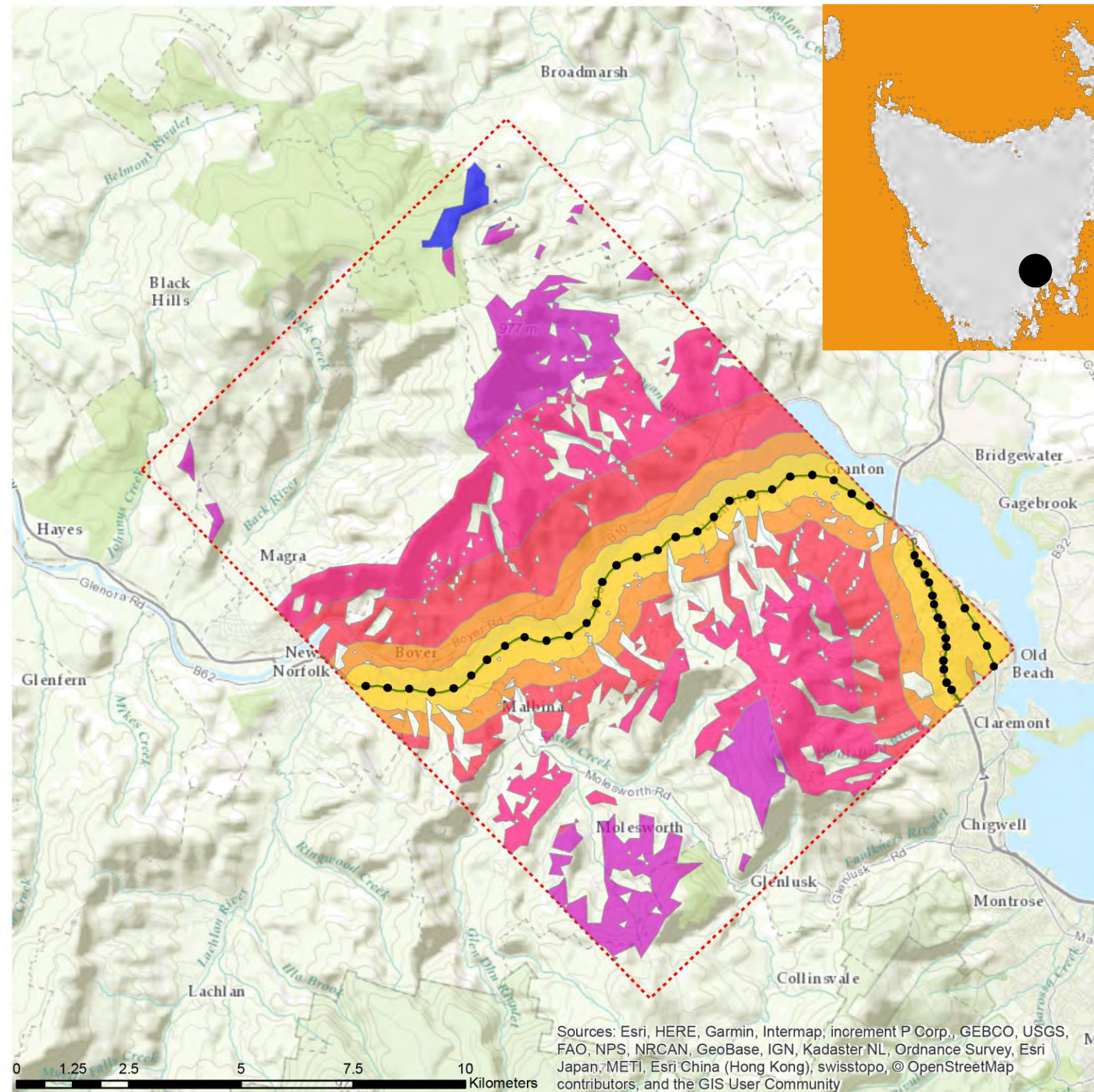
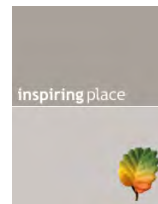


Figure 3.13 Viewer Sensitivity Level 2 Visibility Distance Ranges Applied with GIS Mapping

**DERWENT VALLEY
DEMONSTRATION AREA**
for
Southern Tasmanian
Councils Authority
July 2018

**VISIBILITY DISTANCE RANGES
VIEWER SENSITIVITY LEVEL 2**



Legend

- Level 2 View Points
- Level 2 Roads
- 0-500 m (NF)
- 500 m - 1 km (MF)
- 1 - 2 km (FF)
- 2 - 4 km (NM)
- 4 - 8 km (FM)
- Not Visible
- Demonstration Area

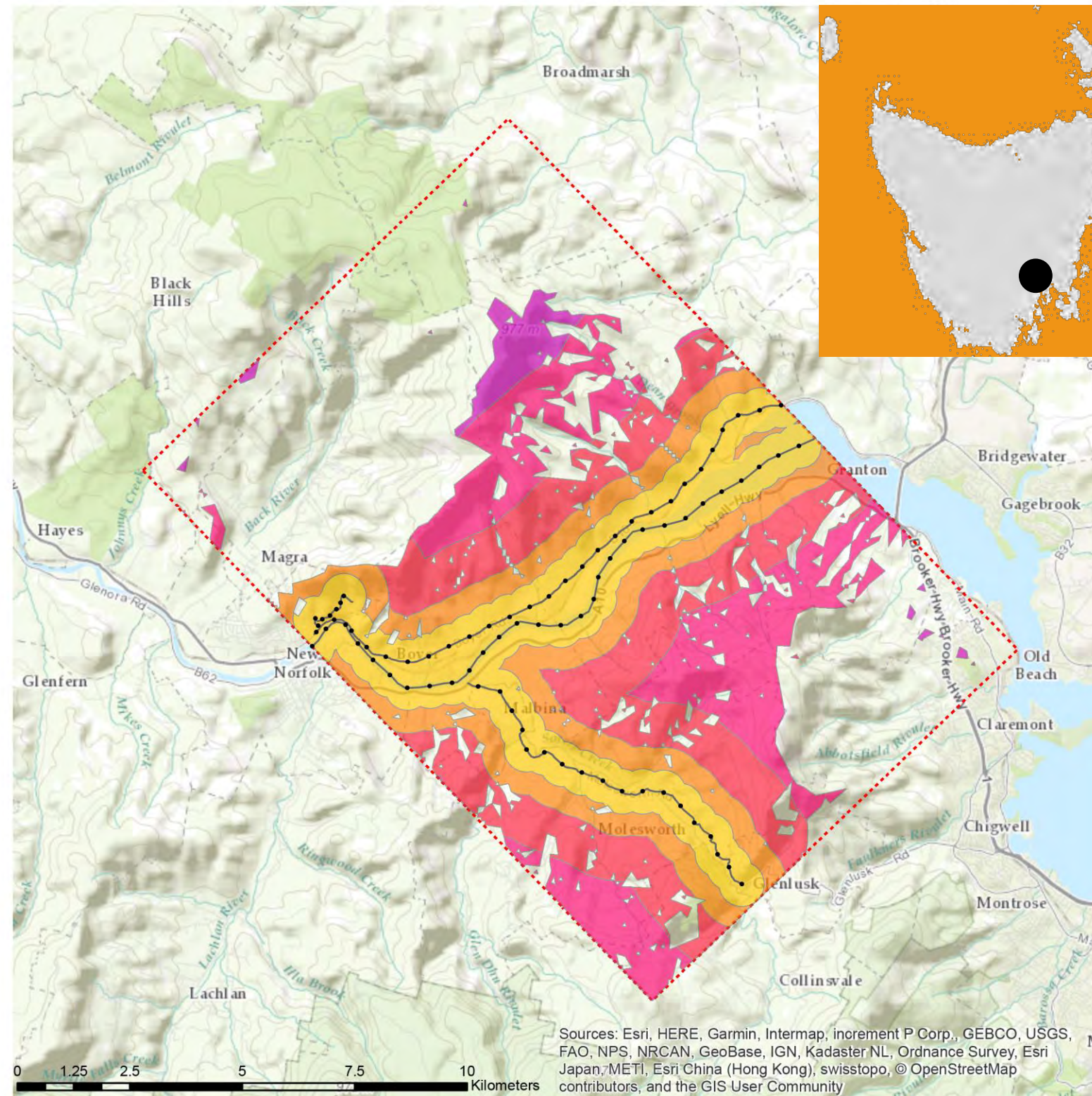
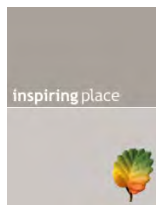


Figure 3.14 Viewer Sensitivity Level 3 Visibility Distance Ranges Applied with GIS Mapping

**DERWENT VALLEY
DEMONSTRATION AREA**

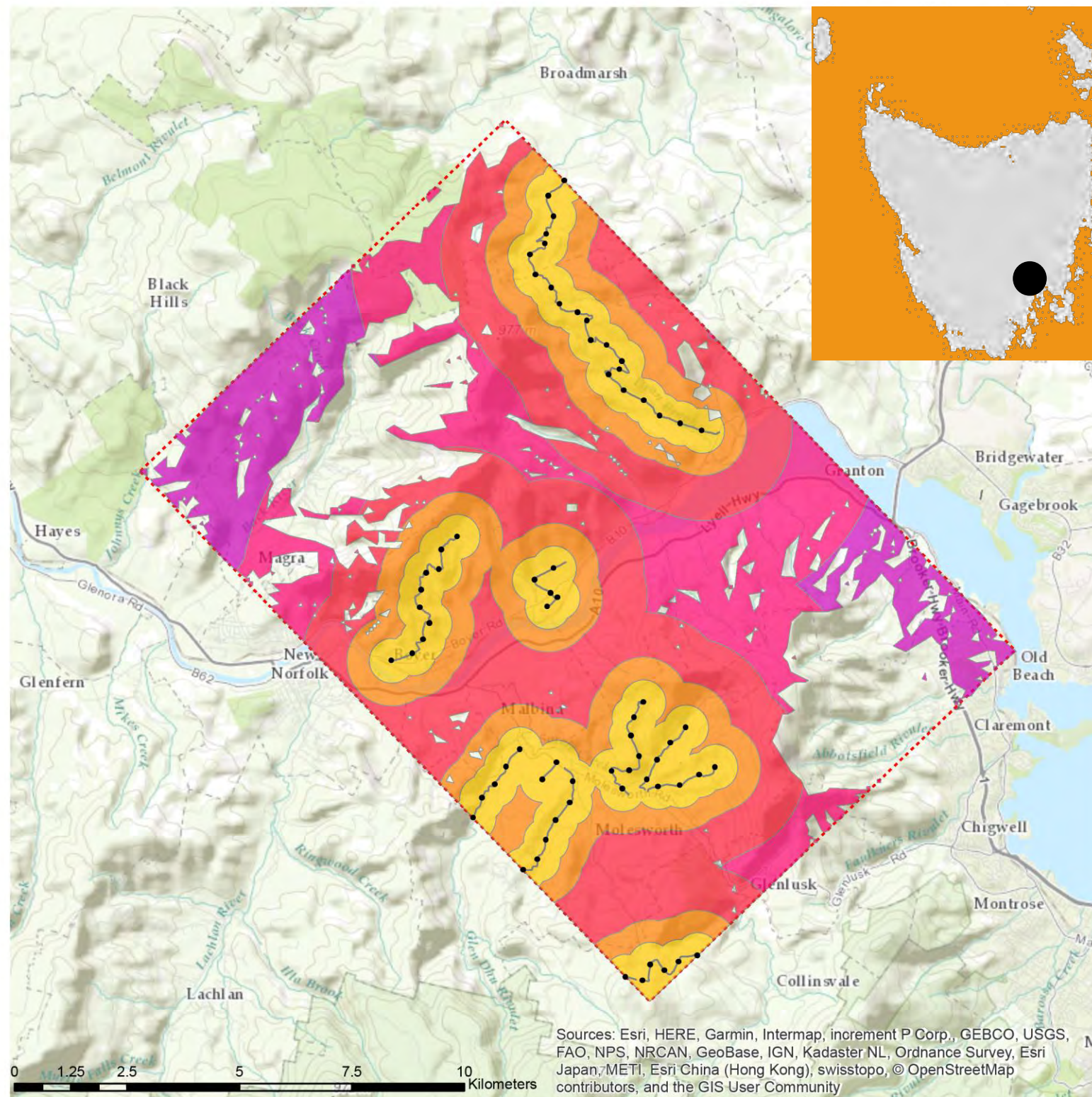
for
Southern Tasmanian
Councils Authority
July 2018

**VISIBILITY DISTANCE RANGES
VIEWER SENSITIVITY LEVEL 3**



Legend

- Level 3 View Points
- Level 3 Roads
- 0-500 m (NF)
- 500 m - 1 km (MF)
- 1 - 2 km (FF)
- 2 - 4 km (NM)
- 4 - 8 km (FM)
- Not Visible
- Demonstration Area



3.4 STAGE 2: SCENIC VALUE AREA EVALUATION

Scenic Value Areas (SVAs) reflect the overall importance of specific areas of the landscape or seascape based on the combination of the Viewer Sensitivity Levels, Visibility Distance Ranges and Scenic Quality Classes assessed in relation to areas of landscape as viewed from Key Viewpoints within different Distance Zones. The SVA applying to those distances at which proposed developments would be potentially visible are highlighted within Table 3.4.

Table 3.4 Scenic Value Area Matrix

Viewer Sensitivity Level - Visibility Distance Ranges (refer to Table 3.3 for codes)	Scenic Quality Class		
	High	Moderate	Low
1NF	SVA1	SVA1	SVA2
1MF	SVA1	SVA1	SVA2
1FF	SVA1	SVA2	SVA2
1NM	SVA1	SVA2	SVA2
1FM	SVA1	SVA2	SVA2
2NF	SVA1	SVA2	SVA2
2MF	SVA1	SVA2	SVA2
2FF	SVA1	SVA2	SVA2
3NF	SVA2	SVA2	SVA2
1NB	SVA2	SVA2	SVA3
1MB	SVA2	SVA2	
1FB	SVA2	SVA2	SVA3
2NM	SVA2	SVA2	SVA3
2FM	SVA2	SVA2/SVA3	SVA3
3MF	SVA2	SVA3	SVA3
2NB	SVA2	SVA3	SVA3
2MB	SVA2	SVA3	SVA3
2FB	SVA2	SVA3	SVA3
3FF	SVA2	SVA3	SVA3
3NM	SVA2	SVA3	SVA3
3FM	SVA2	SVA3	SVA3
3NB, 3MB, & 3FB & Not Visible	SVA2	SVA3	SVA3

In Table 3.4, Scenic Value Areas 1, 2 and 3 (High, Moderate and Low) are indicated by the matrix boxes shaded in red, yellow and grey, respectively. The sequence of Viewer Sensitivity Level/Visibility Distance Range combinations shown in the left-hand column, from top to bottom, reflect the priority selection in cases where the same area is viewed from two or more different viewpoints with different Viewer Sensitivity Levels and Visibility Distance Zones.

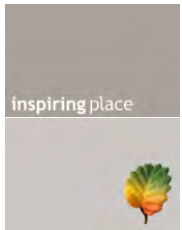

In such cases, whichever combination that applies and is listed above all the others in the left-hand column should be selected as the top priority for assessment of the Scenic Value Area. This assumes that the area evaluated has a constant assessed Scenic Quality Class. For example, if the same High Scenic Quality Class area is visible in relation to viewpoints that reflect the 2FF combination and the 3NF combination, then the 2FF combination would be assigned to that area. This would result in a SVA1 instead of a SVA2 assessment for the area. However, if two different areas were both seen from viewpoints that reflect the 2FF combination, but one area has been assessed as a High Scenic Quality Class and the other area has been assessed as a Moderate Scenic Quality Class, then SVA1 would be applied to the first area and SVA2 would be applied to the second area.


Figure 3.15 shows an example of Scenic Value Areas mapped for the Demonstration Area, utilising GIS spatial analysis to combine the various factors as indicated in Table 3.4 to delineate the correct High, Moderate and Low Scenic Value Areas (SVA1, SVA2 and SVA3).

FIGURE 3.15 SCENIC VALUE AREAS MAPPED USING GIS

DERWENT VALLEY
DEMONSTRATION AREA
for
Southern Tasmanian
Councils Authority
July 2018

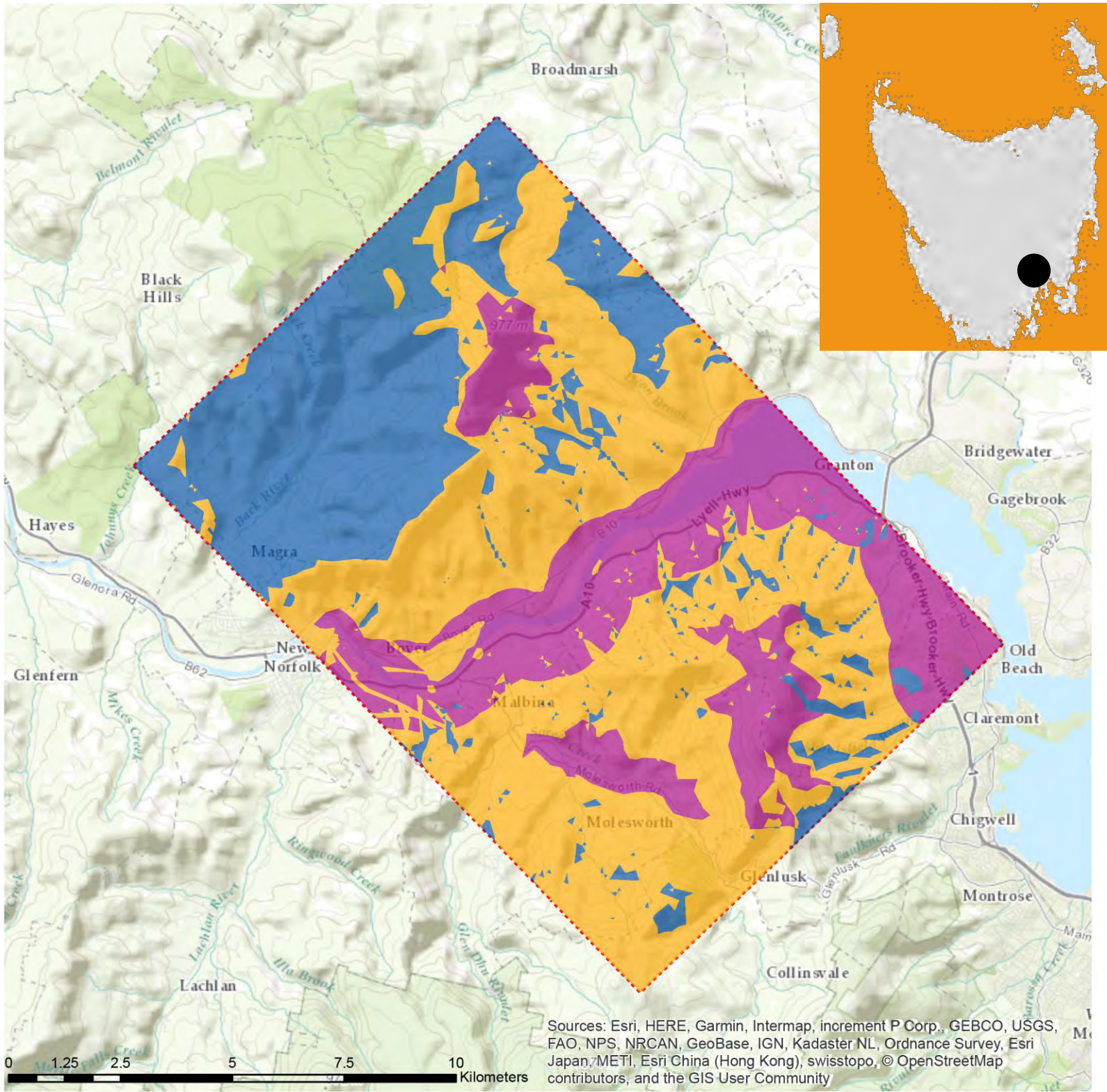
SCENIC VALUE AREAS (SVA)





Legend

- SVA1 (Hgh)
- SVA2 (Moderate)
- SVA3 (Low)
- Demonstration Area



3.5 STAGE 3: ESTABLISHMENT OF SCENIC PROTECTION AREAS, SCENIC ROAD CORRIDORS AND LSP MANAGEMENT OBJECTIVES

Stage 3 entails the mapping of Scenic Protection Areas and Scenic Road Corridors in line with the SPC as planning control overlays within the Local Provisions Schedule. This stage also provides Management Objectives and other information required to populate the LPS Tables for the Scenic Protection Areas and the Scenic Road Corridors.

Within the context of the current SPC and its definitions (with minor suggested amendments), Stage 3 includes the following steps.

3.5.1 Step 1

Step 1 is the identification and mapping of all (new) Planning Zones designated as relevant to the SPC, including:

- a. Rural Living Zone;
- b. Rural Zone;
- c. Agriculture Zone;
- d. Landscape Conservation Zone;
- e. Environmental Management Zone; and
- f. Open Space Zone.

This process can be best achieved using a GIS mapping procedure, as shown for the Demonstration Area in Figure 3.16.

3.5.2 Step 2

Step 2 involves the exclusion of all previously mapped Scenic Value Areas (High, Moderate and Low) from those planning zones that are not relevant to the SPC. Alternatively, this means that all Scenic Value Areas (High, Moderate and Low) within the geographical areas covered by those Planning Zones designated as relevant to the SPC are mapped using GIS procedures as shown in Figure 3.17.

Figure 3.16 LPS Planning Zones Relevant to the Scenic Protection Code

DERWENT VALLEY DEMONSTRATION AREA

for
Southern Tasmanian
Councils Authority
July 2018

SPC RELEVANT PLANNING ZONES



Legend

- 11.0 Rural Living Zone
- 20.0 Rural Zone
- 21.0 Agriculture Zone
- 22.0 Landscape Conservation Zone
- 23.0 Environmental Management Zone
- 29.0 Open Space Zone
- Excluded Planning Zones
- Demonstration Area

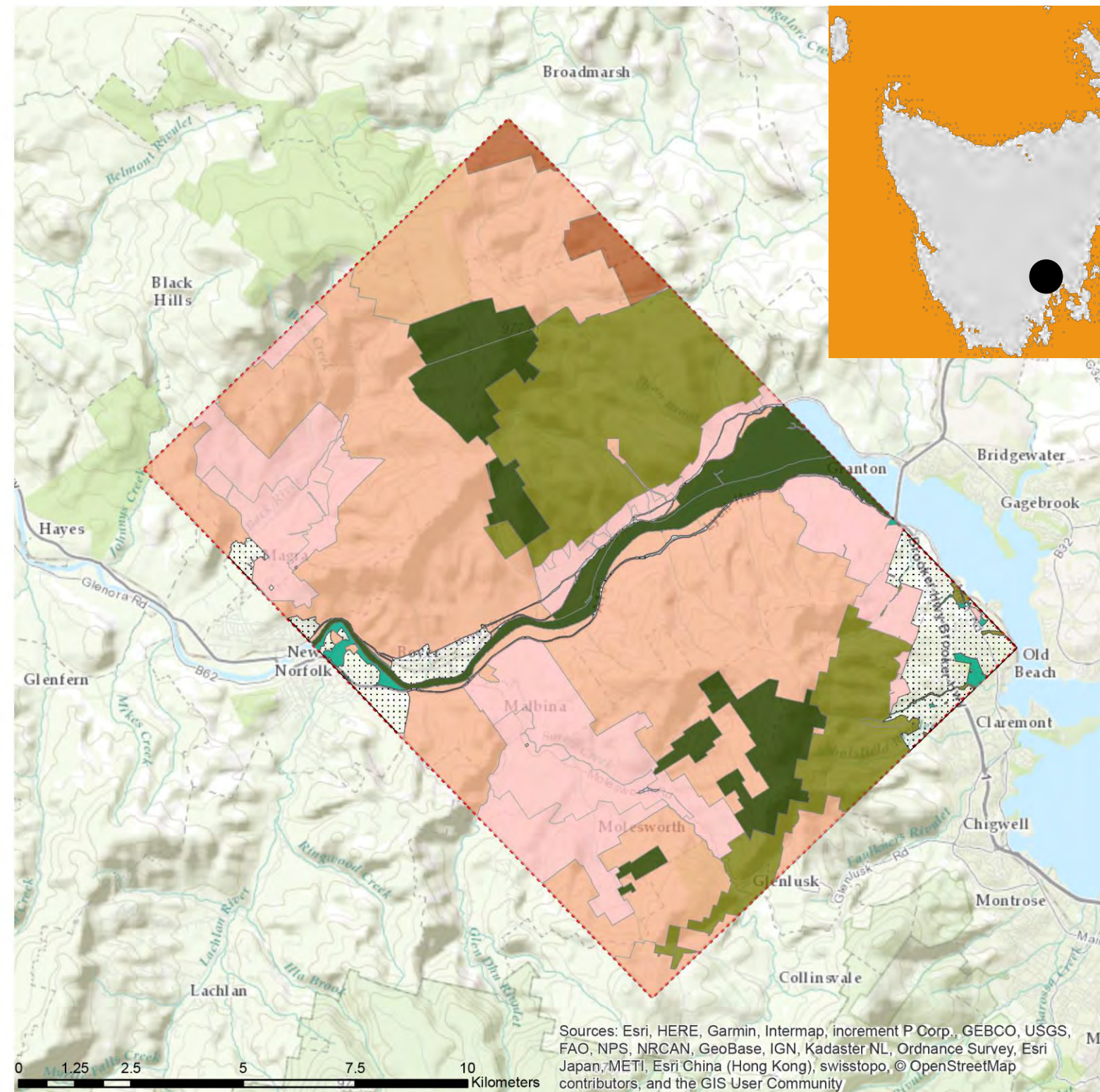
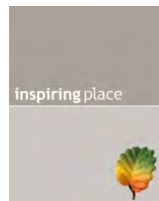


Figure 3.17 Scenic Value Areas within Relevant LPS Planning Zones

DERWENT VALLEY DEMONSTRATION AREA

for
Southern Tasmanian
Councils Authority
July 2018

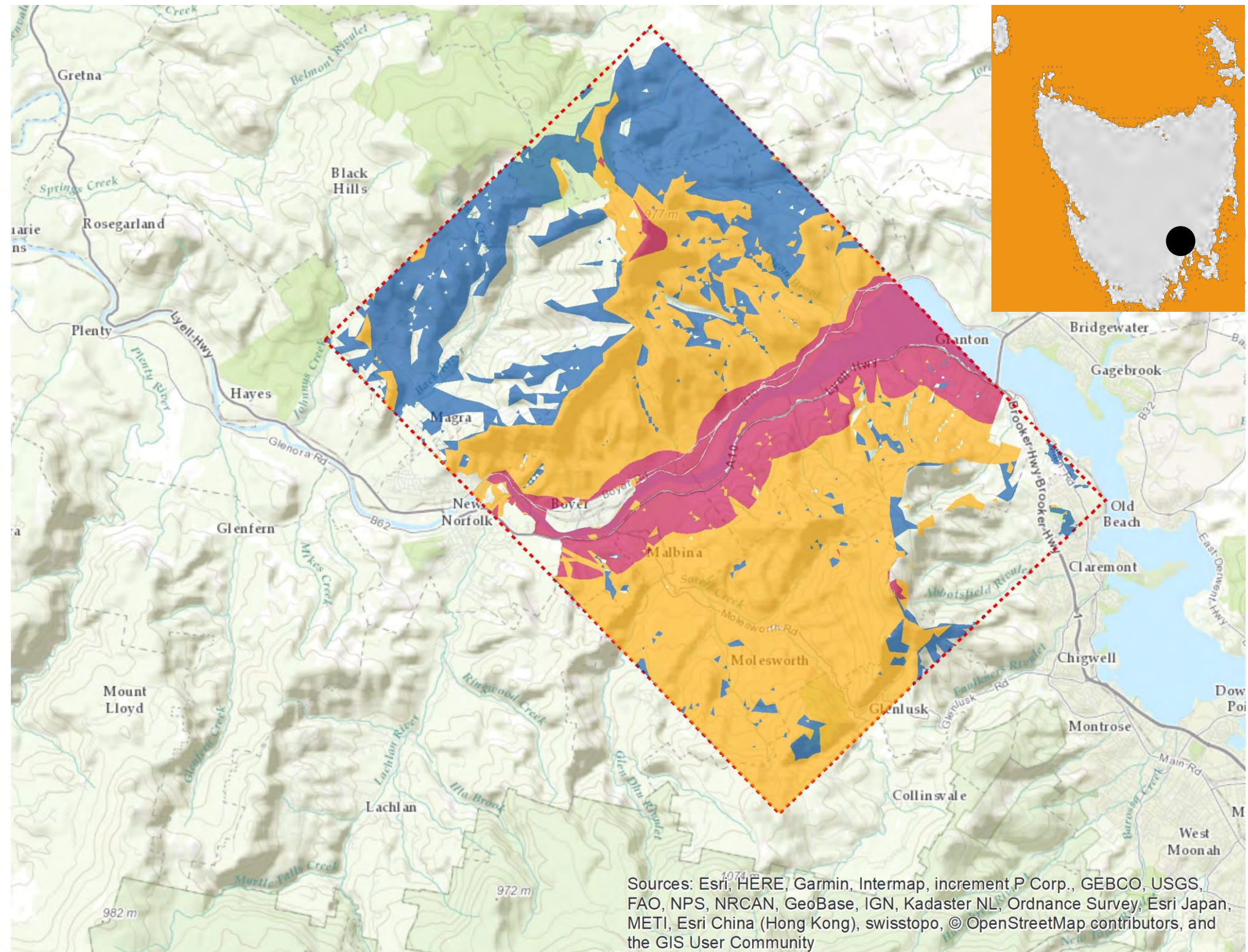
RELEVANT SCENIC VALUE AREAS



Legend

- SVA1 (High)
- SVA2 (Moderate)
- SVA3 (Low)
- Demonstration Area

0 1 2 4 Kilometers



3.5.3 Step 3

In Step 3, the Scenic Value Areas should be used as the basis for designating the SPC overlays for Scenic Protection Areas and for Scenic Road Corridors. The translation is as follows.

1. Scenic Protection Areas (Clause C8.6.1 – Development within a scenic protection area, as per the SPC) will consist of two categories of protection:

- Scenic Protection Area 1 (High Scenic Value and Protection); and
- Scenic Protection Area 2 (Medium Scenic Value and Protection).

These may be direct geographic transfers from the Scenic Value Area maps within the relevant planning zones, re-labeled as Scenic Value Area 1 (High) and Scenic Value Area 2 (Medium) as shown in Figure 3.18 for the Demonstration Area. However, Local Government Councils are able to apply their own discretion as to whether all portions of the High and Medium Scenic Value Areas are translated into Scenic Protection Areas. This decision may also be further informed through community consultation.

- Scenic Road Corridors (Clause 8.6.2 Development within a scenic road corridor) will consist of only one category and will be delineated based on the High Scenic Value Areas (SVA1) as shown in Figure 3.19 for the Demonstration Area. However, at present, the SPC definitions limit such designations to an area extending up to 120 m from the private property frontages (away from the selected scenic road) or, alternatively when there are no private property frontages, an area extending up to 120 m from the edge of the scenic road pavement.

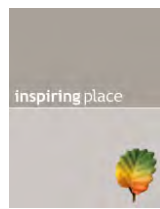
Once again, Local Government Councils are able to apply their own discretion as to what sections of roads the Scenic Road Corridor overlay should be applied, and community consultation may also assist in this consideration.

Figure 3.18 Scenic Protection Areas within Relevant LPS Planning Zones

DERWENT – SORELL DEMONSTRATION AREA

for
Southern Tasmanian
Councils Authority
July 2018

SCENIC PROTECTION AREAS (SPAs)



Legend

- SPA1 (High)
- SPA2 (Medium)
- Excluded (SVA3)
- Excluded Planning Zones
- Demonstration Area

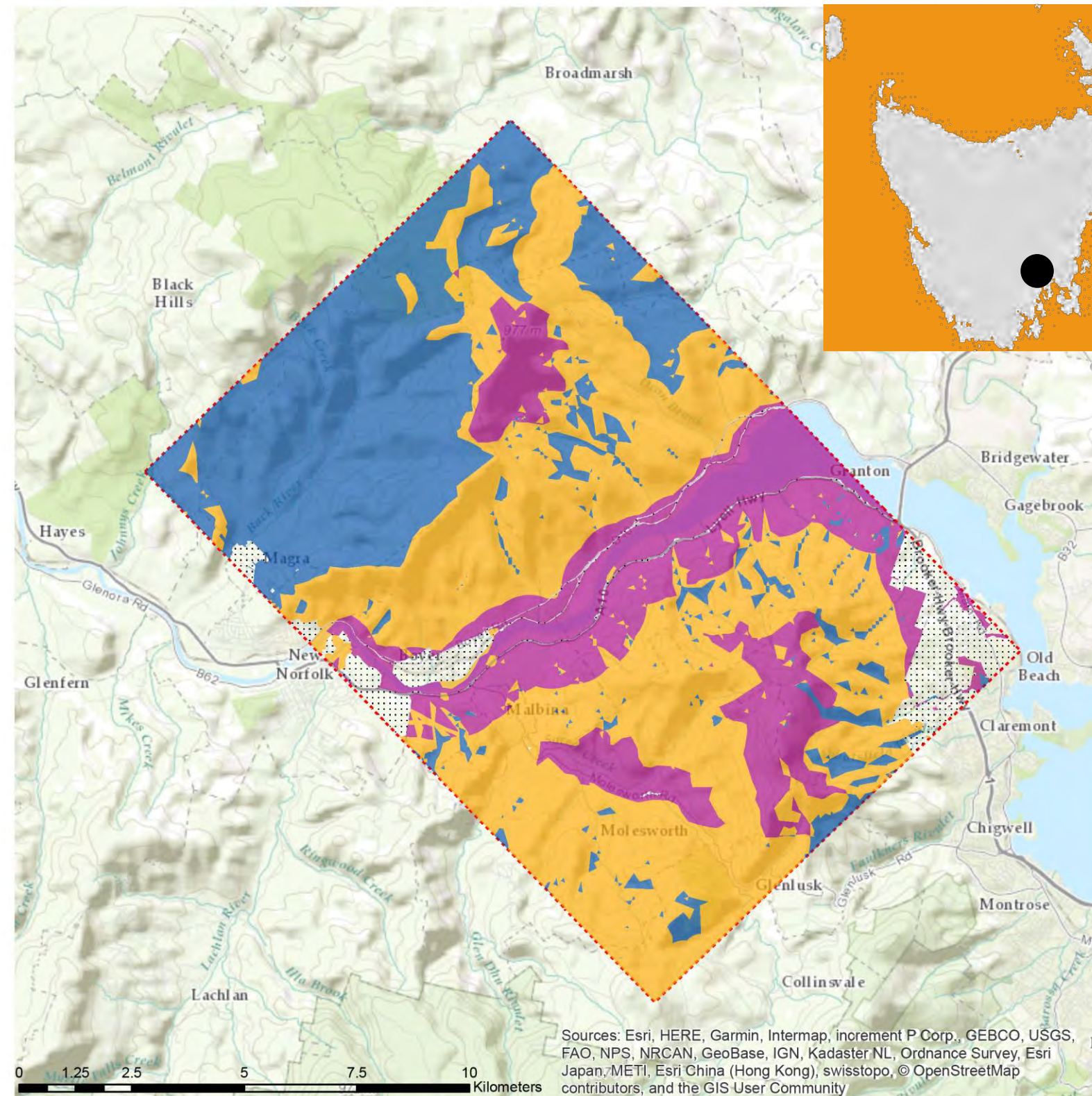


Figure 3.19 Scenic Road Corridors within Relevant LPS Planning Zones








DERWENT VALLEY DEMONSTRATION AREA

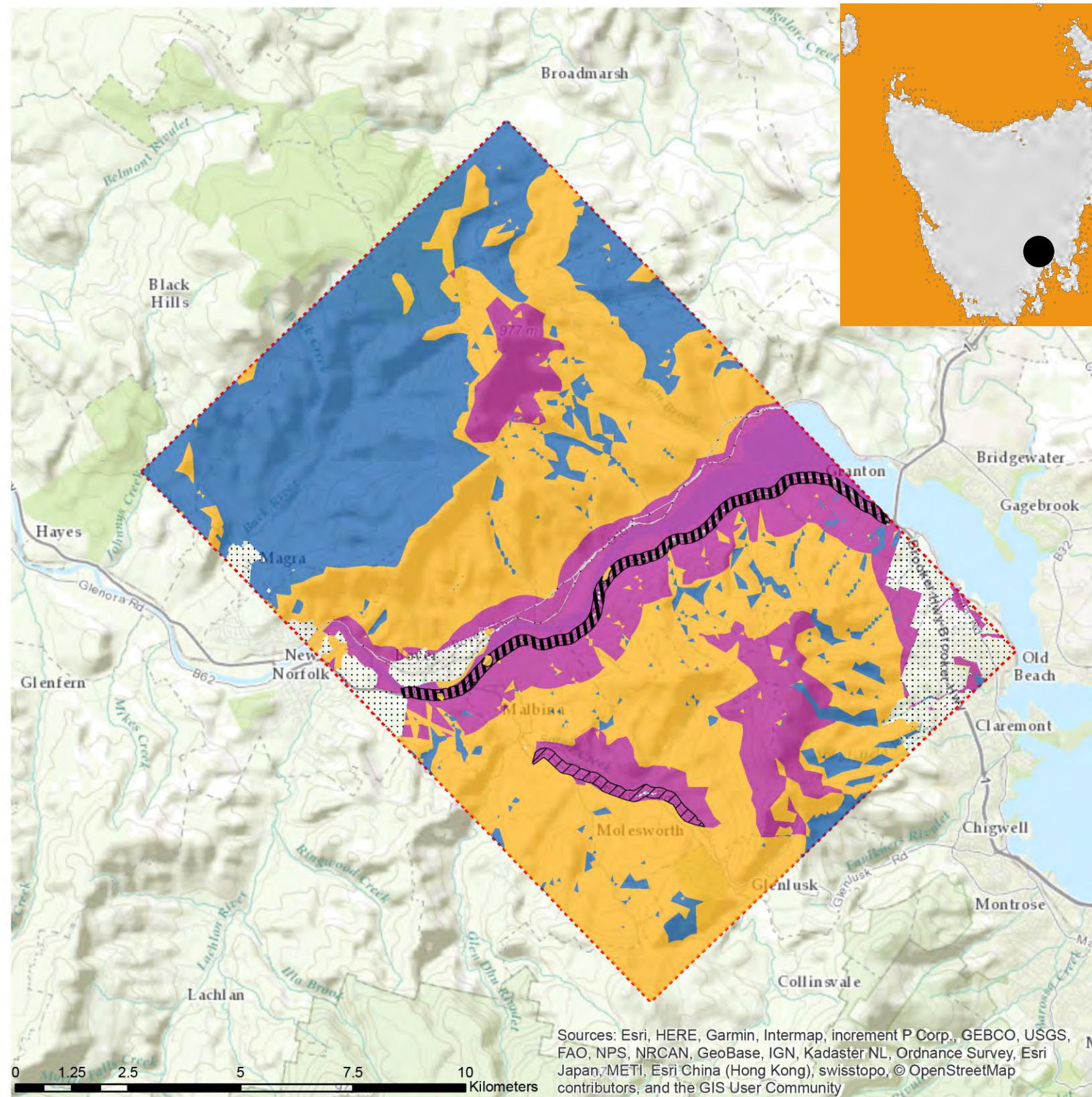
for
Southern Tasmanian
Councils Authority
July 2018

SCENIC ROAD CORRIDORS (SRCs)



Legend

-  SRC1 (Lyell Hwy)
-  SRC2 (Molesworth Rd)
-  Excluded (SVA1)
-  Excluded (SVA2)
-  Excluded (SVA3)
-  Excluded Planning Zones
-  Demonstration Area



3.5.4 Step 4

In Step 4, the LPS tables should be populated for:

- Scenic Protection Areas (Clause C8.6.1 – Development within a scenic protection area)
- Scenic Road Corridors (Clause 8.6.2 Development within a scenic road corridor)

This will include:

- Reference Number;
- Scenic Protection Area or Scenic Road Corridor Name;
- Description;
- Scenic Values; and
- Management Objectives.

Generic examples of these are provided in Section 4, in Tables 4.1 and 4.2.

These have been written to best suit the statutory requirements of Local and State Government under the SPC as it is currently defined by the Tasmanian Planning Commission. These have been written simply with a minimum of specialist visual assessment terminology, providing a broad indication of the relative level of landscape alteration or visual dominance level desired or allowed, along with a summary description of the designated Scenic Protection Area or Scenic Road Corridor. For Scenic Protection Areas of the SVA1 category, Management Objectives are written with greater constraints or conditions to be placed on proposed developments. For Scenic Protection Areas of the SVA2 category, certain minimal Management Objectives will apply, but these will pose less restrictive conditions on proposed developments than apply for the SVA1 category.

It is recommended that the Tasmanian SPC could be further enhanced in its application if a more specific set of Performance Criteria (i.e., Visual Performance Standards) were to be adopted and incorporated within the SPC, along with definitions for these standards and other visual analysis and assessment terminology.

The suggested Performance Criteria would apply to the following visual performance issues:

- Desired Land Use Character Settings;
- Scenic Quality Class and Scenic Integrity;
- Visual Magnitude/Visual Dominance of Alteration;
- Key Landscape Features Disruption;
- % Horizontal View Altered;
- Exterior Colour/Reflectivity/Lighting;
- Cumulative Visual Impacts; and
- Other Criteria as Determined.

As it is envisaged, the current SPC would be amended to eliminate the Acceptable Solutions under Clause C8.6.1 and Clause C8.6.2 and providing a more specific set of Performance Criteria as envisaged above. These Performance Criteria would be more restrictive for the High Scenic Protection Area category (SPA1) and for Scenic Road Corridors (SRC), and somewhat less restrictive for the Medium Scenic Protection Area category (SPA2). These recommended Performance Criteria are further presented and explained in Attachment A. .

3.6 STAGE 4: DEVELOPMENT APPLICATIONS – PROPOSED LANDSCAPE ALTERATION DESCRIPTION

Stage 4 provides additional suggested visual assessment concepts and terminology to assist Councils, Council Planners, applicants for developments and their consultants to better describe, analyse and assess the visual implications of Development Applications and associated landscape alterations that may arise within Scenic Protection Areas or Scenic Road Corridors. This is to establish a common language with terminology defined within the context of the SPC (and possibly added to the SPC Guideline No. 1) in order that everyone involved can discuss the visual effects of proposed alterations from the standpoint of common ground.

During Stage 4 of the SPC procedure, all landscape alterations proposed in Development Applications should be comprehensively described in terms of the following factors:

- Development alteration type;
- Precise location in the landscape;
- Landscape Character Type and assessed Scenic Quality Class of the subject area and its surrounds (using descriptions as per Table 3.1);
- Key viewpoints and their respective Viewer Sensitivity Levels as per Table 3.2;
- Visibility, in terms of seen or unseen in a terrain only visibility analysis;
- Visibility Distance Range, as viewed from selected key viewpoints or travelways as per Table 3.2;
- Existing or potential vegetative or structural screening of key views, including the effects and reliability of such screening and whether or not this should justify a modification of the Scenic Value Area assessed for the subject development site;
- High Scenic Value Areas (SVA1), Moderate Scenic Value Areas (SVA2) or Low Scenic Value Areas (SVA3) or combinations which may apply to the subject area;
- Position in relation to the relevant Planning Zone and any relevant Planning Codes (overlays), including whether the Scenic Protection Area (High Scenic Protection Area – SPA1, or Medium Scenic Protection Area – SPA2) or the Scenic Road Corridor (SRC) categories of the SPC apply to the subject area;
- Visual characteristics in terms of footprint area, height, width, and exterior materials, colour, texture, reflectivity, night lighting, within the context of the surrounding landscape (in addition to any changes to existing vegetation or landscape features, vegetative or built form screening of visibility, etc.);

A written description of the above is needed along with any good quality photographs, sketches, cross-sections, computer simulations or realistic

photomontages of the proposed development site and the proposed development alteration as viewed from the key viewpoints.

3.7 STAGE 5: ASSESSMENT OF PROPOSED LANDSCAPE ALTERATIONS AGAINST MANAGEMENT OBJECTIVES

Stage 5 of the suggested SPC methodology calls for the assessment of proposed landscape alterations against the LPS Management Objectives for specific Scenic Protection Areas (SPA1 or SPA2) or Scenic Road Corridors (SRC) listed in the LPS under the SPC as currently defined.

The Stage 4 analysis and description of the proposed development, development site and its surrounding landscape and views should be considered, providing a final justified assessment of the relative degree of visual change and impact of the proposed Development Application, including whether or not there is any unreasonable loss of the described scenic values.

Alternative visual impact mitigation options should be documented and assessed as to whether or not they would adequately mitigate or minimise such loss.

Community consultation is often required for more sensitive Development Applications and may be helpful to gauge the extent to which the general community accept or reject the proposed visual changes to Scenic Protection Areas and Scenic Road Corridors.

3.8 STAGE 6: ASSESSMENT OF PROPOSED LANDSCAPE ALTERATIONS AGAINST MANAGEMENT OBJECTIVES

Stage 6 of the SPC methodology is where Council Town Planners and other decision-makers, including Councilors, will make a determination regarding the approval of Development Applications and the proposed landscape alterations. At this stage, Council Staff and Councilors should be well placed to consider a Town Planner's report that provides a summary review of the following factors and considerations:

- Alteration description (including definitions of the terminology & concepts used);
- Relative degree of change to scenic value;
- Management Objectives achievement;

- Mitigation options analysis and potential;
- Recommendation regarding the Development Application's approval or rejection and any conditions required if approval is granted.

A final determination will be made by the Council, with three possible outcomes:

- a. Development Application Allowed (no conditions);
- b. Development Application Allowed with Conditions; or
- c. Development Application Refused.

SECTION 4

LOCAL PROVISIONS SCHEDULE

The Performance Criteria listed in the development standards for buildings and works within the SPC for Scenic Protection Areas and the Scenic Roads Corridor includes a reference to including in the criteria:

“the purpose of any management objectives identified in the relevant Local Provisions Schedule”

4.1 SCENIC PROTECTION AREAS

The Local Provisions Schedule for the Scenic Protection Areas allows Councils to provide more specific information regarding:

- a reference number on the overlay;
- the name of the Scenic Protection Area;
- a description of the Scenic Protection Area;
- an outline of the scenic value of the Scenic Protection Area; and
- the management objectives.

The information provided by Council will vary according to the process used to identify and assess the scenic values that underpin the identification of the Scenic Protection Areas. Table 4.1 provides a generic framework for LPS where Councils have adopted the recommended scenic values assessment process outlined in Section 2 of this report and if the TPC allows provision for the SPC to be adapted to allow the scenic values terminology to be used.

Attachment A provides a draft LPS for the Demonstration Area. The scenic assessment led to the identification of high, moderate and low Scenic Value Areas (SVA1, SVA2 and SVA3) within the Demonstration Area. A draft LPS has been prepared for examples of the SVA1 and SVA2 areas under a Scenic Protection Area overlay, and for the SVA1 areas under the Scenic Road Corridor areas.

Table 4.1 Proposed Generic Outline for Use of Scenic Protection Areas in a LPS

Reference Number	Scenic Protection Area Name	Description	Scenic Values	Management Objectives (refer to Table AA.4 in Attachment A for definition of terms)
To be shown on overlay	Name to be determined by Council	<ul style="list-style-type: none"> Provide a brief visual description of the key landscape features of the Scenic Protection Area (refer to relevant Landscape Character Type Scenic Quality Frames of Reference – Attachment B). Include a description of the assessed Scenic Quality Classes of the SPA within the appropriate Landscape Character Type (refer to Attachment B). Include a description of the existing Land Use Character Settings of the SPA (refer to Attachment A). Include a description of the key viewpoints of concern, including the names of the viewpoint area or travel route and their Viewer Sensitivity Levels (refer Table 3.2). Include the relevant Scenic Value Area (refer to Table 3.4) that applies and any further qualifying statements regarding 	<ul style="list-style-type: none"> Provide a statement as to which Scenic Value Areas (e.g. SVA1, SVA2 – refer to Table 3.4) apply to the SPA and the key landscape features and viewing factors that influence these scenic values (as established by those factors noted under the Description column). 	<ul style="list-style-type: none"> Maintain existing areas of High Scenic Quality and maintain or enhance existing areas of Moderate Scenic Quality (refer Attachment B). Maintain a High Scenic Integrity Level (refer Attachment B), and an Inevitable Modification (Appears Unaltered) Visual Dominance Level as viewed from any Viewer Sensitivity Level 1 viewpoints (refer to Table 3.2); maintain a Moderate Scenic Quality and no more than a Slightly Modified (Slightly Apparent Modification) appearance as viewed from Viewer Sensitivity Level 2 viewpoints. Avoid locating visually dominant landscape alterations on or near the key natural or cultural landscape features, especially those within the central focus of key viewpoints (refer to Description); Use exterior colours and textures that blend into the landscape where possible as viewed from the most visually sensitive key

		the relative scenic importance of the SPA or of the views to it.		<p>viewpoints. Avoid or limit reflective surfaces such as glass and shiny metallic materials; instead use low-reflectivity materials or adopting design measures to reduce reflectivity e.g. scale and angle of window. Avoid excessive and dangerous night-time light emissions from artificial sources, ensuring that Australian Standards (AS4282-1997) Control of the obtrusive effects of outdoor lighting and Australian Standards AS/NZ 1158.3 – 1999 Guidelines for Outdoor Lighting and Pedestrian Area (Category P) Lighting are met.</p> <ul style="list-style-type: none">• Panoramic views in the direction of Scenic Protection Areas or Scenic Road Corridors should be divided into 60-degree sectors, aligning the most scenic natural features as close to the centre of one of the 60-degree sectors as possible. Viewing each of the 60-degree sectors in turn, any existing, approved or proposed unnatural and visually dominant alterations to the seascape or coastal foreshore areas should not exceed the following thresholds: a.) No visually dominant alterations visible within 2 or more of the 60 degree viewing sectors as viewed from
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				<p>High Sensitivity Level Viewpoints; b.) No visually dominant alterations visible within 3 or more of the 60 degree viewing sectors as viewed from Moderate Sensitivity Level Viewpoints.</p> <p>(Refer further to Attachment A, Table AA.3, and to PowerPoint Presentations in Attachments E and F for examples of landscape description and visual analysis factors and terminology.)</p>
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Table 4.2 provides a suggested framework for a LPS where Councils have not been able to undertake or utilize the recommended scenic values assessment process and will need to rely on investigation and judgement to prepare the LPS. Consequently, it does not provide the level of detail or use the range of terminology outlined in Table 4.1.

The Example Area included the issue of protecting and managing development that would potentially detract from the landscape setting of an identified historic site - the selected site known as “Hermitage” has a hop kiln and conjoined residence with multiple outbuildings that are listed on the Tasmanian Heritage Register and as a historic place within the interim Derwent Valley Planning Scheme. The investigation indicated that Councils have the opportunity to prepare a LPS for the Local Historic Heritage Code which applies to local heritage places, heritage precincts, historic landscape precincts, places or precincts of archaeological potential or significant trees. It is expected that these LPS provisions could be used to protect and maintain the cultural heritage qualities of the building and outbuildings within a defined heritage precinct or possibly a historic landscape precinct. Accordingly, the provisions for a historic precinct or a historic landscape precinct may be sufficient to also protect the scenic values. If this is not possible, the SPC may be used to protect the scenic qualities of the historic building and farm outbuildings outside of the heritage precinct or historic landscapes precinct if the scenic landscape values were considered to be highly significant.

4.2 SCENIC ROAD CORRIDORS

The initial review of the SPC (Section 3) indicated a range of issues with the application and operation of the Scenic Road Corridor planning provisions. It was recommended that the original intent of the planning provisions for a Scenic Road Corridor can be achieved through these areas being designated as Scenic Protection Areas. The adoption of the proposed two categories of Scenic Protection Areas (based on high scenic significance and medium scenic significance) would also allow some better differentiation between the relative quality of scenic values to be protected and managed.

The existing Acceptable Solutions and Performance Criteria used for the Scenic Road Corridor could be integrated with the development standards of a Scenic Protection Area under the SPC. The proposed guidelines for the LPS would also apply to achieve the desired outcomes intended for Scenic Road Corridors. Importantly it would allow for scenic protection and management to be applied to potential scenic corridors other than just being focused on roads. It would also allow better control over the intactness of the higher scenic landscape values viewed from scenic corridors rather than be constrained to the notion of a corridor area.

If the Scenic Protection Area (including a scenic corridor) was assessed as being of high scenic significance, then it is recommended that there be No Acceptable Solution, but all development would need to satisfy the Performance Criteria including the LPS.

Table 4.2 Proposed Generic Outline for Use of Scenic Road Corridors in a LPS

Reference Number	Scenic Road Corridor Name	Description	Scenic Values	Management Objectives
To be shown on overlay	Name to be determined by Council	<ul style="list-style-type: none"> Provide a brief visual description of the key landscape features and assessed Scenic Quality Classes of the Scenic Road Corridor (refer to relevant Landscape Character Type Scenic Quality Frames of Reference – Attachment B). Include a description of the existing Land Use Character Settings of the SPA (refer to Attachment A). Include a description of the key viewpoints or travel route and their Viewer Sensitivity Levels (refer Table 3.2). Include any further qualifying statements regarding the relative importance of views to the SPA or of the viewpoints from which the SPA is seen. Include the relevant Scenic Value Area (refer to Table 3.4) that applies and any further qualifying statements regarding the relative scenic importance of the SPA or of the views to it. 	<ul style="list-style-type: none"> Provide a statement as to which Scenic Value Areas (e.g. SVA1, SVA2 – refer to Table 3.4) apply to the SPC and the key landscape features and viewing factors that influence these scenic values (as established by those factors noted under the Description column). 	<p>The construction of landscape alterations (buildings and works) within the Scenic Road Corridor will be assessed as causing an unreasonable loss of scenic value if the following measures are not adopted:</p> <ul style="list-style-type: none"> avoiding locating visually dominant landscape alterations on or near the key natural or cultural landscape features, especially those within the central focus of key viewpoints (refer to Description); using materials, colours and finishes that reduce the visual dominance and impact of the landscape alteration (building and works) including the avoidance of any reflectance external finishes; and reducing the earthworks for cut and fill and revegetating disturbed areas. <p>The destruction of vegetation within the Scenic Road Corridor will be assessed as causing an unreasonable loss of scenic value if the following measures are not adopted:</p> <ul style="list-style-type: none"> retaining or reinstating vegetation on or near the key natural or cultural landscape features, especially those within the central focus of key viewpoints (refer to Description); and retaining or establishing of vegetation to help screen the building and works. <p>(Refer further to Attachment A, Table AA.3 and to PowerPoint Attachments E and F re analysis factors and terminology.)</p>

As it is envisaged, the current SPC would be amended to eliminate the Acceptable Solutions under Clause C8.6.1 and Clause C8.6.2 and providing a more specific set of Performance Criteria. These Performance Criteria would be more restrictive for the High Scenic Protection Area category (SPA1) and for Scenic Road Corridors (SRC). Acceptable Solutions would be used for Medium Scenic Protection Area category (SPA2) with somewhat less restrictive Performance Criteria adopted.

ATTACHMENT A
EXAMPLE LPS SCENIC PROTECTION CODE
TABLES AND POTENTIAL ADDITIONAL
PERFORMANCE CRITERIA

Table AA.1 Examples of Draft Local Provisions Schedule for Scenic Protection Areas

The first Scenic Protection Area LPS example has added text in red demonstrating the format and terminology that could be used if the recommended SPC Assessment Methodology and terminology is adopted. Refer to further explanations of the visual analysis terminology used in further sections of Attachment A and in the glossary provided in Attachment C

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
1	Mt Dromedary Ridgeline/Skyline	<p>Mt. Dromedary Scenic Protection Area exhibits the upper forested slopes and ridgelines of Mount Dromedary and the extensive rock outcrops of the Mt. Dromedary Summit. Mt. Dromedary has two rocky peaks with forest cover on the steep slopes and along the ridgeline/skyline. It is the highest mountain within the surrounding area with an elevation of 989m.</p> <p>It is viewed from the Lyell Highway between Granton to New Norfolk in the Far Middleground (4-8kms) to the Near Background (8-12 kms). It is viewed along Elderslie Road between Brighton to Broadmarsh in the Far Middleground (4-8kms) to the Near Background (8-12 kms). It is also viewed from Molesworth Road in the Near Background (8-12 kms).</p> <p>The Lyell Highway is a state highway and promoted as Rivers Run, a principal visitor touring route connection between visitor destinations of Hobart, New Norfolk, Mt. Field National Park, Lake St. Clair and the West Coast. Mt Dromedary is also viewed in the background from the Midlands Highway between Bridgewater to Brighton, which forms</p>	<p>The Scenic Protection Area is natural and there is no significant visual impact resulting from other land uses or developments.</p> <p>Well-defined and visually distinctive mountain which creates a ridgeline/skyline elevated above adjacent landforms.</p> <p>Strongly defined by eucalypt-dominated forest on the ridgeline/skyline and steep slopes, which contribute to the naturalness and remoteness of the Scenic Protection Area.</p> <p><i>If a scenic values assessment process has been undertaken it may be drafted as below. However this is subject to determining with the Tasmanian Planning Commission as to how the use and meaning of Visual Significance Zones and other terminology fits with the Scenic Protection Code.</i></p> <p><i>The Mt. Dromedary Scenic Protection Area (SPA) has been assessed to be primarily within Scenic Value Area 1, an area of the highest overall scenic value. Some of the mid to lower slopes of the SPA have been assessed to be within Visual Significance Zone 2, which is of somewhat lesser scenic value, but is visually connected to and strongly associated with the VSZ1 area.</i></p>	<p>Not allow any impact on the scenic values from the construction of buildings and works within the Scenic Protection Area as viewed from the Lyell Highway from Granton to New Norfolk, and along Elderslie Road from Brighton to Broadmarsh.</p> <p>Not allow any impact on the scenic values from vegetation removal within the Scenic Protection Area as viewed from the Lyell Highway from Granton to New Norfolk, and along Elderslie Road from Brighton to Broadmarsh.</p> <p><i>If a scenic values assessment process has been undertaken it might be possible to identify management objectives derived from the process. However this is subject to determining with the Tasmanian Planning Commission as to how the use and meaning of the criteria and terminology fits with the Scenic Protection Code.</i></p> <p><i>Scenic quality</i> <i>Maintain existing areas of High Scenic Quality and maintain or enhance existing areas of Moderate Scenic Quality.</i></p> <p><i>Scenic integrity/visual magnitude</i> <i>Maintain a High Scenic Integrity Level, and an Inevitable Modification (Appears Unaltered) Visual Dominance Level as viewed from any Viewer Sensitivity Level 1 viewpoints; maintain a Moderate Scenic Quality and no more than a Slightly Modified (Slightly Apparent Modification) appearance as viewed from Viewer Sensitivity Level 2 viewpoints.</i></p>

		<p>part of the Heritage Highway visitor touring route.</p> <p>If a scenic values assessment process has been undertaken it may be drafted as below. However this is subject to determining with the Tasmanian Planning Commission as to how the use and meaning of Visual Significance Zones and other terminology fits with the Scenic Protection Code.</p> <p><i>Brief visual description of key landscape features of the Scenic Protection Areas. (see first para above)</i></p> <p><i>Include a description of the assessed Scenic Quality Classes of the SPA within the appropriate Landscape Character Type. For example: "The landscape features of the Mt. Dromedary SPA include a combination of High and Moderate Scenic Quality Classes within the Eastern Hills and Plains Landscape Character Type."</i></p> <p><i>Include a description of the existing Landscape Character Continuum of the SPA. For example: "The upper slopes, ridgetop and summit of Mt. Dromedary SPA reflect an existing Naturally Evolving Landscape Character Continuum, while the lower slopes have receive some past alterations which are not visually evident, resulting in an existing Naturally Appearing Land Use Character Setting".</i></p>	<p><i>The landscape features of the Mt. Dromedary SPA include a combination of High and Moderate Scenic Quality Classes within the Eastern Hills and Plains Landscape Character Type.</i></p> <p><i>The upper slopes, ridgetop and summit of Mt. Dromedary SPA reflect an existing Naturally Evolving Land Use Setting, while the lower slopes have receive some past alterations which are not visually evident, resulting in an existing Naturally Appearing Land Use Character Setting.</i></p> <p><i>The Mount Dromedary SPA is viewed from the following Viewer Sensitivity Level 1(High Sensitivity) viewpoints: Lyell Highway at distances from the Far Middleground to Near Background (5 – 10 km): from the Midlands Highway between Bridgewater to Brighton within the Near Background Distance Zone (8 – 12 km), and; from various residential and public viewpoints within the Bridgewater to Otago areas at distances from the Far Middleground to Mid Background (7 – 16 km). This SPA is also viewed from the following Viewer Sensitivity Level 2 (Moderate Sensitivity) viewpoints: the Derwent River and Boyer Road at distances from the Far Middleground to Near Background (4 – 12 km), and from the northern end of Molesworth Road within the Far Middleground Distance Zone (4 – 8 km).</i></p>	<p>Key landscape features</p> <p><i>Avoid locating visually dominant landscape alterations on or near major, visually significant and notable local landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural features.</i></p> <p>Exterior treatments and Outdoor Lighting</p> <p><i>Use exterior colours and textures that blend into the landscape where possible as viewed from the most visually sensitive key viewpoints. Avoid or limit reflective surfaces such as glass and shiny metallic materials; instead use low-reflectivity materials or adopting design measures to reduce reflectivity (e.g. scale and angle of window. Avoid excessive and dangerous night-time light emissions from artificial sources, ensuring that Australian Standards AS4282-1997) Control of the obtrusive effects of outdoor lighting and Australian Standards AS/NZ 1158.3 – 1999 Guidelines for Outdoor Lighting and Pedestrian Area (Category P) Lighting are met.</i></p> <p>Cumulative alteration effects</p> <p><i>Panoramic views in the direction of Scenic Protection Areas or Scenic Road Corridors should be divided into 60-degree sectors, aligning the most scenic natural features as close to the centre of one of the 60-degree sectors as possible. Viewing each of the 60-degree sectors in turn, any existing, approved or proposed unnatural and visually dominant alterations to the seascape or coastal foreshore areas should not exceed the following thresholds: a.) No Dominant or Excessive Modifications (i.e., Heavily or Excessively Modified landscapes) visible within 2 or more of the 60 degree viewing sectors as viewed from High Sensitivity Level Viewpoints; b.) No Dominant or Excessive Modifications (i.e., Heavily or Excessively Modified landscapes)</i></p>
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		<p><i>Include a description of the key viewpoints of concern, including the names of the viewpoint area or travel route and their Viewer Sensitivity Levels. For example: “The Mount Dromedary SPA is viewed from the following Viewer Sensitivity Level 1 viewpoints: Lyell Highway at distances from the Far Middleground to Near Background (5 – 10 km): from the Midlands Highway between Bridgewater to Brighton within the Near Background Distance Range (8 – 12 km), and; from various residential and public viewpoints within the Bridgewater to Otago areas at distances from the Far Middleground to Mid Background (7 – 16 km). This SPA is also viewed from the following Viewer Sensitivity Level 2 viewpoints: the Derwent River and Boyer Road at distances from the Far Middleground to Near Background (4 – 12 km), and from the northern end of Molesworth Road within the Far Middleground Distance Range (4 – 8 km).”</i></p> <p><i>Include any further qualifying statements regarding the relative importance of views to the SPA or of the viewpoints from which the SPA is seen. For example: “The Lyell Highway is a State Highway and promoted as ‘Rivers Run’, a principal visitor touring route connection between visitor destinations of Hobart, New Norfolk, Mt Field National Park, Lake St Clair and the West Coast. The Midlands Highway forms part of the Heritage Highway visitor touring route”.</i></p>		<p><i>visible within 3 or more of the 60 degree viewing sectors as viewed from Viewer Sensitivity Level 2 (Moderate Sensitivity) viewpoints.</i></p>
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Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
2	River Derwent and Flood plains.	<p>The Scenic Protection Area is part of the River Derwent Marine Conservation Area which contains a diversity of different habitats and large areas of wetlands of high conservation value.</p> <p>The reserve contains a large portion of the 'Lower Derwent River Estuarine Delta and Flood Plains' - a unique Tasmanian geoconservation site located between Bridgewater and New Norfolk. The delta and flood plains consists of an estuarine delta, mud flats, low levees, peats, swamps and alluvial flats, indicating extensive infilling over the last 6000 years.</p> <p>The River Derwent has high scenic quality as a large first order river with permanent flow. It also provides valuable habitat for migratory birds, fauna and a diversity of invertebrates.</p> <p>The Scenic Protection Area is viewed from the Lyell Highway and Boyer Road in the Near Foreground (0 - 500m) and Mid Foreground (500m – 1 km). The scenic views range from the floodplains in the Foreground to more distant views up and down the river. The views are often enhanced by calm river waters and winter river fogs as well as the seasonal colours of deciduous trees.</p> <p>The Derwent Cliffs State Reserve and Derbyshire Rocks on the opposite side of the River Derwent along Boyer Road are prominent cliff-faces located close to New Norfolk. Pulpit Rock lookout provides expansive views of the cliffs and New Norfolk within the valley landscape and to the High Mountains in the Mount Wellington vicinity in the background.</p>	<p>The River Derwent is a major river estuary that contributes significantly to the scenic values of Southern Tasmania.</p> <p>The Scenic Protection Area has a highly natural landscape character recognised with reserve status to manage it's significant conservation values. The scenic values include the scale of the river and floodplains within the Derwent Valley landscape, it's diversity of natural and cultural features of interest, and the viewing of wildlife, especially migratory birds.</p> <p>The scenic values are often enhanced by calm river waters and winter river fogs.</p> <p>Other land uses and developments within the Scenic Protection Area have led to low to moderate visual impact on the scenic values.</p>	<p>Not allow any subdivision or development that will impact on the natural, cultural and scenic values of the River Derwent Marine Conservation Area, Derwent Cliffs State Reserve and Murphys Flat.</p> <p>The construction of buildings and works within the Scenic Protection Area will be assessed as causing an unreasonable loss of scenic value if the following measures are not adopted:</p> <ul style="list-style-type: none"> avoiding locating visually dominant landscape alterations on or near major, visually significant and notable local landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural features; using materials, colours and finishes that reduce the visual impact of the building and works including the avoidance of any reflectance external finishes; and reducing the earthworks for cut and fill. <p>The destruction of vegetation within the Scenic Protection Area will be assessed as causing an unreasonable loss of</p>

		<p>Murphys Flat is listed within both the Directory of Wetlands of National Significance and the Tasmanian Geoconservation Database. Birds are particularly abundant in the reserve due largely to the diverse habitat. It also contains cultural heritage sites including the ruins of an 1820's inn and was the location of one of Australia's first land reclamations.</p> <p>Limekiln Point contains a disused lime kiln of local historic interest.</p> <p>The natural and cultural landscape features of the River Derwent and floodplains remain significant despite the intrusion of other land uses and developments within the foreground or middleground of the Scenic Protection Area. Existing landscape alterations include road works, residential and rural residential subdivision, industrial sites, agricultural buildings and recreational clubs, signs and f exotic vegetation, including softwood plantations..</p> <p>The Lyell Highway is a State Highway and promoted as Rivers Run, a principal visitor touring route connection between visitor destinations of Hobart, New Norfolk, Mt Field National Park, Lake St Clair and the West Coast.</p>		<p>scenic value if the following measures are not adopted:</p> <ul style="list-style-type: none"> • retaining or reinstating vegetation on or near major, visually significant and notable local landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural features; and • retaining or establishing of vegetation to help screen the building and works.
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Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
3	Mount Faulkner Skyline	<p>Mt Faulkner is a distinctive landscape feature within the skyline as viewed from within the Derwent Valley.</p> <p>Mt Faulkner has an elevation of 900m and is the highest point along the ridgeline/skyline on the southern side of the example area. It is predominately forest vegetation with a rock scree at mid-slope.</p> <p>It is viewed from along Boyer Road in the Far Middleground (4-8km). It is also viewed in the Far Middleground from various locations along the Lyell Highway and from Church Road, Millvale Road, Pulpit Rock Lookout and Molesworth Road.</p> <p>The Lyell Highway is a State Highway and promoted as Rivers Run, a principal visitor touring route connection between visitor destinations of Hobart, New Norfolk, Mt. Field National Park, Lake St. Clair and the West Coast.</p>	<p>The Scenic Protection Area is natural and there are no significant landscape alterations resulting from other land uses or developments.</p> <p>Mt Faulkner forms part of a visually distinctive ridgeline/skyline and is elevated above adjacent woodland vegetated hills on the southern side of the River Derwent.</p> <p>The woodland forest on the ridgeline/skyline and steep slopes with a rock scree contributes to the naturalness and remoteness of the Scenic Protection Area.</p>	<p>Not allow any impact on the scenic values from the construction of buildings and works within the Scenic Protection Area as viewed from the Lyell Highway between Granton to New Norfolk, and from Boyer Road between Bridgewater to New Norfolk.</p> <p>Not allow any impact on the scenic values from vegetation removal within the Scenic Protection Area as viewed from the Lyell Highway between Granton to New Norfolk, and from Boyer Road between Bridgewater to New Norfolk.</p>

Table AA.2 Example of Draft Local Provisions Schedule for Scenic Road Corridor

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
1	<p>The Lyell Highway is a State Highway connecting Hobart and Queenstown. It is a principal visitor touring route connection between visitor destinations, promoted as Rivers Run within the Derwent Valley.</p> <p>The Lyell Highway is located on the southern side of the River Derwent between Granton and New Norfolk. The river foreshore varies in width depending on the extent of flood plains and mudflats.</p> <p>The immediate views within the Scenic Road Corridor are in the Near Foreground (0-500m) but the viewlines extend beyond to the Middleground distance ranges (2-8 kms) and to the Near Background (8-12kms).</p> <p>The southern side of the Lyell Highway is predominately undeveloped bushland with the exception of rural residential properties near Granton and residential properties at Sorell Creek. There are also individual residences and farms located along the extent of the highway.</p>	<p>The River Derwent is a major river estuary that is assessed as of high scenic value. It contributes significantly to the scenic values of Southern Tasmania.</p> <p>The Scenic Road Corridor provides opportunities to view the Derwent River and flood plains in the Foreground and Middleground Distance Ranges and the Mt Dromedary ridgeline/skyline in the Far Middleground.</p> <p>The River Derwent and floodplains allows viewing of wildlife, especially migratory birds.</p> <p>The scenic values are often enhanced by calm river waters and winter fogs and seasonal colour associated with deciduous trees.</p> <p>The scenic values within the Scenic Road Corridor have been impacted in some locations by road works, residential/rural residential and agricultural development including the siting of buildings within viewlines of the River Derwent and flood plains.</p>	<p>Not allow any visually significant impact that will adversely affect the natural, cultural and scenic values within the Scenic Road Corridor .</p> <p>Landscape alterations (including the construction of buildings and works) within the Scenic Road Corridor will be assessed as causing an unreasonable loss of scenic value if the following measures are not adopted:</p> <ul style="list-style-type: none"> avoiding locating visually dominant landscape alterations on or near major, visually significant and notable local landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural features; using materials, colours and finishes that reduce the visual impact of the building and works including the avoidance of any reflectance external finishes; and reducing the earthworks for cut and fill. <p>The destruction of vegetation within the Scenic Road Corridor will be assessed as being unreasonable if the following measures are not adopted:</p> <ul style="list-style-type: none"> retaining or reinstating vegetation on or near major, visually significant and notable local landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural features; and retaining or establishing vegetation to help screen the building and works.

POTENTIAL ADDITIONAL PERFORMANCE CRITERIA

THE NEED FOR ADDITIONAL PERFORMANCE CRITERIA

As discussed under Step 4 of Stage 3 in the recommended Scenic Protection Code (SPC) assessment methodology, it is recommended that the Tasmanian SPC be further enhanced in its application through the adoption and incorporation of more specific set of Performance Criteria (i.e., Visual Performance Standards). Currently, the SPC is limited and hampered in its application by the use of generic and inarticulate terminology that does not assist in providing common concepts and terminology for the objective assessment of future Development Applications against the broadly-worded Management Objectives permitted under the current framework.

Recommended optional Performance Criteria, along with associated visual analysis and assessment concepts and terminology, are summarised in the following text.

The recommended Performance Criteria would apply to the following visual performance issues:

- Desired Land Use Character Settings;
- Scenic Quality Class and Scenic Integrity;
- Visual Magnitude/Visual Dominance of Alteration;
- Key Landscape Features Disruption;
- % Horizontal View Altered;
- Exterior Colour/Reflectivity/Lighting;
- Cumulative Visual Impacts; and
- Other Criteria as Determined.

As it is envisaged, the current SPC would be amended to eliminate the Acceptable Solutions under Clause C8.6.1 and Clause C8.6.2 and providing a more specific set of Performance Criteria as envisaged in Table AA.5 (Attachment A). These Performance Criteria would be more restrictive for the High Scenic Protection Area category (SPA1) and for Scenic Road Corridors (SRC), and somewhat less restrictive for the Medium Scenic Protection Area category (SPA2). These terms are further explained below.

LAND USE CHARACTER SETTINGS

Land Use Character Settings reflect sub-types or variations of character within a single Landscape Character Type that usually occur due to changes in Land Use types, intensities and patterns. Land Use Character Settings reflect a changing continuum within and across Landscape Character Types from a naturally evolving land use setting to more intensive urban settings. An example of the Land Use Character Settings is shown in Table AA.3.

Table AA.3 Land Use Character Settings

Land Use Character Settings	Description	Relative Degree of Alteration
Naturally Evolving	Character Setting expressing the natural evolution of biophysical features and processes, with very limited human intervention.	<div>No Human Alteration</div> <div>↑</div> <div>↓</div> <div>Extensive Human Alteration</div>
Natural Appearing	Character Setting that expresses predominantly natural evolution, but also human intervention including cultural features and processes.	
Pastoral Grazing	Character Setting expressing dominant human-created agricultural paddocks (pastures) or grasslands and associated structures, reflecting valued historic land uses and lifestyles.	
Agricultural Cropland	Character Setting with dominant agricultural cropping land uses for food and fibre crops.	
Historic/Heritage	Character Setting expressing valued historic structures or cultural heritage features that represent events and period of human activity or display the dominant attitudes and beliefs of specific human cultures in the landscape.	
Specialty Rural	Character Setting expressing pre-dominant specialist rural land uses that exert a strong visual influence over a pre-existing natural or rural agricultural landscape character setting with highly recognisable alteration types such as vineyard or orchard settings, wind farm settings, timber harvest settings, fish farm settings, mining settings or other predominant alteration types, along with their supporting infrastructure.	
Urban	Character Setting expressing pre-dominant specialist urban land uses that exert a strong visual influence over an urban setting with highly recognisable alteration types such as industrial, commercial, high-rise residential, medium density low-rise residential, industrial, cultural, educational and transportation settings, along with their supporting infrastructure.	

Scenic Quality Class

Scenic Quality is an expression of the relative degree of visual beauty or aesthetic pleasure or preference that any particular landscape exhibits to human viewers, as discussed in Section 3.3 of this report.

Scenic Quality Class refers to the relative degree of scenic or aesthetic beauty or visual attractiveness of a landscape based on various combinations and compositions of key landscape features (e.g., Landform, Vegetation, Waterform, Cultural/Heritage; and Native Wildlife) as well as based on the degree of alteration to the landscape or apparent naturalism of a setting. The assessment of Scenic Quality Classes for different Landscape Character Types has been discussed in Section 3.3 and in Attachment B of this report.

Scenic Integrity Levels, Visual Quality Objectives, and Visual Dominance of Alteration

Scenic Integrity Levels indicate the extent to which the current or “*desired*” Scenic Quality Class, Landscape Character Type and Land Use Character Setting of an area would be maintained in relation to Visual Quality Objectives (i.e., Management Objectives) that might be adopted and the potential Visual Dominance (Impact) of particular alterations that may be considered.

Scenic Integrity Levels indicate the extent to which the current or “desired” Landscape Character and Scenic Quality of an area should be maintained given a proposed landscape alteration (e.g., a residential subdivision, a wind farm, or a timber harvest). Scenic Integrity Levels have three associated reference measures:

- Visual Quality Objectives;
- Visual Dominance of Alterations; and
- Frame of Reference.

Visual Quality Objectives provide a one-word description of the landscape modification objective from the natural condition that is allowed within each Scenic Integrity Level. Visual Dominance of Alterations describes the degree to which a landscape should appear altered or modified, from Unmodified to Excessive Modification. In any landscape, four visual elements compete for visual attention and dominance: Form, Line, Colour, and Texture. They exert varying degrees of visual influence in different landscapes and viewing situations but are highly useful in the analysis and description of the existing landscape and proposed alterations.

Finally, the Frame of Reference provides a verbal description or guide as to what extent the landscape should appear intact or altered within each Scenic Integrity Level. The frame of reference criteria for Scenic Integrity Levels recommended are provided in Table AA.4 and can be applied to any form of landscape alteration or Development Application.

Table AA.4 Scenic Integrity Frame of Reference

Scenic Integrity Level	Visual Quality Objective	Visual Dominance of Modifications	Frame of Reference
Very High	Preservation	Unmodified	The valued landscape character is “intact” with only very small if any alterations. The existing landscape character and sense of place is expressed at the highest possible level with a visually unaltered landscape.
High	Retention	Inevident Modification (Appears Unaltered)	Landscapes where the valued landscape character “appears” intact. Alterations may be present, but must repeat the form, line, colour, texture and pattern common to the landscape character so completely and at such scale that they are not evident to the casual observer.
Moderate	Partial Retention	Slightly Modified (Slightly Apparent Modification)	Landscapes where the valued landscape character “appears slightly altered.” Noticeable landscape alterations must remain visually subordinate to the landscape character being viewed.
Low	Modification	Moderately Modified (Apparent Modification)	Landscapes where the valued landscape character “appears moderately altered”. Modifications begin to dominate the valued landscape character being viewed, but they borrow valued attributes such as size, shape, edge effect and pattern of natural openings, vegetative type changes or architectural styles outside the landscape being viewed but compatible or complimentary to the character within.
Very Low	Maximum Modification	Heavily Modified (Dominant Modification)	Landscapes where the valued landscape character “appears heavily modified”. Alterations may strongly dominate the valued landscape character. They may not borrow from valued attributes such as size, shape, edge effect and pattern of natural openings, vegetative type changes or architectural styles within or outside the landscape being viewed. However, alterations must be shaped and blended with the natural terrain (landforms) so that elements such as unnatural edges, roads, landings and structures do not dominate the composition.
Extremely Low	Extreme Modification (Excessively Dominant Modification)	Excessive Modification (note: this only describes existing situations, it is not a Visual Quality Objective)	Landscapes where the valued landscape character appears extremely altered. Deviations are extremely dominant and borrow little if any form, line, colour, texture, pattern or scale from the landscape character. Landscapes at this level of integrity need rehabilitation. This level should only be used to inventory existing integrity. It must not be used as a management objective.

Key Landscape Features Disruption

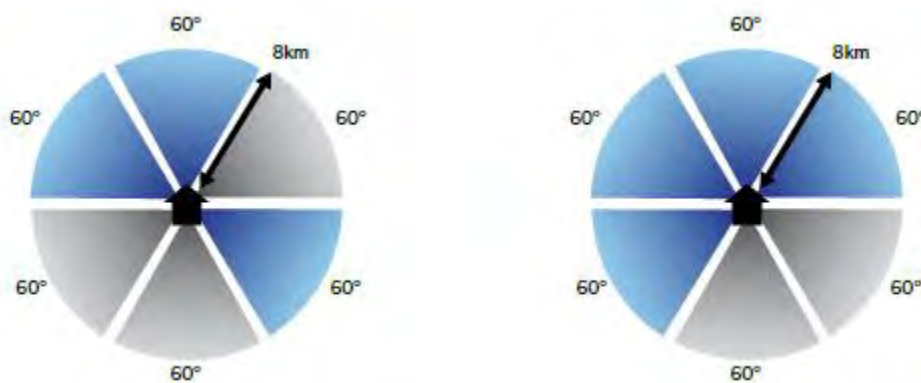
Key landscape features should be identified and mapped in any Development Application analysis. Key landscape features may include natural features such as a distinctive mountain peak or hill top, a large rock outcrop or cliff, a waterfall, or a visually distinctive stand of trees or even a single large tree that stands out visually in the scene. Key landscape features can also be cultural or agricultural, such as an iconic church with a steeple, a grain elevator that can be seen for long distances, a heritage listed property, or perhaps a large water reservoir. Some key landscape features may stand out more or be visually enhanced if they are seen in a direct focal view, however, not always – sometimes a key feature can be in the middle of a very open landscape. Small scale features can also exist and are sometimes important if there are many of them in the area, such as a boulder field, a paddock full of kangaroos, or coastal waters with a pod of dolphins or whales. However, smaller scale features are usually not considered as key landscape features unless they collectively create visual dominance or attraction on a frequently seen basis.

The importance of Key Landscape Features Disruption may be recognised with the designation of the two recommended Scenic Protection Areas, SPA1 – High, and SPA2 – Moderate. Although the principal focus for planning controls and protection of the scenery is the SPA1 area, for example mountain peaks of Wellington Park as viewed from Pulpit Rock near New Norfolk, a house or communications tower that might be built on intervening ridges within the SPA2 area could potentially block the view to one of those more distant mountain peaks or diminish the scenic quality of the view toward the SPA1 area. In such case, the planning controls for the SPA2 area must be adequate to mitigate or prevent such an adverse visual impact.

% Horizontal View Altered and Cumulative Visual Impacts

The % Horizontal View Altered Performance Criteria focuses on the degree to which any particular viewpoint may be impacted by multiple alterations (or cumulative visual impacts) or one extensive alteration that may alter the scenic quality and land use setting character of a panoramic landscape. % Horizontal View Altered is measured in terms of the number of 60° viewing sectors that may be affected by a proposed alteration, as shown in Figure AA.1. Sometimes a maximum viewing distance may be set (e.g. 8 km) within which certain landscape alterations are not allowed to occupy two or more horizontal viewing sectors. The application of this tool at the design stage provides an opportunity for design solutions to be considered that do not involve an undesirable level of cumulative visual impact as viewed across a skyline, horizon or panorama of mountains or ocean, for example.

Figure AA.1 Horizontal View Sectors Altered by Two Different Multiple Alterations



Exterior Colour Contrast/Reflectivity/Lighting

Visual alterations that may not otherwise be overly noticeable may become visually dominant due to their degree of colour contrast, which makes them visually distinguishable from their surrounding landscape. If landscape alterations had no colour contrast at all with their surrounding landscape, they would be virtually undetectable from all but the closest distances. Strong colour contrast may increase the visual impact of some alterations, while minimising colour and brightness contrast may mitigate the impact.

Visual contrast varies with the colour and brightness (luminosity) of an alteration and that of its background landscape or sky. The human eye has generally greater sensitivity to contrast than it does to changes in luminance or light intensity. In practicality, it may be difficult to achieve a complete reduction in colour contrast due to the combination of variable backdrop colours and lighting within the landscape. However, a significant effect on the visibility and perceived level of dominance of an alteration can be made by reducing the degree of colour contrast. Illustrations of the range of grey-scale contrast and RGB colour contrast levels are provided in Tables AA.2 and AA.3.

By avoiding using colours for alterations selected from the extremes of the grey-scale or colour brightness scale (0% or 100%), the colour contrast and visual dominance level of an alteration will automatically be reduced as viewed in the landscape. Most of the natural colours found in Australian landscapes and sky colours occur -scale, say from about 15% to 60% darkness and within the middle range of the brightness scale, from approximately 40% to 85%. Colours selected from those ranges tend to more closely match the conditions of the surrounding landscape will greatly reduce the visual impact level of introduced landscape alterations.

In addition, keeping larger landscape alterations off the skyline, where they can be silhouetted against a changeable sky backdrop and are in a ridgeline area that tends to attract the human eye, will also reduce the visual impact of landscape alterations in most cases.

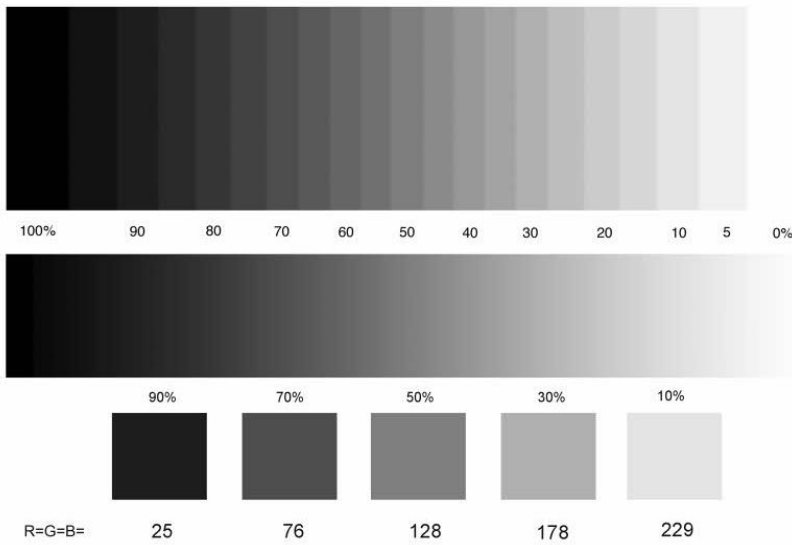
In addition, reflective surfaces such as glass and shiny metallic materials may reflect the sunlight and increase the visual impact of an alteration. Use of low-reflectivity materials can reduce and minimise such visual impacts. Likewise, nighttime light emissions from artificial sources can also create dominant visual impacts as viewed after dark. Where possible, excessive and dangerous nighttime light emissions from artificial sources should be avoided. All Development Applications should be compliant with Australian Standards (AS4282-1997) *Control of the Obtrusive Effects of Outdoor Lighting* and Australian Standards AS/NZ 1158.3 – 1999 *Guidelines for Outdoor Lighting and Pedestrian Area (Category P) Lighting*.

Other Criteria as Determined

Various other Performance Criteria may be determined to be useful in the assessment of different proposed landscape alterations. Council Planners should remain flexible and accepting of additional visual assessment criteria that may not be otherwise be obvious.

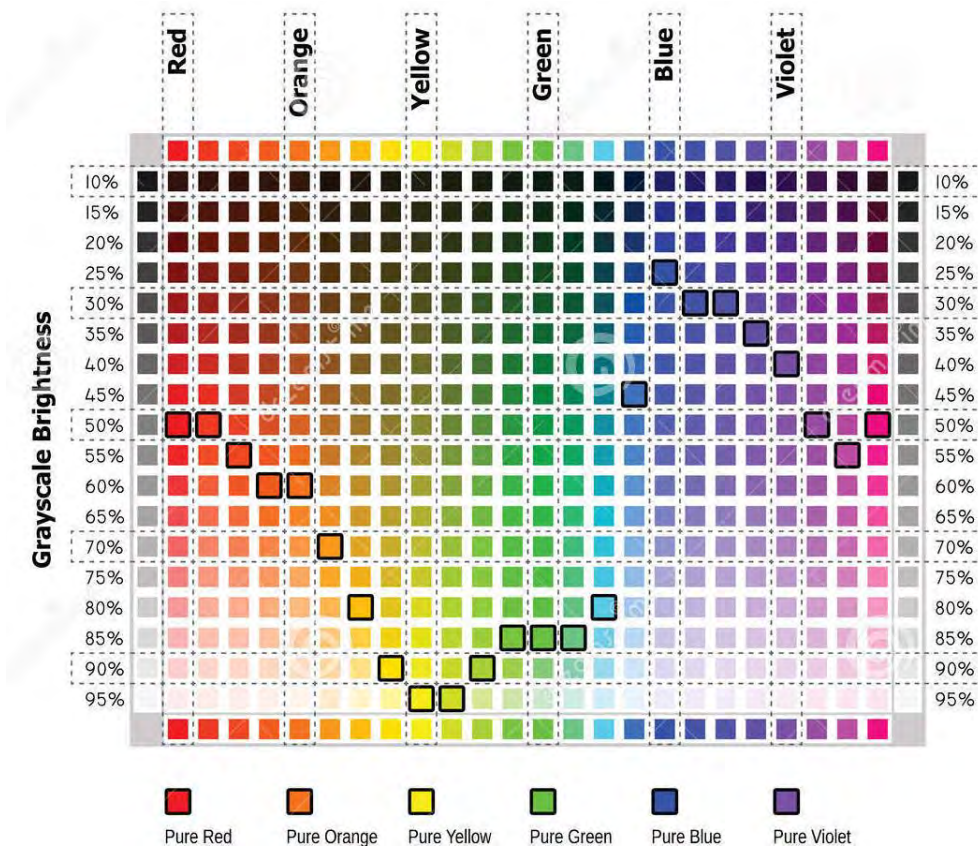
Table AA.3 provides an example of the recommended Performance Criteria for application to Tasmanian's SPC.

Figure AA.2 Grey Scale Colour Contrast Levels with R+G+B Codes



Source: Northlight Images(2016)

Figure AA.3 RGB Colour Contrast Chart with Conversions to Grey-Scale Contrast Percentages



Source: Dreamstime.com (2016)

Table AA.5 Example Optional Performance Criteria for Scenic Protection Code

Performance Issue	High Scenic Protection Areas (SPA1) and Scenic Road Corridors (SRCs)	Medium Scenic Protection Areas (SPA2)
Scenic Quality	<ul style="list-style-type: none"> Maintain or enhance the existing scenic quality of landscape features within High Scenic Value Areas (SVA1) and Moderate Scenic Value Areas (SVA2) of the High Scenic Protection Area (SPA1) or Scenic Road Corridor (SRC). 	<ul style="list-style-type: none"> Maintain or enhance the existing scenic quality of landscape features within High Scenic Value Areas (SVA1) of the High Scenic Protection Area (SPA1).
Desired Land Use Character Settings	<ul style="list-style-type: none"> Maintain the existing Landscape Character Setting as selected from the optional choices, including: Naturally Evolving, Natural Appearing, Cultural, Pastoral, Agricultural, or Historic (as described under the Landscape Character Setting descriptions. This should be achieved as viewed from all Public Sensitivity Level 1 and Level 2 viewpoints in all Visibility Distance Ranges. 	<ul style="list-style-type: none"> Maintain the existing Landscape Character Setting as selected from the optional choices, including: Naturally Evolving, Natural Appearing, Cultural, Pastoral, Agricultural, or Historic (as described under the Landscape Character Continuum Descriptions. This should be achieved as viewed in the Far Foreground to Far Background Distance Zone from all Viewer Sensitivity Level 1 viewpoints and in the Near Middleground to Far Background Distance Zones from all Viewer Sensitivity Level 2 viewpoints. Within the latter Level 2 viewpoints, consideration may be given to permitting changes in the existing Landscape Character Setting to new land use and setting influences (e.g., Wind Farm, Urban Industrial, etc.) if such changes are supported by the land use strategy for the subject area.
Scenic Integrity/ Visual Magnitude	<ul style="list-style-type: none"> <u>As Viewed from Viewer Sensitivity Level 1 Viewpoints at 1 Km or Greater Distance</u> - Scenic Integrity (SIL): High; Visual Quality Objective (VQO): Retention; Visual Dominance (VDL): Inevident Modification - Appears Unaltered and the existing valued landscape character “appears” intact. Alterations may be present, but must repeat the form, line, colour, texture and pattern common to the landscape character so completely and at such scale that they are not evident to the casual observer. Any alterations should be Inevident Alterations, and not even appear as Slight Modifications. <u>As Viewed Viewer Sensitivity Level 2 Viewpoints at 2 km or Greater Distance</u> – SIL: Moderate; VQO: Partial Retention; VDL: Slightly Modified (Slightly Apparent Modification). The existing landscape character may appear slightly altered, but noticeable landscape alterations should remain visually subordinate to the existing landscape character being viewed. Alterations should borrow valued attributes such as size, shape, edge effect and pattern in a visually compatible or complimentary manner. 	<ul style="list-style-type: none"> <u>As Viewed from Viewer Sensitivity Level 1 Viewpoints at 2 Km or Greater Distance</u> - Scenic Integrity (SI): High; Visual Quality Objective (VQO): Retention; Visual Dominance (VD): Inevident Modification - Appears Unaltered. The existing valued landscape character “appears” intact. Alterations may be present, but must repeat the form, line, colour, texture and pattern common to the landscape character so completely and at such scale that they are not evident to the casual observer. Any alterations should be Inevident Alterations, and not even appear as Slight Modifications. <u>As Viewed from Viewer Sensitivity Level 2 Viewpoints at 4 km or Greater Distances</u> – SI: Moderate; VQO: Partial Retention; VD: Slightly Modified (Slightly Apparent Modification). The existing landscape character appears slightly altered, but noticeable landscape alterations should remain visually subordinate to the existing landscape character being viewed. Alterations should borrow valued attributes such as size, shape, edge effect and pattern in a visually compatible or complimentary manner.
Key Landscape Features	<ul style="list-style-type: none"> Avoid locating visually dominant landscape alterations on or near <u>major, visually significant and notable local</u> landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural feature. 	<ul style="list-style-type: none"> Avoid locating visually dominant alterations on or near <u>major, visually significant and notable local</u> landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural feature.
Exterior Treatments and Outdoor Lighting	<p>Where possible:</p> <ul style="list-style-type: none"> Use exterior colours and textures that blend into the natural coastal landscape where possible as viewed from the most visually sensitive key viewpoints. Avoid reflective surfaces such as glass and shiny metallic materials; instead use low-reflectivity materials. Avoid excessive and dangerous nighttime light emissions from artificial sources, ensuring that Australian Standards (AS4282-1997) Control of the obtrusive effects of outdoor lighting and Australian Standards AS/NZ 1158.3 – 1999 Guidelines for Outdoor Lighting and Pedestrian Area (Category P) Lighting are met. 	<p>Where possible:</p> <ul style="list-style-type: none"> Use exterior colours and textures that blend into the natural coastal landscape where possible as viewed from the most visually sensitive key viewpoints. Avoid reflective surfaces such as glass and shiny metallic materials; instead use low-reflectivity materials. <p>Avoid excessive and dangerous nighttime light emissions from artificial sources, ensuring that Australian Standards (AS4282-1997) Control of the obtrusive effects of outdoor lighting and Australian Standards AS/NZ 1158.3 – 1999 Guidelines for Outdoor Lighting and Pedestrian Area (Category P) Lighting are met.</p>
Cumulative Alteration Effects	<p>Panoramic views in the direction of Scenic Protection Areas or Scenic Road Corridors should be divided into 60-degree sectors, aligning the most scenic natural features as close to the centre of one of the 60-degree sectors as possible. Viewing each of the 60-degree sectors in turn, any existing, approved or proposed unnatural and visually dominant alterations to the seascape or coastal foreshore areas should not exceed the following thresholds:</p> <ul style="list-style-type: none"> No visually dominant alterations visible within 2 or more of the 60 degree viewing sectors as viewed from High Sensitivity Level Viewpoints; No visually dominant alterations visible within 3 or more of the 60 degree viewing sectors as viewed from Moderate Sensitivity Level Viewpoints. 	<p>Panoramic views in the direction of Medium Scenic Protection Areas (SPA2) should be divided into 60-degree sectors, aligning the most scenic natural features as close to the centre of one of the 60-degree sectors as possible. Viewing each of the 60-degree sectors in turn, any existing, approved or proposed unnatural and visually dominant alterations to the seascape or coastal foreshore areas should not exceed the following thresholds:</p> <ul style="list-style-type: none"> No visually dominant alterations visible within 3 or more of the 60 degree viewing sectors as viewed from High Sensitivity Level Viewpoints; No visually dominant alterations visible within 4 or more of the 60 degree viewing sectors as viewed from Moderate Sensitivity Level Viewpoints

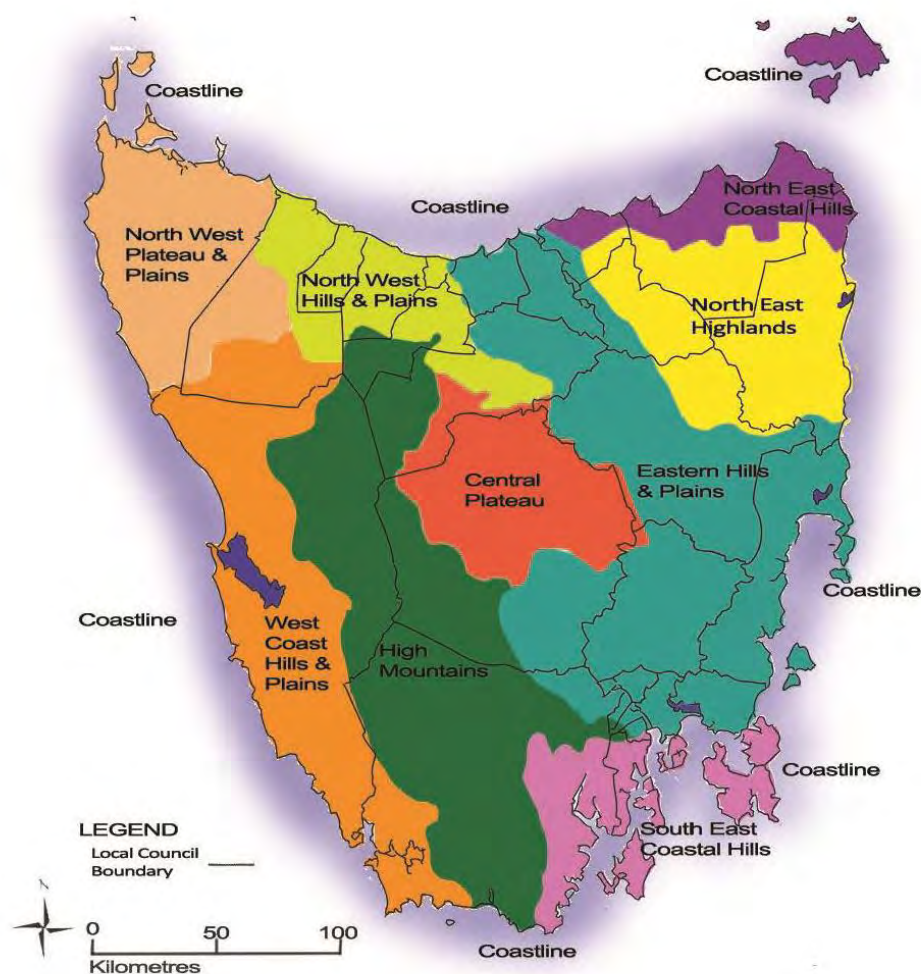
ATTACHMENT B

SCENIC QUALITY CLASS FRAMES OF REFERENCE FOR LANDSCAPE CHARACTER TYPES OF TASMANIA'S SOUTHERN REGION

LANDSCAPE CHARACTER TYPES

Landscape Character Types (LCTs) represent broadscale areas of land with common distinguishing visual characteristics. LCT classification is predominantly based on landforms or physiography in combination with major landcover patterns created by combinations of vegetation, water, and land use. Ten LCTs have been delineated in Tasmania (Forestry Commission Tasmania, 1990). These are as shown In Figure AC.1, along with Local Government boundaries. Six of those LCTs occur in the Southern Tasmanian Region: Central Plateau, Coastline, Eastern Hills & Plains, High Mountains, South East Coastal Hills, and West Coast Hills & Plains.

Figure AB.1 Tasmanian Landscape Character Types



SCENIC PERCEPTION RESEARCH

Introduction

The assessment of the scenic quality of landscapes are usually based on a combination of professional judgement by people who have had previous training and experience in such scenic assessments (e.g., some, but not all, Environmental Psychologists, Geographers, Landscape Architects who have had formal training and practical experience in such assessments) and the findings of objective scenic perception research that solicits the scenic quality perceptions and qualitative assessments of a large or representative sample of the general public or a range of special interest groups drawn from the community. The latter method is preferable and is recommended in the longer term for applications to Tasmania's Scenic Protection Code (SPC).

In the absence of such research, however, scenic quality assessment criteria have been drawn from previous work by the Forestry Commission Tasmania (1990) and scenic perception research findings of other research that provides a good indication of the likely relationships between key landscape features or scenic compositions and people's perceptions of scenic quality more generally. As the Tasmanian Forest Commission criteria are developed subjectively for forest and rural landscapes and not urban or cultural landscapes, assessment of scenic quality is informed by some of the more objectively designed scenic perception research referred to previously.

Previous research summarised in this Attachment include findings by the following researchers:

- Williamson and Chalmers (1982);
- Kaplan and Kaplan (1989);
- Green (2000);
- Nassar (2001);
- Williamson and Scenic Spectrums Pty Ltd (2003); and
- Phillips, Edwards, Williams (2010).

It is noted that this list of scenic perception research is not exhaustive and there may be other scenic perception research studies that could be helpful. However, the above studies provide a credible foundation for the establishment of scenic quality criteria for application to Tasmania's SPC.

Williamson and Chalmers: Scenic Perceptions of Forest and Agricultural Landscapes

In seminal Australian research investigations, Williamson and Chalmers (1982) surveyed the scenic perceptions of 253 observers (19 observer groups) regarding forest and rural farm landscapes in Northeast Victoria. Using Q-Sort ratings of 56 scenes presented in colour photographs, mean scenic quality ratings (Mean SQR) were determined for each scene, with the Mean SQR scores then analysed using statistical regression analysis against measurements of various land cover and abstract landscape variables.

It was found that landscape variety (expressed as vegetative and landcover diversity) were not significant predictors of the observers' scenic quality ratings. The research found that scenes rated with higher scenic quality levels were positively influenced by the effects of naturalism, extensive tree cover (especially eucalypt forest), rock outcrops, water and moderate to steep slopes. In fact, with the photo samples used, moderate slopes were a more positive predictor of scenic quality than steep slopes.

The research also found negative perceived scenic effects associated with pine forest, logged areas, buildings and structures, other dominant man-made features and flat slopes. However, the most important aspect of the research is that it is usually the combination of features that influence people's perception of scenic quality.

Using a non-stratified regression, the Naturalism Index (a measure of the absence of human alterations in the landscape) had by far the greatest predicative strength of any dimension in explaining the variance in scenic quality ratings. Seven landscape dimensions explained over 80% of the variance in the mean ratings with a 90% confidence level as follows:

• Naturalism Index	63.85% of Variance
• Total Tree Cover 5.30	
• 11-25% Slope	2.91
• Pine Forest	2.27
• Vegetative Diversity Index	1.95
• Water	1.91
• Building and Structures	1.16
• <u>Area of View</u>	<u>0.95</u>
	80.30%

In addition, a simple correlation analysis of the mean scenic quality ratings and the landscape dimension measurements of 56 photos (views) indicated the following relationships for dimensions with 95% confidence levels:

Scenic Quality Ratings tended to increase with -

• Naturalism Index	+.799	Highest Correlation
• Eucalypt Forest	+.658	
• Rock Outcrops	+.480	
• Maximum Distance Seen	+.407	
• Scenic Quality Index (VMS Predicted)	+.397	%
• Background Seen Area	+.383	
• High Scenic Quality (VMS Predicted)	+.373	
• Area of View	+.353	
• 11-25% Slope	+.348	
• Water Area	+.320	
• Total Tree Cover	+.284	
• Alpine Grassland	+.278	Lowest Correlation

Scenic Quality Ratings tended to decrease with -

• Pine Forest	-.384	Highest Correlation
• Recently Logged Area	-.359	
• Low Scenic Quality (Predicted)	-.339	%
• 0-10% Slope	-.283	
• Brown Agricultural Fields	-.279	
• Buildings and Structures	-.228	Lowest Correlation

Another regression of 11 easily measured landscape dimensions explained over 76% of the variance in perceived scenic quality at a 99.5% confidence level as follows:

	%Variance Explained	Effect on Scenic Quality
• Eucalypt Forest	43.34	+(Positive)
• Rock Outcrops	12.76	+
• Total Tree Cover	9.73	+
• Alpine Grassland	5.36	+
• Water Area	5.27	+
<hr/>		
Total Scenic Quality		
Variance Explained	76.46%	

We note that although this research was conducted in a non-urban environment, there are aspects related to the scenic effects of natural features, particularly naturalism, water, native vegetation and views (distance and area of view) that have relevance to this study. The results regarding the presence of buildings showed negative relationships to assessed scenic quality. Although we cannot necessarily assume that the same would hold true within an urban environment, the research of Green and Nassar presented below seem to support this assumption.

Nassar: Visual Perception of Urban Environments

In his summary of visual perception research of urban environments, Jack Nasar² has stated that:

“Research shows seven environmental features as prominent in human perception and evaluation of places: naturalness, order, complexity, novelty (atypicality), upkeep, openness, and historical significance. People recognise variation from natural (vegetation) to human-made. Research shows that novelty and atypicality also increase excitement and interest. People prefer moderate to low levels of novelty or atypicality...

Research shows that humans prefer vegetation, that preference increases with the addition of vegetation, decreases with increases in human-made elements, and that people dislike obtrusive signs, utility poles, overhead wires, and billboards, traffic, and intense land uses....

Preference for order has emerged for many kinds of urban settings and for various ordering variables, including legibility, coherence, identifiability, clarity, compatibility, and congruity. People also prefer well-kept to dilapidated areas...

Complexity relates to the number of different elements and the distinctiveness between those elements in a scene. Research shows that people notice variations in complexity, and that interest, excitement, and viewing time increase with complexity, but that preference tends to be highest for moderate levels of complexity...

People readily notice changes in spaciousness. Preferences increase with openness, but people also like some spatial definition. People also like mystery (in the form of deflected vistas), but for uncertain conditions such as urban areas deflected vistas and uncertainty about information ahead heightens fear....Places may have historical significance or just look historical. In either case, they evoke favourable response”.

² Nasar, Jack, 2001. “Images of Cities” in N.J. Smelser and P.B. Baltes (Eds.), *International Encyclopedia of the Social Behavioural Sciences*. Elsevier Science Ltd. Oxford: Pergamon, pp. 1822-1825.





Stephen and Rachel Kaplan: Landscape Preferences

Stephen and Rachel Kaplan's³ research also found that people preferred those landscapes that convey strong elements of naturalism, "green-ness" or vegetation, strong legibility and cohesiveness, and what they refer to as the right balance of "prospect" (i.e., more open landscapes) and "refuge" (sheltered or secluded landscapes).

Williamson and Scenic Spectrums: Port Phillip Bay Underwater Landscape Perceptions

Although the Tasmanian Planning Zones do not extend beyond approximately 200 m of the highwater mark along the Coastline, there may be occasional requirements to assess the effects of alterations on underwater areas of the ocean. Underwater scenic assessment procedures are rare, but the work conducted by Scenic Spectrums on the Port Phillip Channel Deepening EES provides a set of criteria that were proved reliable when tested against the perceptions of 73 community residents and diving club members. These criteria are shown in Table AC.1.

Table AB.1 Underwater Scenic Quality Assessment Criteria for Port Phillip Bay⁴

High Scenic Quality						Low Scenic Quality
	SUBSTRATE MATERIAL					
	Rock Reef	Large/Small Boulders	Coarse Sand	Fine Sand	Mud & Silt	
	TERRAIN STEEPNESS & RUGGEDNESS					
	Highly Irregular and Steep Surfaces (incl. terracing, ledges, overhangs & caves)			Gently Sloping, Smooth, Regular Surfaces (flat slab rock, sandy, muddy or silty areas)		
	EXTENT & DIVERSITY OF FISH & MOBILE INVERTEBRATES					
	High Diversity & Colour of Sessile Organisms on Inter- & Sub-tidal Rocky Reefs & Soft Sandy Substrates	Seagrass Beds ranging from large vertical Kelp Forests to smaller Understorey Algae Spp.		Intertidal Sand Beaches & Flats with more sparse presence of Sessile Organisms & Seagrass	Subtidal & Intertidal Sand & Mud Flats with Few or No Sessile Organisms or Seagrass	
	EXTENT & DIVERSITY OF FISH & MOBILE INVERTEBRATES (Octopus, Squid, Jellyfish, Lobsters, Sea Urchins, Sharks, Fish)					
	High Number and/or Diversity				Low Number and/or Diversity	
	EXTENT & DIVERSITY OF MARINE MAMMALS (Whales, Seals, Sea Lions & Dolphins)					
High Number and/or Diversity				Low Number and/or Diversity		
						

³ Kaplan, R. and Kaplan, S, 1989. *The Experience of Nature: A Psychological Perspective*. Cambridge, Massachusetts: Cambridge University Press, 340 pp.

⁴ Source: Dennis Williamson and Scenic Spectrums Pty Ltd, 2003. Port Phillip Bay Channel Deepening EES Visual Impacts Assessment: Existing Conditions Report. Prepared for the Victorian Channels Authority. Copyright © 2003 by Scenic Spectrums Pty Ltd and Dennis N. Williamson – All Rights Reserved.

Phillips, Edwards and Williams: Scenic Parameters of the Glamorgan Coast, UK

Further specific coastal scenic assessments have been conducted by Phillips et. al.⁵ on the heritage coasts of Glamorgan, Wales. The procedure develops criteria for 26 coastal scenic parameters, including physical and human features, as shown in Table AC.2. These parameters were developed based on questionnaire surveys of over 3000 participants that were then subject to weightings by a panel of experts. Depending on the specific visual dimensions or features of each attribute as they appear within 500m long sections of the coast, each attribute is rated from 1 to 5 (least to most scenic value) and this rating is converted to a fuzzy logic matrix to minimise rating errors. A composite “*Membership Degree*” value for all attributes rated within each coastal segment is assigned and those values are classified from very low to very high (i.e., Class 1 to Class 5), as shown in Figure AC.2. Such a rigorous approach will not be applied in this investigation, but this study does indicate the types of physical and human alteration attributes that may influence scenic quality assessment of coastal landscapes. Fish farms were not evaluated, but other coastal alterations were assessed.

It is noted that there are a great deal more scenic perception research studies that could be reviewed, and many more recent than those mentioned here. However, this report is not intended to be a literature review on that topic, so the above assumptions will be accepted and considered in the assessment of scenic quality.

However, it should also be cautioned that sole reliance on a set of subjective criteria or individual landscape dimensions does not always respond to the composite complexities of views in the landscape or differences in personal preferences between individuals. For this reason, it is sometimes practical to assess landscapes in terms of the Landscape Character Settings categories as described further in this Attachment, or a similar descriptive framework that looks at landscapes more generically and holistically.

⁵ Phillips, M.R., Edwards, A.M. and Williams, A.T., 2010. “An incremental scenic assessment of the Glamorgan Heritage Coast, UK” in *The Geographical Journal*, Vol. 176, No. 4, December 2010, pp. 291–303, doi: 10.1111/j.1475-4959.2010.00361.x .

Table AB.2 Scenic Parameters of the UK-based Coastal Scenic Assessment System⁶

No.				Rating				
				1	2	3	4	5
	<i>Physical parameters</i>							
1	Cliff	Height	Absent	>5 to <30 m	30 to <60 m	60–90 m	>90 m	
2		Slope	Absent	Around 45°	Around 60°	Around 75°	c. vertical	
3		Special features ^a	Absent	1	2	3	Many >3	
4	Beach face	Type	Absent	Mud	Cobble/boulder	Pebble/gravel (and/or sand)	Sand	
5		Width	Absent	<5 to >100 m	5 to <25 m	25 to <50 m	50–100 m	
6		Colour	Absent	Dark	Dark tan	Light tan/bleached	White/gold	
7	Rocky shore	Slope	Absent	<5°	5–10°	10–20°	20–45°	
8		Extent	Absent	<5 m	5 to <10 m	10 to <20 m	>20 m	
9		Roughness	Absent	Distinctly jagged	Deeply pitted and/or irregular (uneven)	Shallow pitted	Smooth	
10	Dunes		Absent	Remnants	Fore-dune	Secondary ridge	Several	
11	Valley		Absent	Dry valley	(<1 m) stream	(1–4 m) stream	River/limestone gorge	
12	Skyline landform		Not visible	Flat	Undulating	Highly undulating	Mountainous	
13	Tides		Macro (>4 m)		Meso (2–4 m)		Micro (<2 m)	
14	Coastal landscape features ^b		None	1	2	3	>3	
15	Vistas		Open on one side	Open on two sides		Open on three sides	Open on four sides	
16	Water colour and clarity		Muddy brown/grey	Milky blue/green; opaque	Green/grey blue	Clear blue/dark blue	Very clear turquoise	
17	Natural vegetation cover		Bare (<10% vegetation only)	Scrub/garigue (marram/gorse, bramble etc.)	Wetlands/meadow	Coppices, maquis (and/or mature trees)	Variety of mature trees/mature natural cover	
18	Vegetation debris		Continuous >50 cm high	Full strand line	Single accumulation	Few scattered items	None	
	<i>Human parameters</i>							
19	Noise disturbance		Intolerable	Tolerable		Little	None	
20	Litter		Continuous accumulations	Full strand line	Single accumulation	Few scattered items	Virtually absent	
21	Sewage discharge evidence		Sewage evidence		Some evidence (1–3 items)		No evidence of sewage	
22	Non-built environment		None		Hedgerow/terracing/monoculture		Field mixed cultivation and/or trees/natural	
23	Built environment ^c		Heavy industry	Heavy tourism and/or urban	Light tourism and/or urban and/or sensitive industry	Sensitive tourism and/or urban	Historic and/or none	
24	Access type		No buffer zone/heavy traffic	No buffer zone/light traffic		Parking lot visible from coastal area	Parking lot not visible from coastal area	
25	Skyline		Very unattractive	Unattractive	Sensitively designed high/low	Very sensitively designed	Natural/historic features	
26	Utilities ^d		>3	3	2	1	None	

^aCliff special features: indentation, banding, folding, screes, irregular profile

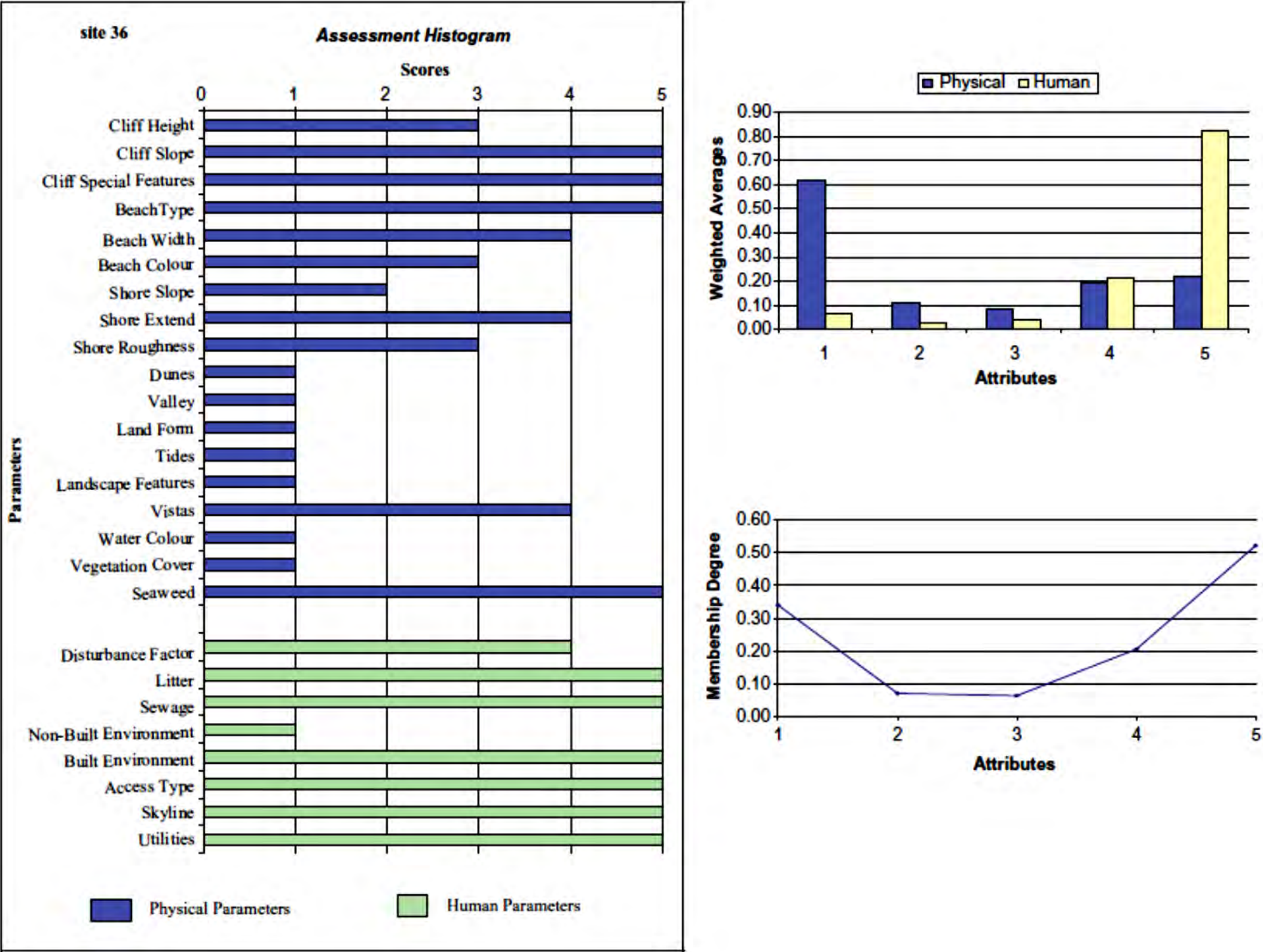
^bCoastal landscape features: peninsulas, rock ridges, irregular headlands, arches, windows, caves, waterfalls, deltas, lagoons, islands, stacks, estuaries, reefs, fauna, embayment, tombola etc

^cBuilt environment: caravans will come under tourism: grading 2: large intensive caravan site; grading 3: Light , but still intensive caravan sites; grading 4: sensitively designed caravan sites

^dUtilities: power lines, pipelines, street lamps, groins, seawalls, revetments

⁶ Source: M.R. Phillips, A.M. Edwards, and A.T. Williams, 2010. "An incremental scenic assessment of the Glamorgan Heritage Coast, UK" in *The Geographical Journal*, Vol. 176, No. 4, December 2010, pp. 291–303, doi: 10.1111/j.1475-4959.2010.00361.x .

Figure AB.2 Assessment for Coastal Segment 36 of the Glamorgan Coastline, UK⁷



⁷ Source: M.R. Phillips, A.M. Edwards, and A.T. Williams, 2010. "An incremental scenic assessment of the Glamorgan Heritage Coast, UK" in *The Geographical Journal*, Vol. 176, No. 4, December 2010, pp. 291–303, doi: 10.1111/j.1475-4959.2010. 00361.x.

SCENIC QUALITY ASSESSMENT

Scenic Quality is an expression of the relative degree of visual beauty or aesthetic pleasure or preference that any particular landscape exhibits to human viewers. This is often considered to be a subjective assessment, often associated with the opinion that “beauty is in the eye of the beholder”. However, both long established principles of the aesthetic arts and more recent scenic perception research studies have shown that the composition of view and the combination of certain landscape features and dimensions may be correlated with landscapes that the majority of people prefer to view.

Scenic Quality Class Frames of Reference provide a descriptive qualitative framework or guide for the identification and mapping of key landscape features that contribute to the relative scenic quality of a Landscape Character Type, including:

- Landforms;
- Waterforms;
- Vegetation (Flora);
- Cultural/Heritage; and
- Native Wildlife (Fauna).

A separate Frame of Reference is developed to assess High, Moderate and Low Scenic Quality Classes for each different Landscape Character Type. Descriptions of each of the relevant LCTs and their respective Scenic Quality Class Frames of Reference follow.

CENTRAL PLATEAU LANDSCAPE CHARACTER TYPE

The Central Plateau LCT rises in a series of flat to undulating tiers from elevations of ~800 m in the south to an upper glaciated plateau of ~1200 m high. Dolerite rock outcrops and a series of large to small lakes and tarns also occur. Major peaks, rock cliffs and escarpments occur along the western, northern and eastern boundaries.

Montane and alpine vegetation occur at the higher altitudes, with wet forests to the west and eucalypt woodlands in the lower elevations to the south.

Some of the lakes and reservoirs to the east have been dammed and utilised for hydro-electricity generation.



Photo Sources (Top to Bottom):
National Trust Tasmanian Heritage Register 9, Undated. Bothwell Township. <https://lh3.googleusercontent.com/-hdqSfM6ErLU/3yQx6CniH/AAAAAAAAy5c/eHJgCv4bY4TYLUEI-izzhh3PLfQcwJwCCo/s720/Bothwell%2BSANY0031-1024x768.jpg>. Accessed July, 2018.
Thousand Lakes Lodge, 2018. Walls of Jerusalem - access via the Central Highlands Tasmania. https://static1.squarespace.com/static/57045feaf85082facfebf28c/5706ee4486db4305e14a92fa/57d746bb2e69cf4020792e66/1480582328387/Walls_of_Jerusalem_National_Park_from_the_Damascus_Gate.jpg?format=1500w. Accessed July 2018.
Think-/Tasmania, 2014. In Horne, Tania, 2014. Great Lake Central Highlands. <http://think-tasmania.com/wp-content/uploads/great-lake-02.jpg>. Accessed August, 2018.

**CENTRAL PLATEAU SCENIC QUALITY CLASS
FRAME OF REFERENCE**

Delineate on aerial photos or maps individual or composite features as categorised below. For areas with particularly high concentrations of various High Scenic Quality features a well-defined landscape unit or viewshed may be delineated as a whole with an overall High Scenic Quality classification.

Landscape Features	Scenic Quality Class		
	High	Moderate	Low
Landform Features	<ul style="list-style-type: none">Well defined and visually distinctive mountain and hill ridges elevated above adjacent landforms.Isolated peaks or peaks with distinctive form and colour contrast that become focal points.Steep, complex hill systems.Large cliffs, rock faces, rock outcrops, boulder fields or scree slopes that are visually prominent or dominate the surrounding landscape.	<ul style="list-style-type: none">Undulating and/or rounded and rolling terrain and gently sloping sugarloaves that are not visually distinctive in the surrounding landscape.Undulating plains and shallow drainages with moderate spatial definition.Visually evident, but not distinctive or dominant rock outcrops, rock slabs and cliffs of moderate size.	<ul style="list-style-type: none">Significant expanses of flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).
Vegetation Features	<ul style="list-style-type: none">Strongly defined stands of or combinations of sedge, alpine heath, wet sclerophyll and dry sclerophyll plant communities, and native coniferous stands forming visually distinctive vegetative patterns, colours and textures across the landscape.Areas with dramatic displays of seasonal colour.	<ul style="list-style-type: none">Open and/or scattered eucalypt forest combined with natural openings and species mix in patterns that offer some visual diversity and irregular, natural-appearing or blended (not sharp or straight) edges.Visually evident vegetative patterns and patchwork effects of colour, texture and form created by adjacent land uses commonly occurring within the LCT.Expanses of roadside or riparian vegetation similar in structure and colour to that commonly found within the LCT, but seldom distinctive.	<ul style="list-style-type: none">Extensive areas of similar vegetation with infrequent patterns or forest openings.Large forest clearings with straight or unnatural appearing shapes and edges.
Waterform Features	<ul style="list-style-type: none">Large 1st and 2nd Order streams, rivers and estuaries with permanent flow.Large to medium waterfalls.Large and moderate sized natural lakes, ponds and wetlands.Large to medium reservoirs.	<ul style="list-style-type: none">Small or intermittent streams without year-round flow.Small natural lakes, ponds, waterfalls and wetlands.Small sized reservoirs.	<ul style="list-style-type: none">intermittent streams without year-round flow.Areas with no apparent natural waterforms.
Cultural/ Heritage Features (Visual Only)	<ul style="list-style-type: none">Very prominent, unique or extensive visual influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings, kilns, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the landscape.Very prominent and extensive visual influence of contemporary cultural features and built forms of positive or high scenic value to the community.Visually distinctive variations in vegetative pattern created by contrasting land uses such as woodlands, tree rows, hedgerows, feature trees, paddocks, croplands, orchards, vineyards, and plantations creating patchwork effects of colour, texture and form that are visually prominent over moderate to small areas of the landscape.	<ul style="list-style-type: none">Moderate visual presence and influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings of architectural styles not particularly unique or notably positive within the surrounding landscape.Moderate visual presence and influence of contemporary cultural features and built forms of high scenic value to the community.	<ul style="list-style-type: none">Little to no visual presence and influence of cultural heritage features reflecting local history or contemporary cultural features of high scenic value to the community as reflected through built forms and structures.Areas with extensive high density urban, industrial, mining, or utilities land use with visually dominant structures and extensive absence of native trees and other positive landscape features.
Native Wildlife Features (Visual Only)	<ul style="list-style-type: none">Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds.	<ul style="list-style-type: none">Areas with a moderate or occasional visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).	<ul style="list-style-type: none">Areas with a low or infrequent and irregular visual presence of native fauna.

COASTLINE LANDSCAPE CHARACTER TYPE

The Coastline LCT varies in width and in range of landforms, vegetation and waterforms according to the physiography and hydrology of particular areas.

Rocky headlands and capes, rock platforms and rock cliffs of varying geology and heights occur. Between the headlands are embayments and coves with sandy beaches and sand dunes. The coastline also includes coastal lagoons and estuaries with sand and mud flats, saltmarsh and wetlands. Islands, peninsulas, isthmuses, and sandy spits are also key features of this LCT

Vegetation varies from low coastal wetland rushes, and heaths to ti-tree thickets and higher forms of paperbark and eucalypt woodlands and forests. Agricultural paddocks and croplands often fringe the coastal zone and many coastal villages, small towns and some cities, such as Hobart have been established on the coastal interface.

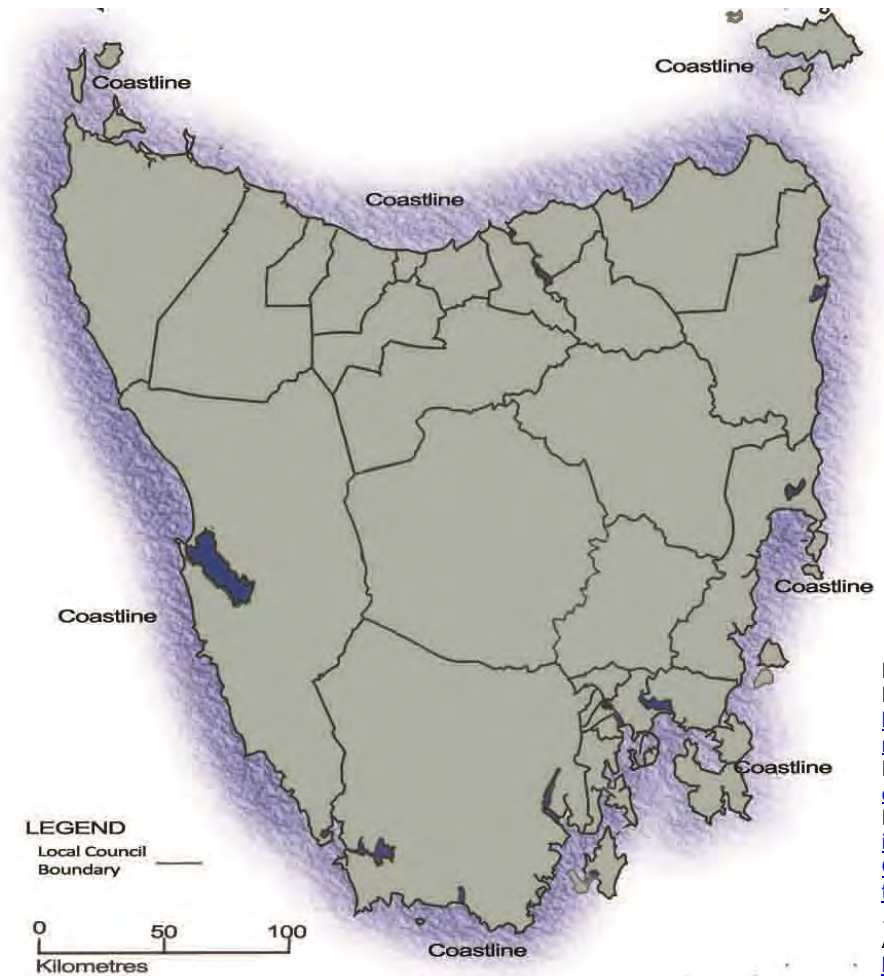


Photo Sources (Top to Bottom):
Discover Tasmania, Undated. Wine Glass Bay, Freycinet National Park. <https://www.discovertasmania.com.au/about/national-parks-and-wilderness/freycinet-national-park-wineglass-bay>. Accessed July, 2019.
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COASTLINE SCENIC QUALITY CLASS FRAME OF REFERENCE

Delineate on aerial photos or maps individual or composite features as categorised below. For areas with particularly high concentrations of various High Scenic Quality features a well-defined landscape unit or viewshed may be delineated as a whole with an overall High Scenic Quality classification.

Landscape Component	Scenic Quality Classification		
	High	Moderate	Low
Landform	<ul style="list-style-type: none">Coastlines with combinations of irregular edges, islands, embayments and estuaries.Rocky headlands and shores, highly dissected or steep slopes with cliffs.Ridges and peaks of distinctive form, which become focal points when viewed from the sea.Unusual or distinctive formations such as caves, blow-holes, stacks, sand spits, peninsula's, isthmuses etc.Extensive to moderate scale sandy beaches.	<ul style="list-style-type: none">Regular coast edges with little contrast in form and colour, including long sandy beaches.Rounded hills, ridges and peaks that are not visually dominant and are surrounded by more landforms of similar type.Broad coastal slopes that are steep, but stable.Smaller sandy or rocky beaches.	<ul style="list-style-type: none">Expanses of indistinctly dissected landforms not dramatically defined by adjacent terrain.
Vegetation	<ul style="list-style-type: none">Strongly defined and visually distinctive areas of mangrove and coastal wetlands.Strongly defined patterns due to combinations of eucalypt forest, dune vegetation, ti-tree scrub and barren rock.Distinctive displays of seasonal colour.Wind-shaped, gnarled or dwarfed specimen stands of vegetation that are unusual in form, colour or texture.	<ul style="list-style-type: none">Forest, woodland or scrub cover, combined with natural openings and/or streamside vegetation in patterns that offer some visual relief.Some contrast created by seasonal colour.	<ul style="list-style-type: none">Extensive areas of similar vegetation such as ti-tree or dune grasses, and very slight variation in texture and colour.
Waterform	<ul style="list-style-type: none">Unusual wave characteristics due to blowholes, sea caves and rock channels.Large 1st and 2nd Order streams, rivers and estuaries with permanent flow.Freshwater features such as coastal waterfalls, small coastal lagoons and distinctive tidal entrances.	<ul style="list-style-type: none">Common ocean shoreline character and wave characteristics.Freshwater streams with continuous flow; broad, shallow coastal lagoons.	<ul style="list-style-type: none">Freshwater streams with only intermittent flow.
Cultural Heritage Features (Visual Only)	<ul style="list-style-type: none">Very prominent and extensive visual influence of cultural heritage features reflecting local history through built forms and structures (e.g., buildings, bridges, boats in marinas, piers, wharves and boat sheds, stone walls, fences, gates, etc.).Very prominent and extensive visual influence of contemporary cultural features and built forms of high scenic value to the community.	<ul style="list-style-type: none">Moderate visual presence and influence of cultural heritage features reflecting local history through built forms and structures.Moderate visual presence and influence of contemporary cultural features and built forms of high scenic value to the community.	<ul style="list-style-type: none">Little to no visual presence and influence of cultural heritage features reflecting local history or contemporary cultural features of high scenic value to the community as reflected through built forms and structures.
Native Wildlife Features (Visual Only)	<ul style="list-style-type: none">Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., kangaroos, quolls, sea-eagles, hawks, and other raptor and waterfowl, reptiles and amphibians, whales, dolphins, seals, sea turtles, shark, etc.).	<ul style="list-style-type: none">Areas with a moderate or occasional visual presence of native fauna(e.g., kangaroos, quolls, sea-eagles, hawks, and other raptor and waterfowl, reptiles and amphibians, whales, dolphins, seals, sea turtles, shark, etc.).	<ul style="list-style-type: none">Areas with a low or infrequent and irregular visual presence of native fauna.

EASTERN HILLS & PLAINS LANDSCAPE CHARACTER TYPE

The Eastern Hills & Plains LCT is a low rainfall region with extensive low plains (with agricultural grazing paddocks) transitioning toward the northwest to woodlands and forests on mountain tiers and surgarloaves to the east and the south.

In the southwest, the broad river drainages of the Derwent and Tamar Rivers feature wide estuaries flowing to the coastline. Small rural townships and villages occur frequently throughout the LCT.

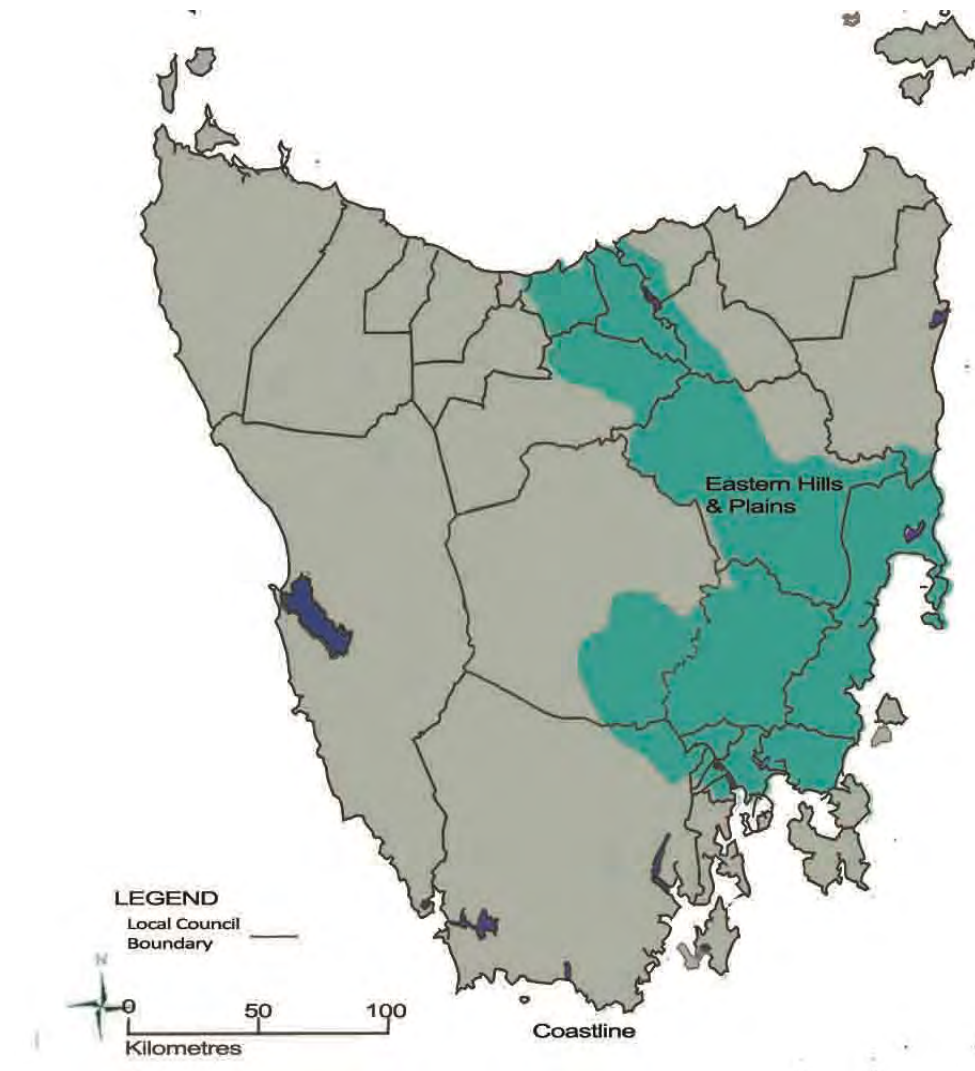


Photo Sources (Top to Bottom): -
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KaresH~CommonsWiki 2007. Panorama of the Derwent River in Tasmania, taken (facing south) from the Bridgewater Bridge causeway. https://commons.wikimedia.org/wiki/File:Derwent_River_Tasmania_panorama.jpg. Accessed July 2018.



**EASTERN HILLS & PLAINS SCENIC QUALITY CLASS
FRAME OF REFERENCE**

Delineate on aerial photos or maps individual or composite features as categorised below. For areas with particularly high concentrations of various High Scenic Quality features a well-defined landscape unit or viewshed may be delineated as a whole with an overall High Scenic Quality classification.

Landscape Features	Scenic Quality Class		
	High	Moderate	Low
Landform Features	<ul style="list-style-type: none">Well defined and visually distinctive mountain and hill ridges elevated above adjacent landforms.Isolated peaks or peaks with distinctive form and colour contrast that become focal points.Steep, complex hill systems.Well-defined V-shaped or highly incised valleys tending to deep gorges or with visually distinctive river terraces.Large cliffs, rock faces or rock outcrops that are visually prominent or dominate the surrounding landscape.	<ul style="list-style-type: none">Undulating and/or rounded and rolling hills that are not visually distinctive in the surrounding landscape.Undulating plains.Moderate to gently dissected V-shaped or U-shaped open valleys lacking in distinctive configuration, colour, and elevation changes.Visually evident, but not distinctive or dominant rock outcrops and cliffs.	<ul style="list-style-type: none">Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).
Vegetation Features	<ul style="list-style-type: none">Strongly defined stands of or combinations of eucalypt forest, naturally appearing open grasslands and scattered exotic trees (coniferous or deciduous) seen as distinctive vegetative patterns, colours and textures across the landscape.Areas with dramatic displays of seasonal colour.Rainforest and vigorous stands of wet sclerophyll forest that introduce distinctive patterns and textures.	<ul style="list-style-type: none">Open and/or scattered eucalypt forest combined with natural openings and species mix in patterns that offer some visual diversity and irregular, natural-appearing or blended (not sharp or straight) edges.Visually evident vegetative patterns and patchwork effects of colour, texture and form created by adjacent land uses commonly occurring within the LCT.Expanses of roadside or riparian vegetation similar in structure and colour to that commonly found within the LCT, but seldom distinctive.	<ul style="list-style-type: none">Extensive areas of similar vegetation with infrequent patterns or forest openings.Large forest clearings with straight or unnatural appearing shapes and edges.
Waterform Features	<ul style="list-style-type: none">Large 1st and 2nd Order streams, rivers and estuaries with permanent flow.Large to medium waterfalls.Large and moderate sized natural lakes, ponds and wetlands.Large reservoirs.	<ul style="list-style-type: none">Intermittent streams without year-round flow.Small natural lakes, ponds, waterfalls and wetlands.Medium sized reservoirs.	<ul style="list-style-type: none">No natural waterforms.Small farm dams and reservoirs.
Cultural/ Heritage Features (Visual Only)	<ul style="list-style-type: none">Very prominent, unique or extensive visual influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings, kilns, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the landscape.Very prominent and extensive visual influence of contemporary cultural features and built forms of positive or high scenic value to the community.Visually distinctive variations in vegetative pattern created by contrasting land uses such as woodlands, tree rows, hedgerows, feature trees, paddocks, croplands, orchards, vineyards, and plantations creating patchwork effects of colour, texture and form that are visually prominent over moderate to small areas of the landscape.	<ul style="list-style-type: none">Moderate visual presence and influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings of architectural styles not particularly unique or notably positive within the surrounding landscape.Moderate visual presence and influence of contemporary cultural features and built forms of high scenic value to the community.	<ul style="list-style-type: none">Little to no visual presence and influence of cultural heritage features reflecting local history or contemporary cultural features of high scenic value to the community as reflected through built forms and structures.Areas with extensive high density urban, industrial, mining, or utilities land use with visually dominant structures and extensive absence of native trees and other positive landscape features.
Native Wildlife Features (Visual Only)	<ul style="list-style-type: none">Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds.	<ul style="list-style-type: none">Areas with a moderate or occasional visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).	<ul style="list-style-type: none">Areas with a low or infrequent and irregular visual presence of native fauna.

HIGH MOUNTAINSLANDSCAPE CHARACTER TYPE

The High Mountains LCT is an area of highly glaciated mountain peaks, ranges and lakes typify this landscape type. Dolerite peaks with cliffs occur in the eastern half, while quartz and granite mountains predominate in the western half. Large permanent rivers, creeks and waterfalls are key features.

In the central west and northwest, button grass moorlands with Pandanus trees are features. In the central east and southeast, tall wet eucalypt forests exist, often subject to timber production and clearfell harvesting. Rainforest also occurs extensively in this LCT. In the lower elevations, large hydro-electric reservoirs exist.

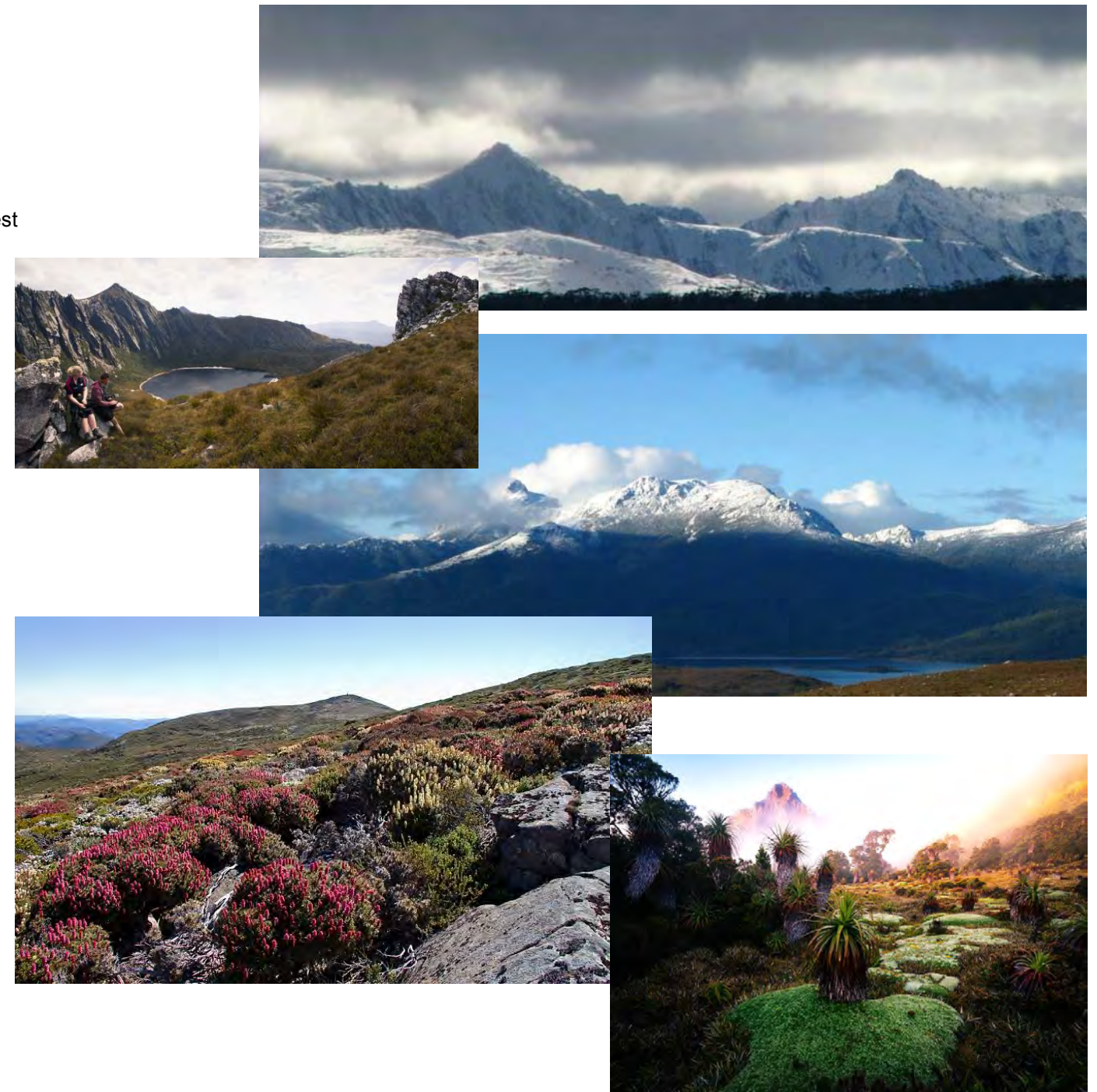


Photo Sources (Top to Bottom):
Touring Tasmania. Undated. Reeds Peak, Bonds Craig, Vale of Ressalas from Frodsham Pass. <https://www.touringtasmania.info/images/2007%20JULY/1408-LAKE-PEDDER-028.jpg>. Accessed July, 2018
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**HIGH MOUNTAINS SCENIC QUALITY CLASS
FRAME OF REFERENCE**

Delineate on aerial photos or maps individual or composite features as categorised below. For areas with particularly high concentrations of various High Scenic Quality features a well-defined landscape unit or viewshed may be delineated as a whole with an overall High Scenic Quality classification.

Landscape Features	Scenic Quality Class		
	High	Moderate	Low
Landform Features	<ul style="list-style-type: none">Mountains and glaciated peaks with dramatically steep forms and colour contrast that become focal points and landmarks.Well defined, serrated and visually distinctive mountain hill ridges elevated above adjacent landforms.Steeply incised V-shaped or U-shaped valleys and river gorges creating strong spatial definition, highly dissected and deep lateral drainages and/or visually distinctive river terraces.Massive cliffs, rock faces or rock outcrops, rock escarpments or rock scree slopes that are visually prominent or dominate the surrounding landscape.	<ul style="list-style-type: none">Peaks and ridgelines with rounded and regular forms.Open valleys with moderately steep slopes that are not of outstanding visual prominence compared with steeper and more visually dramatic surrounding valleys and slopes.Visually evident, but not visually distinctive or dominant rock outcrops and cliffs.	<ul style="list-style-type: none">Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).
Vegetation Features	<ul style="list-style-type: none">Strongly defined stands of or combinations of naturally appearing stands of eucalypt forest (and patches of unusually tall eucalypts), rainforest, copses of native pine, alpine and riparian vegetation seen as distinctive vegetative patterns, colours and textures across the landscape.Areas with dramatic displays of seasonal colour (e.g. deciduous beech, myrtle, <i>Richea scoparia</i>, and silver wattle).High alpine meadows or marshlands and river or lake associated wetlands.Patches of rainforest and vigorous stands of wet sclerophyll forest that introduce distinctive patterns and textures.	<ul style="list-style-type: none">Forest canopy varying slightly in species composition, texture and pattern providing some visually evident diversity but not of an outstanding or visually dominant appearance compared to other vegetation in the surrounding landscape.	<ul style="list-style-type: none">Extensive areas of similar vegetation with infrequent patterns or forest openings.Large forest clearings with straight or unnatural appearing shapes and edges.
Waterform Features	<ul style="list-style-type: none">Major rivers and streams (1st and 2nd Order) with permanent flow and reaches with whitewater rapids, incised river gorges or highly sinuous reaches with sharp bends and abrupt changes in river or stream direction.Large to medium waterfalls (often associated with river gorges, steep lateral drainages or cliffs).Large and moderate sized cirque lakes, ponds and wetlands.Large reservoirs (e.g., Lake Pedder).	<ul style="list-style-type: none">Medium to small streams (2nd to 4th Order) with permanent flow and slightly incised drainages.Small natural lakes, tarns ponds, waterfalls and wetlands.Medium to small reservoirs.	<ul style="list-style-type: none">Small streams (4th Order or greater) with slight or intermittent waterflows.Areas with no natural waterforms.
Cultural/ Heritage Features (Visual Only)	<ul style="list-style-type: none">Very prominent, unique or extensive visual influence of cultural heritage features reflecting local history through built forms and structures such as rustic timber huts, chalets, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the high mountain landscape and wilderness setting.	<ul style="list-style-type: none">Moderate visual presence and influence of cultural heritage features reflecting local history through built forms and structures such as rustic timber huts, chalets, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the high mountain landscape and wilderness setting.	<ul style="list-style-type: none">Little to no visual presence and influence of cultural heritage features reflecting local history or contemporary cultural features of high scenic value to the community as reflected through built forms and structures.Areas with visually dominant, un-natural alterations to the landscape such as high voltage powerlines, hydro-electricity dams and pipelines, other utilities, mining areas or tourism facilities and other land uses with visually dominant structures that are out of character with the high mountain landscape and wilderness setting.
Native Wildlife Features (Visual Only)	<ul style="list-style-type: none">Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds.	<ul style="list-style-type: none">Areas with a moderate or occasional visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).	<ul style="list-style-type: none">Areas with a low or infrequent and irregular visual presence of native fauna.

SOUTH-EAST COASTAL HILLS LANDSCAPE CHARACTER TYPE

The South East Coastal Hills LCT consist of steep, isolated hills and foothills that rise from the coastal areas of Storm Bay and the estuaries of the Huon and Derwent Rivers to mountain ranges to the west.

The coastline and ocean waters are visible from most of the higher vantage points.

Residential development, grazing, orchards and other horticulture occurs along the river valleys. Timber production occurs in conjunction with the tall wet forests in the western half of this LCT.



Photo Sources (Top to Bottom):
Trip Advisor Australia, 2018. Sandy Bay, Hobart. https://www.tripadvisor.com.au/LocationPhotoDirectLink-g255097-d592974-i21115413-Sandy_Bay-Hobart_Greater_Hobart_Tasmania.html. Accessed July 2018.
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**SOUTH-EAST COASTAL HILLS SCENIC QUALITY CLASS
FRAME OF REFERENCE**

Delineate on aerial photos or maps individual or composite features as categorised below. For areas with particularly high concentrations of various High Scenic Quality features a well-defined landscape unit or viewshed may be delineated as a whole with an overall High Scenic Quality classification.

Landscape Features	Scenic Quality Class		
	High	Moderate	Low
Landform Features	<ul style="list-style-type: none">Isolated small peaks or hills peaks with distinctive form and colour contrast that become focal points.Steep hill and ridge systems with deep lateral gullies or ravines.Well-defined V-shaped valleys with dramatic spatial definition.Visually distinctive river terraces.Large to moderate-sized cliffs, rock faces or rock outcrops that are visually prominent or dominate the surrounding landscape.	<ul style="list-style-type: none">Undulating and/or rounded and rolling hills that are not visually distinctive in the surrounding landscape.Undulating plains.Moderate to gently dissected V-shaped or U-shaped open valleys lacking in distinctive configuration, colour, and elevation changes.Visually evident, but not distinctive or dominant rock outcrops and cliffs.	<ul style="list-style-type: none">Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).
Vegetation Features	<ul style="list-style-type: none">Strongly defined stands of or combinations of eucalypt forest (including unusually tall eucalypt stands), naturally appearing open grasslands, marshlands, wetlands and scattered exotic trees (coniferous or deciduous) seen as distinctive vegetative patterns, colours and textures across the landscape.Rainforest and vigorous stands of wet sclerophyll forest that introduce distinctive patterns and textures.Areas with dramatic displays of seasonal colour.	<ul style="list-style-type: none">Open and/or scattered eucalypt forest combined with natural openings and species mix in patterns that offer some visual diversity and irregular, natural-appearing or blended (not sharp or straight) edges.Visually evident vegetative patterns and patchwork effects of colour, texture and form created by adjacent land uses commonly occurring within the LCT.Expanses of roadside or riparian vegetation similar in structure and colour to that commonly found within the LCT, but seldom distinctive.	<ul style="list-style-type: none">Extensive areas of similar vegetation with infrequent patterns or forest openings.Large forest clearings with straight or unnatural appearing shapes and edges.
Waterform Features	<ul style="list-style-type: none">Large 1st and 2nd Order streams, rivers and estuaries with permanent flow.Large to medium waterfalls.Large and moderate sized natural lakes, ponds and wetlands.Large reservoirs.	<ul style="list-style-type: none">Medium to small streams (2nd to 4th Order) with permanent flow and slightly incised drainages.Small natural lakes, tarns ponds, waterfalls and wetlands.Medium to small reservoirs.	<ul style="list-style-type: none">Small streams (3rd Order or greater) with slight or intermittent waterflows.Areas with no natural waterforms.
Cultural/ Heritage Features (Visual Only)	<ul style="list-style-type: none">Very prominent, unique or extensive visual influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings, kilns, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the landscape.Very prominent and extensive visual influence of contemporary cultural features and built forms of positive or high scenic value to the community.Visually distinctive variations in vegetative pattern created by contrasting land uses such as woodlands, tree rows, hedgerows, feature trees, paddocks, croplands, orchards, vineyards, and plantations creating patchwork effects of colour, texture and form that are visually prominent over moderate to small areas of the landscape.	<ul style="list-style-type: none">Moderate visual presence and influence of cultural heritage features reflecting local history through built forms and structures such as farm buildings of architectural styles not particularly unique or notably positive within the surrounding landscape.Moderate visual presence and influence of contemporary cultural features and built forms of high scenic value to the community.	<ul style="list-style-type: none">Little to no visual presence and influence of cultural heritage features reflecting local history or contemporary cultural features of high scenic value to the community as reflected through built forms and structures.Areas with extensive high density urban, industrial, high voltage powerlines or other utilities, mining, timber harvests or tourism facilities and other land uses with visually dominant structures and extensive absence of native trees and other positive landscape features.
Native Wildlife Features (Visual Only)	<ul style="list-style-type: none">Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds.	<ul style="list-style-type: none">Areas with a moderate or occasional visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).	<ul style="list-style-type: none">Areas with a low or infrequent and irregular visual presence of native fauna.

WEST COAST HILLS & PLAINS LANDSCAPE CHARACTER TYPE

The West Coast Hills and Plains LCT flanks Tasmania's southwest coast on the west and the High Mountain LCT on the east. The LCT consists of broad, open valleys and plains edged by coastal hills and ranges with elevations of ~600m.

Isolated mountain peaks rise to ~850 m above the coastal plains in the north, rising above the low coastal plains. Vegetation is low in most areas, often consisting of sedges and heathlands. However, rainforest covers some of the river drainages.

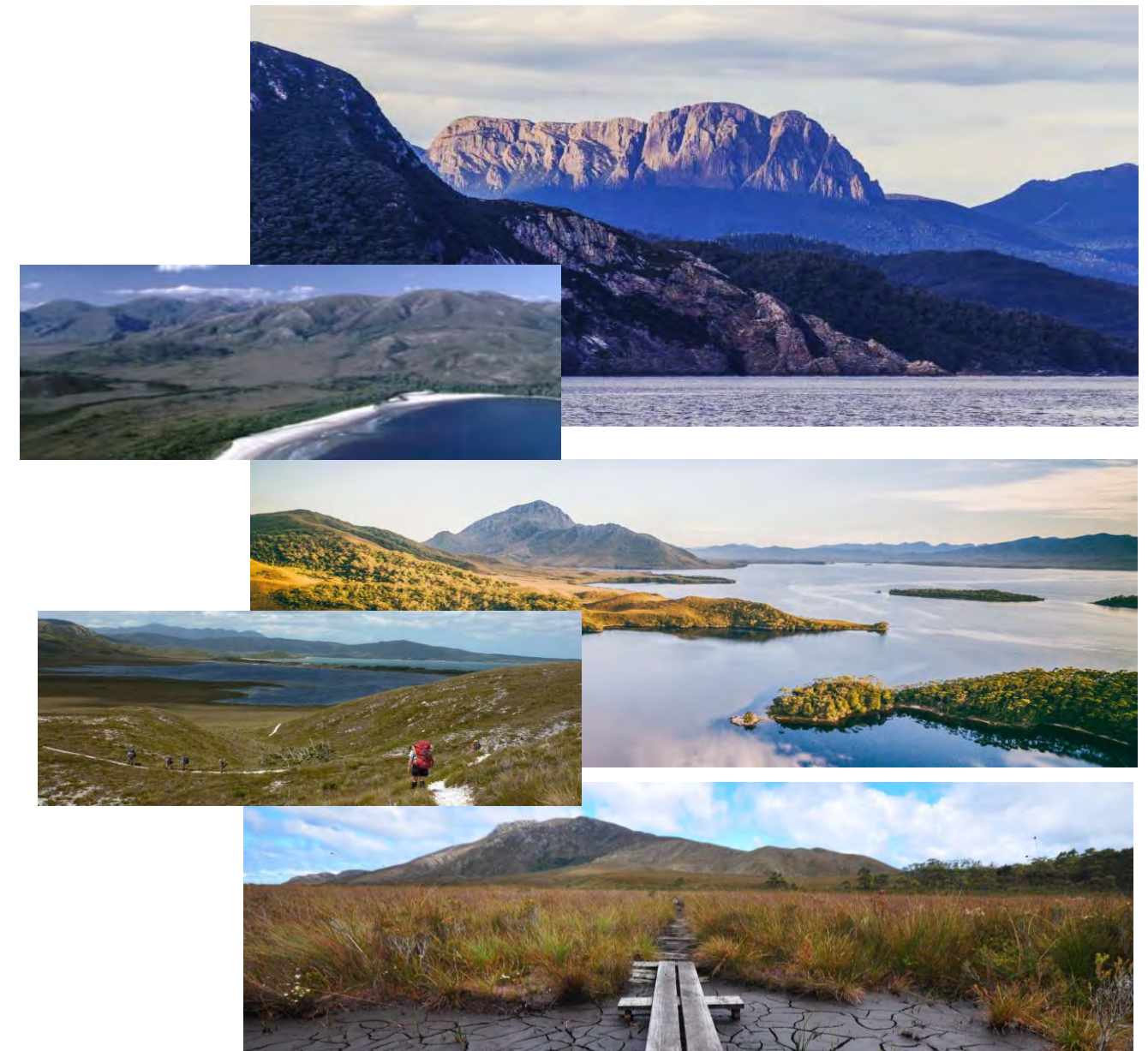


Photo Sources (Top to Bottom):

Hobart Yachts, 2018. Precipitous Bluff. Port Davey Charters. <http://www.hobartyachts.com.au/tours/port-davey-charter>. Accessed July 2018.

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Gueneau, Michel, Undated. In Tasmanian Expeditions, South Coast Track. <https://assets.worldexpeditions.com/croppedImages/Australasia/Tasmania/Day-8-on-the-South-Coast-Track-362286-800px-16x7.jpg>. Accessed July, 2018.

**WEST COAST HILLS SCENIC QUALITY CLASS
FRAME OF REFERENCE**

Delineate on aerial photos or maps individual or composite features as categorised below. For areas with particularly high concentrations of various High Scenic Quality features a well-defined landscape unit or viewshed may be delineated as a whole with an overall High Scenic Quality classification.

Landscape Features	Scenic Quality Class		
	High	Moderate	Low
Landform Features	<ul style="list-style-type: none">Mountains and glaciated peaks with dramatically steep forms and colour contrast that become focal points and landmarks.Well defined, serrated and visually distinctive mountain hill ridges elevated above adjacent landforms.Steeply incised V-shaped or U-shaped valleys and river gorges creating strong spatial definition, highly dissected and deep lateral drainages and/or visually distinctive river terraces.Massive cliffs, rock faces or rock outcrops, rock escarpments or rock scree slopes that are visually prominent or dominate the surrounding landscape.	<ul style="list-style-type: none">Peaks and ridgelines with rounded and regular forms.Open valleys with moderately steep slopes that are not of outstanding visual prominence compared with steeper and more visually dramatic surrounding valleys and slopes.Visually evident, but not visually distinctive or dominant rock outcrops and cliffs.	<ul style="list-style-type: none">Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (generally 0% to 10% slope).
Vegetation Features	<ul style="list-style-type: none">Strongly defined stands of or combinations of naturally appearing stands of eucalypt forest (and patches of unusually tall eucalypts), rainforest, copses of native pine, alpine and riparian vegetation seen as distinctive vegetative patterns, colours and textures across the landscape.Areas with dramatic displays of seasonal colour (e.g. deciduous beech, myrtle, <i>Richea scoparia</i>, and silver wattle).High alpine meadows or marshlands and river or lake associated wetlands.Patches of rainforest and vigorous stands of wet sclerophyll forest that introduce distinctive patterns and textures.	<ul style="list-style-type: none">Forest canopy varying slightly in species composition, texture and pattern providing some visually evident diversity but not of an outstanding or visually dominant appearance compared to other vegetation in the surrounding landscape.	<ul style="list-style-type: none">Extensive areas of similar vegetation with infrequent patterns or forest openings.Large forest clearings with straight or unnatural appearing shapes and edges.
Waterform Features	<ul style="list-style-type: none">Major rivers and streams (1st and 2nd Order) with permanent flow and reaches with whitewater rapids, incised river gorges or highly sinuous reaches with sharp bends and abrupt changes in river or stream direction.Large to medium waterfalls (often associated with river gorges, steep lateral drainages or cliffs).Large and moderate sized cirque lakes, ponds and wetlands.Large reservoirs (e.g., Lake Pedder).	<ul style="list-style-type: none">Medium to small streams (2nd to 4th Order) with permanent flow and slightly incised drainages.Small natural lakes, tarns ponds, waterfalls and wetlands.Medium to small reservoirs.	<ul style="list-style-type: none">Small streams (4th Order or greater) with slight or intermittent waterflows.Areas with no natural waterforms.
Cultural/ Heritage Features (Visual Only)	<ul style="list-style-type: none">Very prominent, unique or extensive visual influence of cultural heritage features reflecting local history through built forms and structures such as rustic timber huts, chalets, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the high mountain landscape and wilderness setting.	<ul style="list-style-type: none">Moderate visual presence and influence of cultural heritage features reflecting local history through built forms and structures such as rustic timber huts, chalets, stone walls, fences etc. with traditional/historic architecture styles that visually enhance the high mountain landscape and wilderness setting.	<ul style="list-style-type: none">Little to no visual presence and influence of cultural heritage features reflecting local history or contemporary cultural features of high scenic value to the community as reflected through built forms and structures.Areas with visually dominant, un-natural alterations to the landscape such as high voltage powerlines, hydro-electricity dams and pipelines, other utilities, mining areas or tourism facilities and other land uses with visually dominant structures that are out of character with the high mountain landscape and wilderness setting.
Native Wildlife Features (Visual Only)	<ul style="list-style-type: none">Areas with a high and consistent (year around or seasonally) visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds.	<ul style="list-style-type: none">Areas with a moderate or occasional visual presence of native fauna (e.g., kangaroos, quolls, wallabies wombats, quolls, wallabies, eagles, hawks, and other raptor, reptiles and amphibians, waterfowl and native birds).	<ul style="list-style-type: none">Areas with a low or infrequent and irregular visual presence of native fauna.

ATTACHMENT C

GLOSSARY OF SELECTED SCENIC ASSESSMENT CONCEPTS AND TERMS

The following scenic assessment concepts and terms have been selected to provide Southern Tasmanian Council Planners with a common vocabulary and definitions for further application of the Tasmanian Scenic Protection Code

Acceptable Solutions a development application for which the proposed form, location design and construction of landscape alterations (buildings and works) are defined as acceptable for an applicable standard or otherwise meet the relevant Performance Criteria as set out and defined within the Local Planning Schedule.

Aesthetics the study, science or philosophy dealing with the nature of beauty and with judgements on beauty

Alteration a change or addition to the existing landscape.

Backlighting sun lighting that comes from behind the viewer and shines directly on the landscape being viewed at close to a 90-degree angle

Brightness the quality or state of giving out or reflecting light; an attribute of visual perception in which a source appears to be radiating or reflecting light

Colour Contrast the degree to which two colours stand out from or can be visually distinguished from one another; colour contrast is dependent on the colour hue and value of a landscape feature or alteration as seen in relation to those of the surrounding landscape.

Development Alteration a change or addition to the landscape that may occur due to changes in the management of natural features of the landscape or due to the addition of either other natural features or built forms that did not previously exist in that landscape.

Development Application the formal application submitted to a Local Government Council or State Authority for gaining approval to build on or develop in some manner a portion of land.

Far Foreground the visibility distance range from 1 to 2 km.

Far Background the visibility distance range from 20 to 32+ km.

Far Middleground the visibility distance range from 4 to 8 km.

First Order Stream the first level of stream in a water catchment, which has no other tributaries.

Fourth Order Stream a large stream or river that is fed by two or more Third Order streams.

Frames of Reference a guideline or a set of criteria by which the relative features, qualities or levels of a particular type of measure can be compared to each other (e.g., as in high, moderate or low).

Front lighting sun lighting falling directly toward the viewer from behind the landscape they are attempting to view, often making that landscape difficult or impossible to discern clearly.

Geographic Information System (GIS) a computerised system designed to capture, store, manipulate, analyze, manage, and present all types of geographical data to produce various types of maps, some of which may be integrated with each other to produce new spatial combinations of factors.

Heritage Landscape a geographical area that may have been modified by human activity and is defined as having cultural heritage value or interest by a community, including an Aboriginal community.

Key Landscape Features Disruption the interruption or blocking of views from designated viewpoints to landscape features that are considered to be highly important to the scenic quality of the landscape viewed.

Landscape all the visible features of an area of land, often considered in terms of their aesthetic appeal; a large area of countryside, especially in relation to its appearance.

Landscape Character Type (LCT) broadscale areas of land with common distinguishing visual characteristics. LCT classification is predominantly based on landforms or physiography in combination with major landcover patterns created by combinations of vegetation, water, and land use.

Land Use Character Settings sub-types or variations of character within a single Landscape Character Type that usually occur due to changes in Land Use types, intensities and patterns. Land Use Character Settings reflect a

changing continuum within and across Landscape Character Types from a naturally evolving land use setting to more intensive urban settings

Lighting the intensity and angle of natural sunlight in relation to the landscape or a feature or alteration of the landscape being viewed; or the type and arrangement of outdoor lights used in an area of the landscape after dark.

Management Objectives the management objectives for the scenic protection area or scenic road corridor as detailed in the scenic protection areas list in the relevant Local Provisions Schedule.

Near Background the visibility distance range from 8 to 22 km.

Near Foreground the visibility distance range from 0 to 500 m.

Near Middleground the visibility distance range from 2 to 4 km.

Non-relevant Planning Zones those Planning Zones of the relevant Local Provisions Schedule in which the Scenic Protection Code does not apply.

Mid Background the visibility distance range from 12 to 20 km.

Mitigation actions by which the visual impact level, the visual dominance and visual magnitude of a landscape alteration or modification on the scenic character and quality of a landscape is either reduced to no impact or dominance or reduced in its potential visual impact or dominance.

Modification a change or addition to the existing landscape.

Percent (%) Horizontal View Altered either the actual percentage of the horizontal element of a viewed landscape that has been or might be visually altered by an introduced landscape feature or built-form, or, the number of viewing sectors designated by particular angles of view (e.g., 60 degrees) that may be altered by an introduced feature or built form.

Performance Criteria a written description of or standards for acceptable standards, characteristics or level of quality of a proposed landscape alteration (e.g., buildings or works) to be met as defined by measurable or assessable means and set out in the Local Planning Schedule. (Refer also to Visual Performance Standards, as sometimes referred to in this report and defined below.)

Overlay Controls secondary planning controls that are placed over a main Planning Zone to provide additional controls or conditions to the use or development of the area regarding a special resource, landscape feature, or hazard.

Reflectivity the property of reflecting light or radiation, especially reflectance as measured independently of the thickness of a material.

Rules of Combination a planning method by which designated landscape values or areas are determined based upon a set of transparent criteria for combining the relative values or qualities of two or more resource or planning factors, usually set out through a combination of written definitions and matrix combinations of the selected categories.

Scenic Integrity the intactness of the scenic quality and landscape character of any given landscape as it is viewed from one or more selected viewpoints and in relation to the relative degree of alteration to the landscape.

Scenic Integrity Levels the extent to which the current or “*desired*” Scenic Quality Class, Landscape Character Type and Land Use Character Setting of an area would be maintained in relation to Visual Quality Objectives (i.e., Management Objectives) that might be adopted and the potential Visual Dominance (Impact) of particular alterations that may be considered.

Scenic Landscapes landscapes that are perceived as being of a relatively high scenic quality and which are considered as attractive landscapes to be in or to view.

Scenic Road Corridor an area shown on an overlay map in the relevant Local Provisions Schedule, as within a scenic road corridor, that is: (a) measured from each frontage to a scenic road and shown on the overlay map; or (b) where there is no frontage, the area of land within 120 m of the edge of the carriageway of the scenic road nearest the site.

Scenic Protection Area means an area shown on an overlay map in the relevant Local Provisions Schedule, as within a scenic protection area, and is listed and described in the scenic protection areas list in the relevant Local Provisions Schedule.

Scenic Quality (Visual Quality) the relative scenic beauty or attractiveness of a landscape or a portion of the landscape as compared with the landscape features of the surrounding region of similar landscape character in terms of scenic diversity, naturalism and other scenic perception factors.

Scenic Quality Class the relative degree of scenic or aesthetic beauty or visual attractiveness of a landscape based on various combinations and compositions of key landscape features (e.g., Landform, Vegetation, Waterform, Cultural/Heritage; and Native Wildlife) as well as based on the degree of alteration to the landscape or apparent naturalism of a setting.

Scenic Value the specific characteristics or features of the landscape that collectively contribute to a scenic protection area or a scenic road corridor, as described in the scenic protection areas list or the scenic road corridors list in the relevant Planning Provisions.

Scenic Value Areas an area of landscape for which the overall scenic importance is based on a combination of its relative scenic quality class, viewer sensitivity level and visibility distance range.

Second Order Stream a small stream that is fed by two or more First Order streams.

Side lighting sunlight lighting an object from a side angle.

Terrain Only Visibility a visibility analysis of what can be seen from a designated viewpoint or travelways in which only the topographic form and contours of the landscape are considered, not the screening capabilities or potential of trees, other vegetation, buildings or other objects.

Third Order Stream a larger stream that is fed by two or more Second Order streams.

Viewpoint the location from which a landscape is viewed, or the location from which visibility of the landscape is analysed.

Viewer Sensitivity Level the relative sensitivity or degree of concern which the public or a particular set of viewers may have for maintaining or viewing landscapes of higher scenic quality. Viewer Sensitivity Levels are based on a combination of the level of scenic concern by the viewers and viewer numbers (e.g., driving along a highway segment).

Viewshed the entire area of landscape that can be seen from a designated viewpoint or travelway.

Visual Dominance the degree to which a landscape alteration or modification attracts visual attention in the landscape, resulting in that landscape appearing altered or modified, from Unmodified to Excessive Modification. In any

landscape, four visual elements compete for visual attention and dominance: Form, Line, Colour, and Texture. They exert varying degrees of visual influence in different landscapes and viewing situations, but are highly useful in the analysis and description of the existing landscape and proposed alterations.

Visual Magnitude the relative visual size of a landscape alteration or modification as seen from a designated viewpoint, which is a function of both the actual size of the alteration, the distance from which it is seen and atmospheric conditions. In general, for any given alteration, its visual magnitude will increase as the distance from which it is viewed decreases.

Visual Performance Standards goals or objectives for the achievement of a certain prescribed or desired visual or scenic quality outcome, which usually include a range of criteria or performance issues (e.g., scenic quality, scenic integrity, percentage of horizontal view altered, exterior colour contrast, etc.).

Visual Quality Objectives goals for achieving or maintaining a specified class or level of landscape scenic quality

ATTACHMENT D

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