

Scenic Protection Code

Tasmanian Planning Commission Hearing - Break O'Day Municipality
Scenic Protection Assessment - North East Tasmania Coastal Region
8 September 2022



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QUALIFICATIONS

- *Doctor of Philosophy*, Deakin University, Geelong, Australia (Ecological Principles, Species Loss, Climate Change)
- *Master of Landscape Architecture*, University of Massachusetts, Amherst, USA (Landscape Planning/Perception Research)
- *Bachelor of Arts in Geography* (with minor in Economics), University of Montana, Missoula, USA

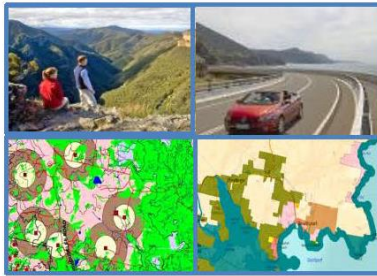
SPC Assessment Flow Chart

Stage 1: Baseline Scenic Assessments

- Landscape Character Types
- Scenic Quality Frames of Reference
- Scenic Quality Classes

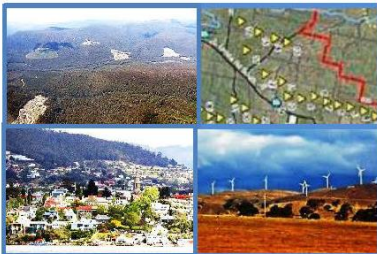


- Key Viewpoints & Travel Routes
- Viewer Sensitivity Levels
- Visibility- Distance Zones
- Rel. Planning Zones



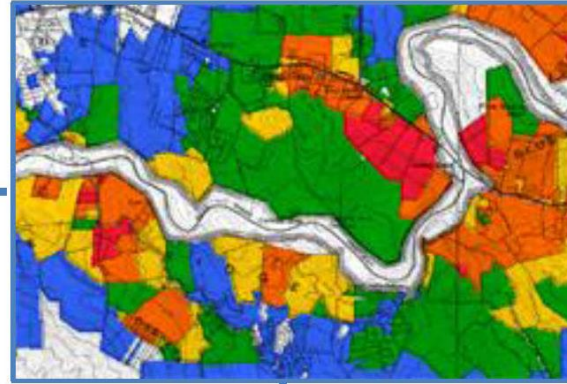
Stage 4: Development Applications (DA) – Landscape Alteration Description & Analysis

- Development Alteration Types
- Visual Characteristics
- Location
- Visibility/Distance
- Visual Magnitude



Stage 2: Visual Significance Zones

- VSZ1, VSZ2, and VSZ3



Stage 3: Scenic Protection Areas & Scenic Road Corridors (LPS Overlay Tables)

Visual Performance Standards/Criteria

- Landscape Character Continuum
- Scenic Integrity/Visual Magnitude
- Scenic Quality
- Key Landscape Features Disruption
- % Horizontal View Altered
- Exterior Colour/Reflectivity/Lighting
- Cumulative Visual Impacts
- Other Criteria as Determined
- Visual Dominance of Alteration

Stage 5: Assessment of Proposed Alterations Against Scenic Management Objectives

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

Stage 6: Planning Permit Determination

Optional Outcomes:

- a. DA Allowed
- b. DA Allowed with Specified Conditions
- c. DA Not Allowed

Stage 1: Baseline Scenic Assessments



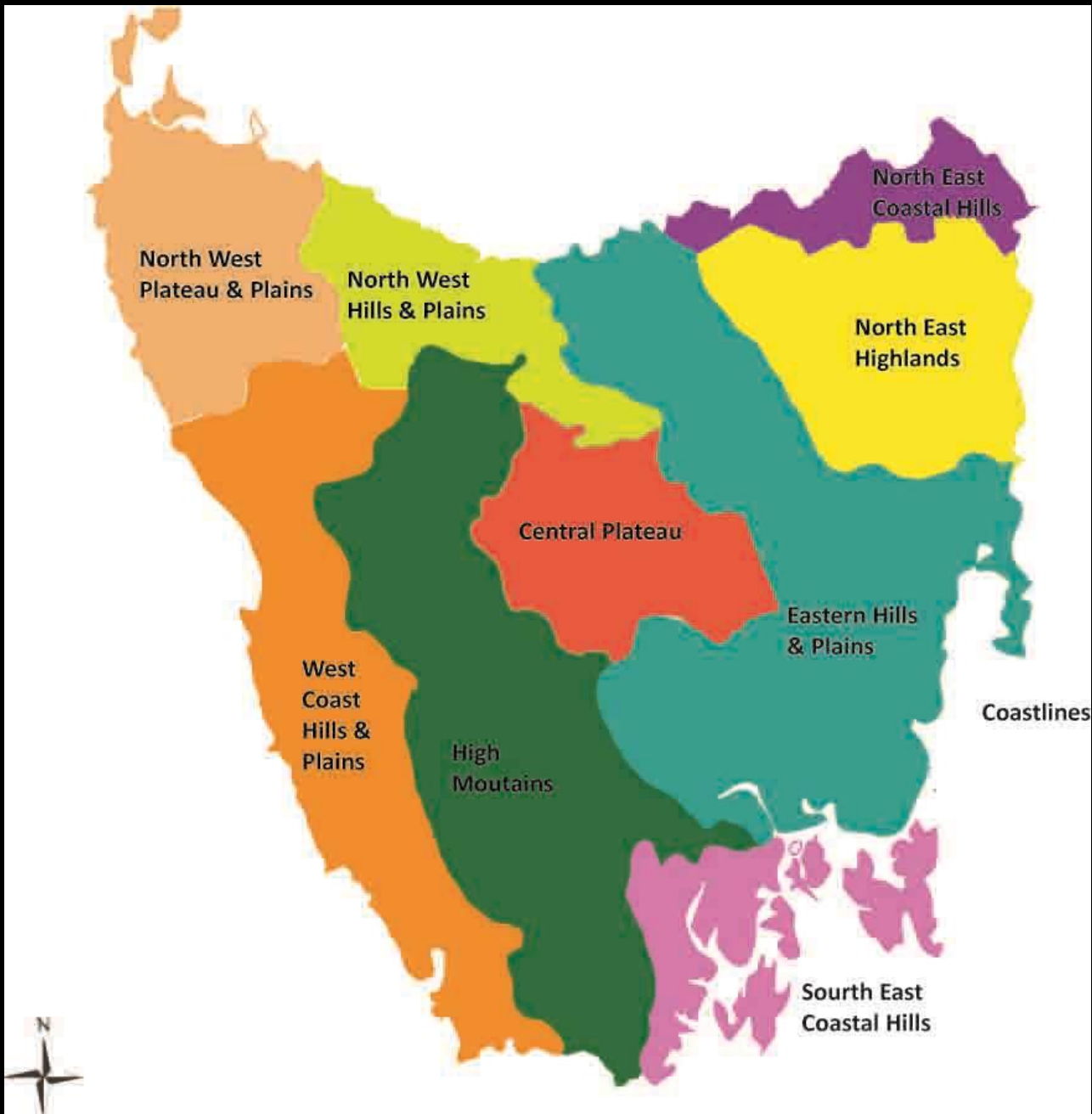
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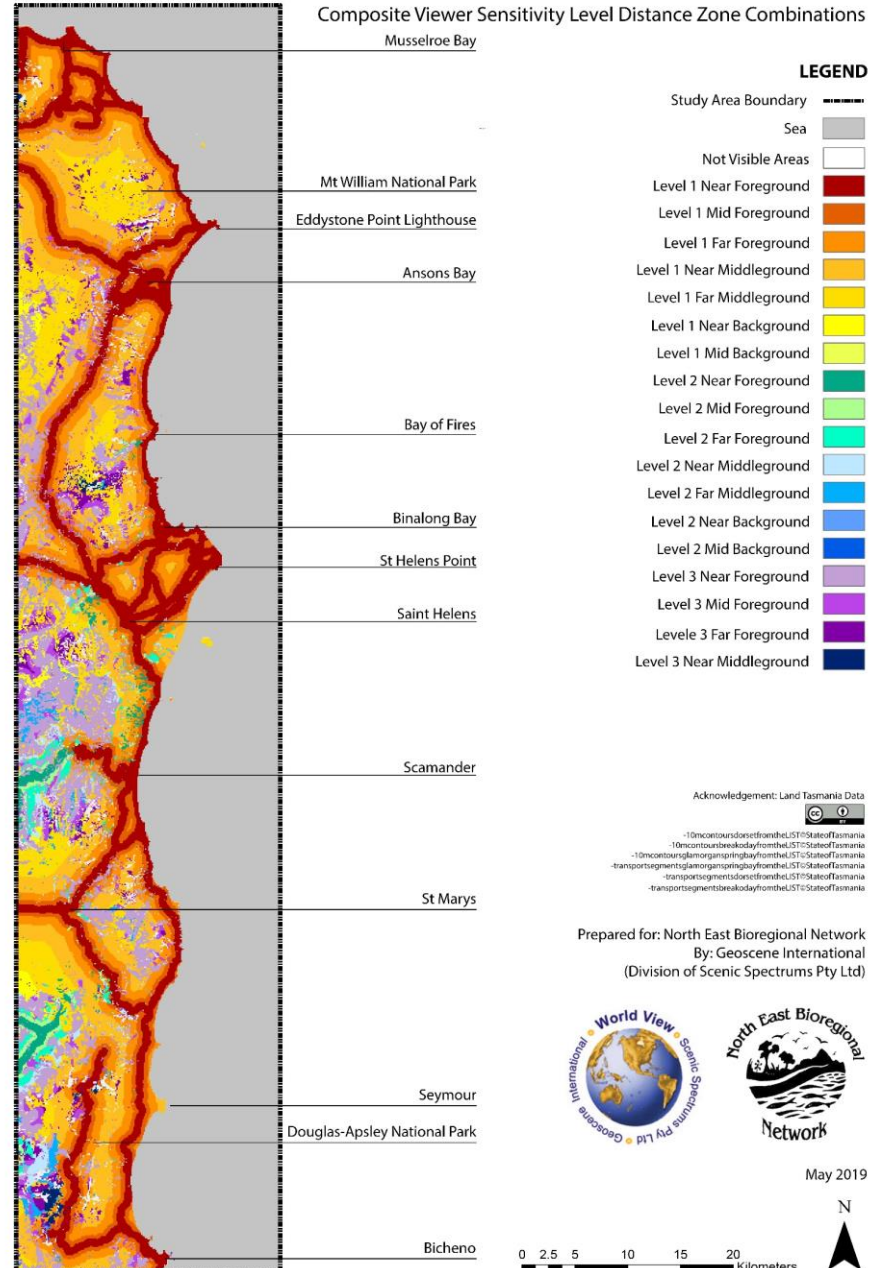


Tasmanian Landscape Character Types



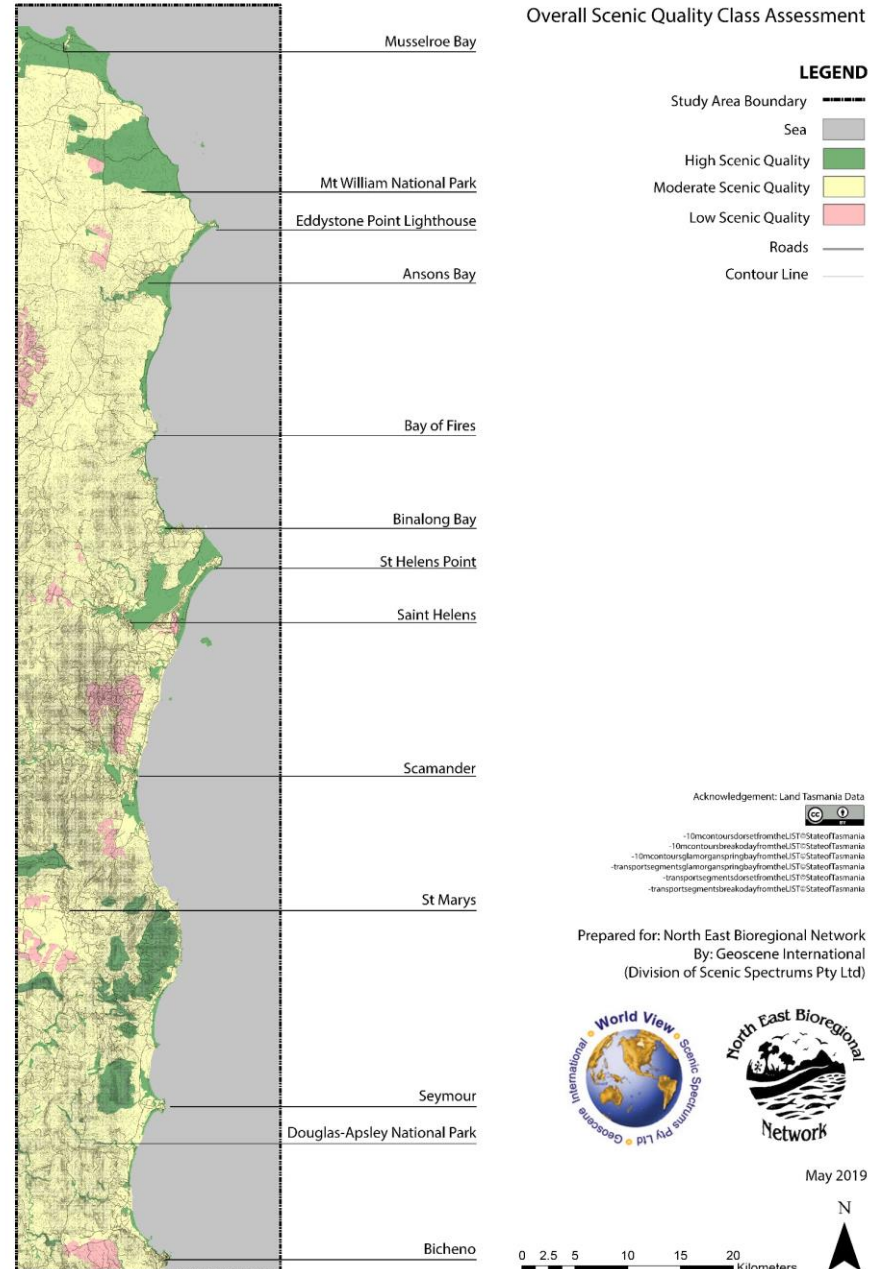
SCENIC PROTECTION ASSESSMENT: NORTH EAST TASMANIA COASTAL REGION

Composite Viewer Sensitivity Level Distance Zone Combinations



SCENIC PROTECTION ASSESSMENT: NORTH EAST TASMANIA COASTAL REGION

Overall Scenic Quality Class Assessment



Viewer Sensitivity Level – Visibility Distance Zone Combinations Overlaid with the Scenic Quality Classes Results in the Scenic Value Areas Using the Overlay Criteria of Table 1

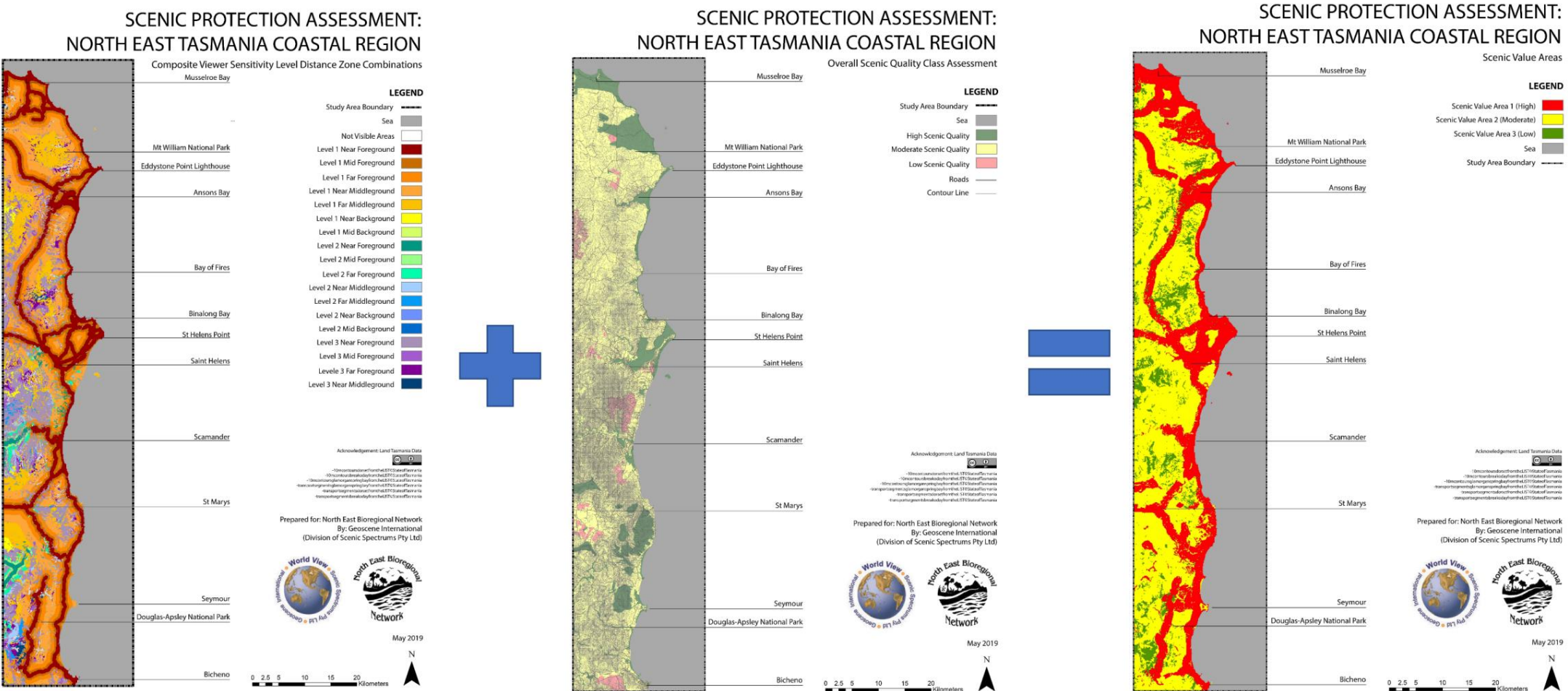




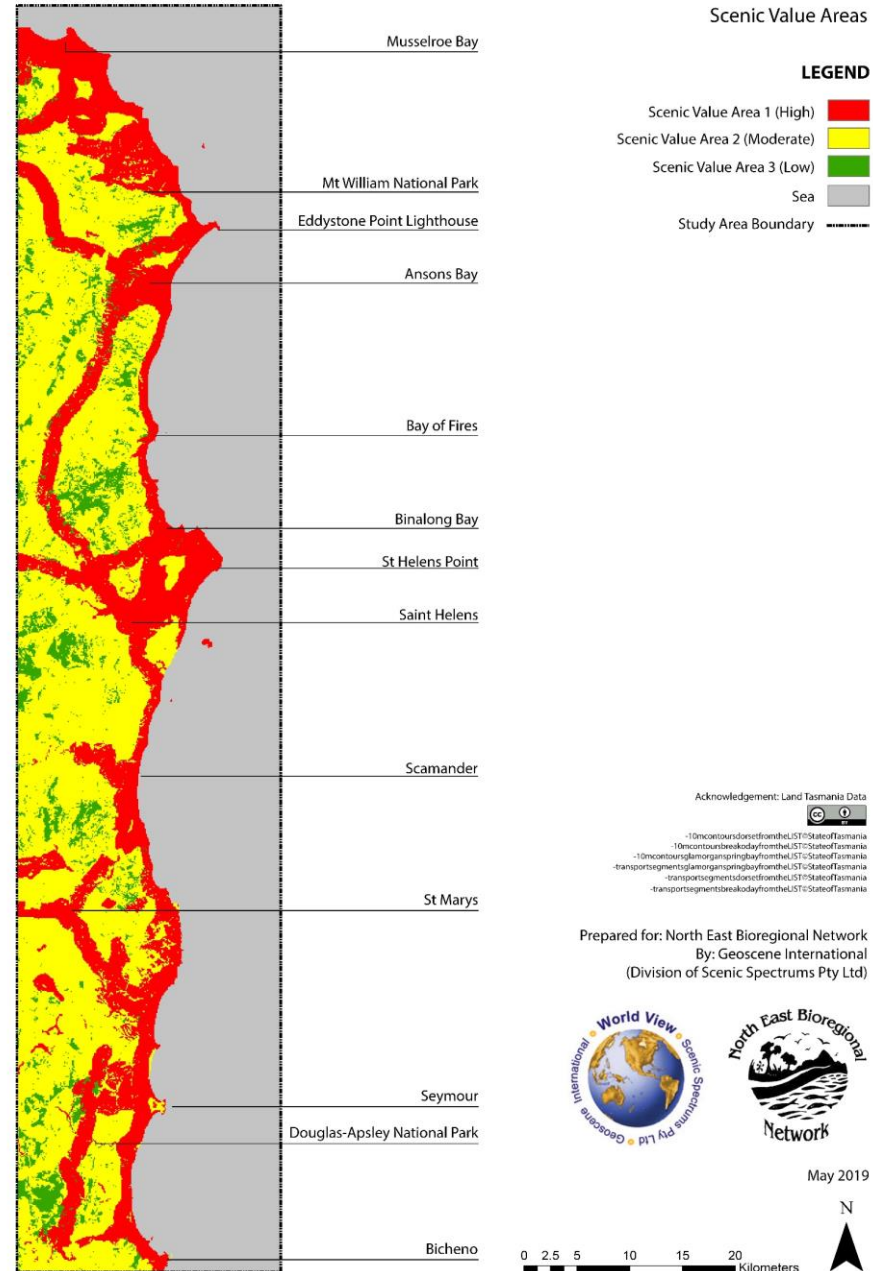
Table 6 Scenic Value Area Matrix with Areas Recommended for Scenic Protection Area Exclusion

Viewer Sensitivity Level – Visibility Distance Ranges	Scenic Quality Class		
	High	Moderate	Low
1NF (0 m – 500 m)	SVA1	SVA1	COMBINATIONS RECOMMENDED FOR EXCLUSION FROM THE SVA2 CLASSIFICATION
1MF (500 m – 1 km)	SVA1	SVA1	
1FF (1 km – 2 km)	SVA1	SVA2	
1NM (2 km – 4 km)	SVA1	SVA2	
1FM (4 km – 8 km)	SVA1	SVA2	
2NF (0 – 500 m)	SVA1	SVA2	
2MF (500 m – 1 km)	SVA1	SVA2	
2FF (1 km – 2 km)	SVA1	SVA2	
3NF (0 m – 500 m)	SVA2	SVA2	
1NB (8 km – 12 km)	SVA2	SVA2	
1MB (12 km – 20 km)	SVA2	SVA2	COMBINATIONS RECOMMENDED FOR EXCLUSION FROM THE SVA2 CLASSIFICATION
1FB (20 km – 32 km)	SVA2	SVA2	
2NM (2 km – 4 km)	SVA2	SVA2	
2FM (4 km – 8 km)	SVA2	SVA2*	
3MF (500 m – 1 km)	SVA2		
2NB (8 km – 12 km)	SVA2		
2MB (12 km – 20 km)	SVA2		
2FB (20 km – 32 km)	SVA2		
3FF (1 km – 2 km)	SVA2		
3NM (2 km – 4 km)	SVA2		
3FM (4 km – 8 km)	SVA2		
3NB (8 km – 12 km)	SVA2		
3MB (12 km – 20 km)	SVA2		
3FB (20 km – 32 km)	SVA2		
NV - Not Visible	SVA2		

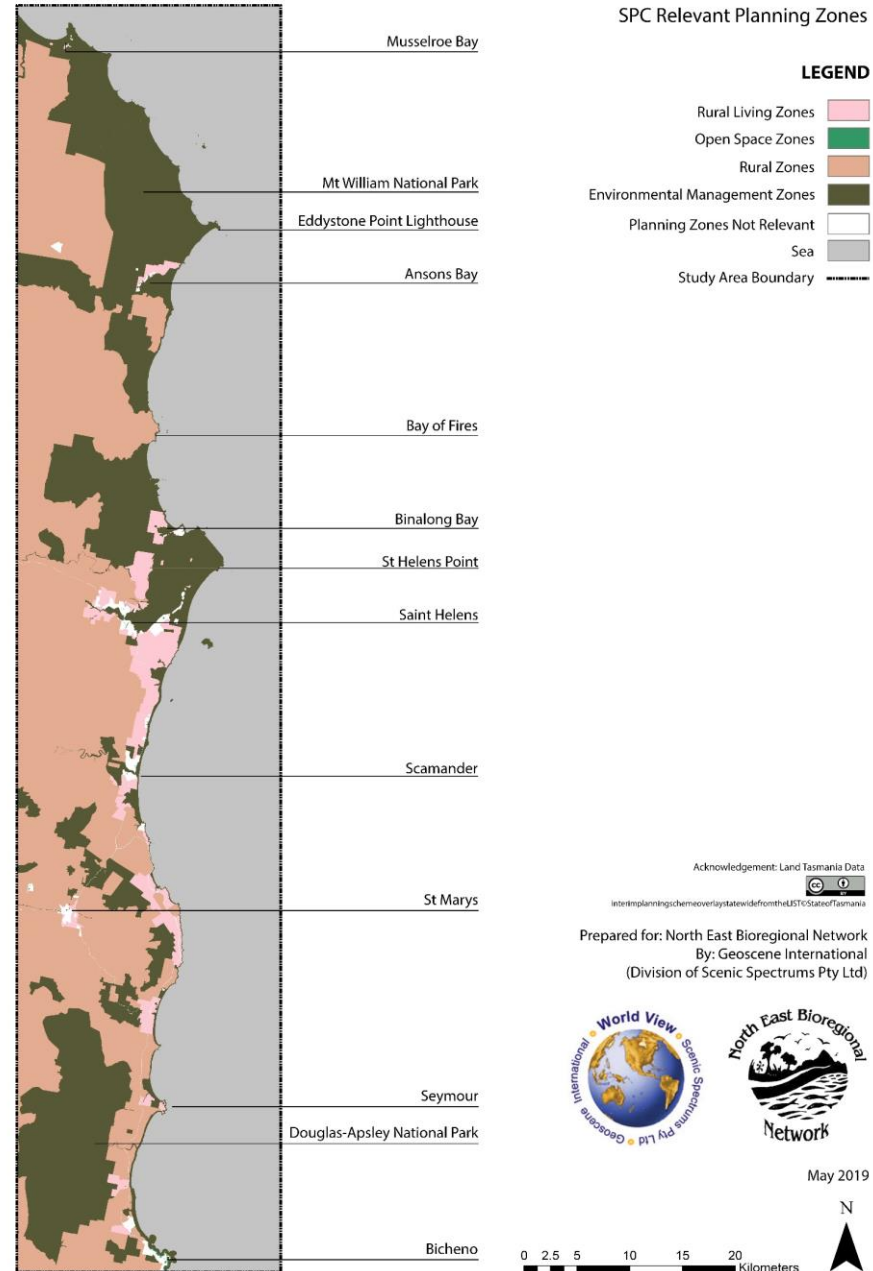
NOTES:

- Column 1 codes represent a combination of the Viewer Sensitivity Level (1 - High, 2 - Moderate, 3 - Low) and the Visibility Distance Zones (NF - Near Foreground, MF - Mid Foreground, FF - Far Foreground, NM - Near Middleground, FM - Far Middleground, NB - Near Background, MB - Mid Background, FB - Far Background, and NV - Not Visible).
- Columns 2 - 4 show assigned Scenic Value Areas (SVA1 - High Scenic Value Area, SVA2 - Moderate Scenic Value Area, and SVA3 - Low Scenic Value Area). The Scenic Value Areas vary by row according to the combination of Viewer Sensitivity Level/Visibility Distance Zone and Scenic Quality Class. In Tasmania, only the SVA1 and SVA2 areas are applied to the Scenic Protection Code within the relevant Planning Zones as per the Code guidelines.

SCENIC PROTECTION ASSESSMENT: NORTH EAST TASMANIA COASTAL REGION



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Index Map



LEGEND

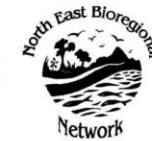
- Area 1
- Area 2
- Area 3
- Area 4

Acknowledgement: Land Tasmania Data



[landtasmania:20142015statewidefromtheLSTCStateofTasmania](#)
[transportsegmentdonorsethfromtheLSTCStateofTasmania](#)
[transportsegmentbreakdayfromtheLSTCStateofTasmania](#)
[transportsegmentsglamlorgspringbayfromtheLSTCStateofTasmania](#)

Prepared for: North East Bioregional Network
By: Geoscene International
(Division of Scenic Spectrums Pty Ltd)

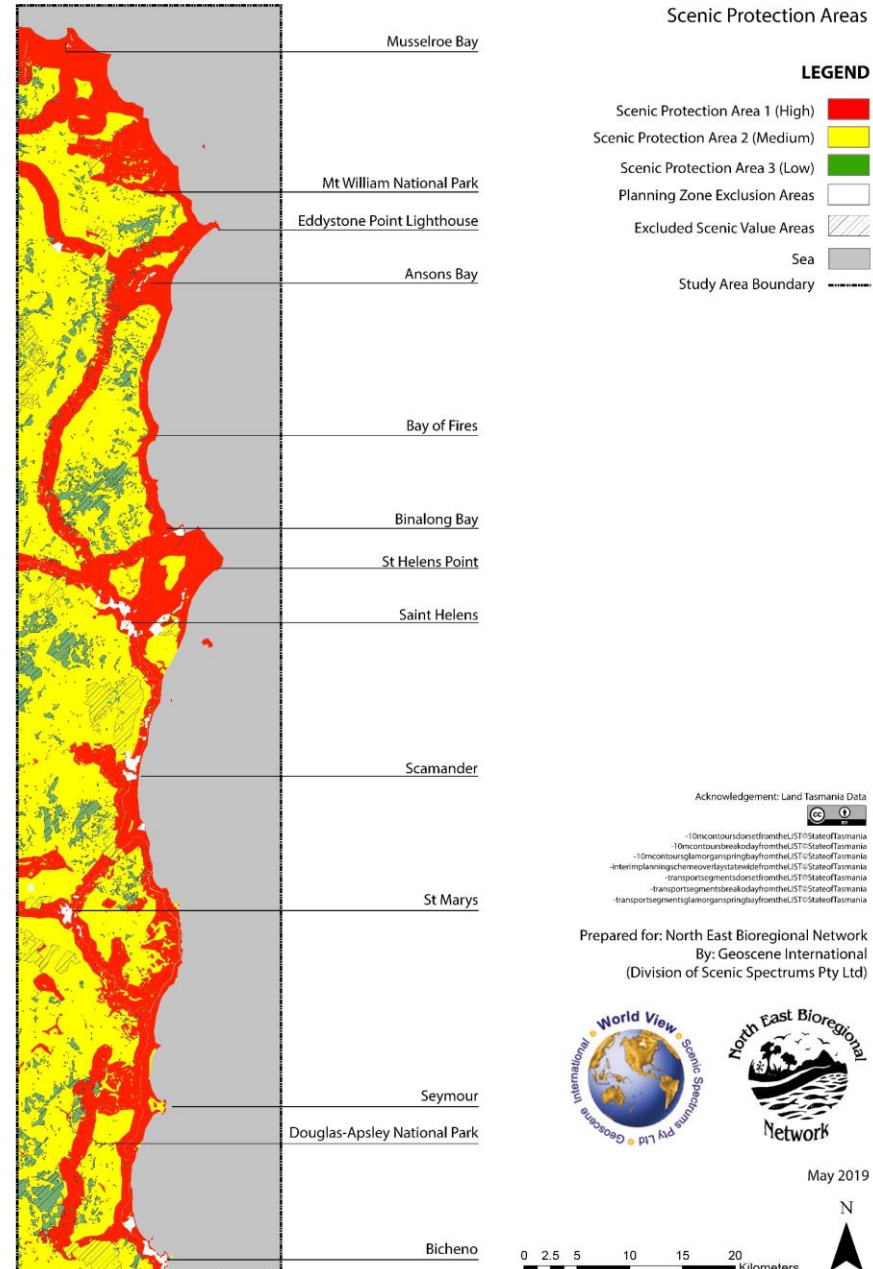


April 2019

0 2.5 5 10 15 20
Kilometers



SCENIC PROTECTION ASSESSMENT: NORTH EAST TASMANIA COASTAL REGION



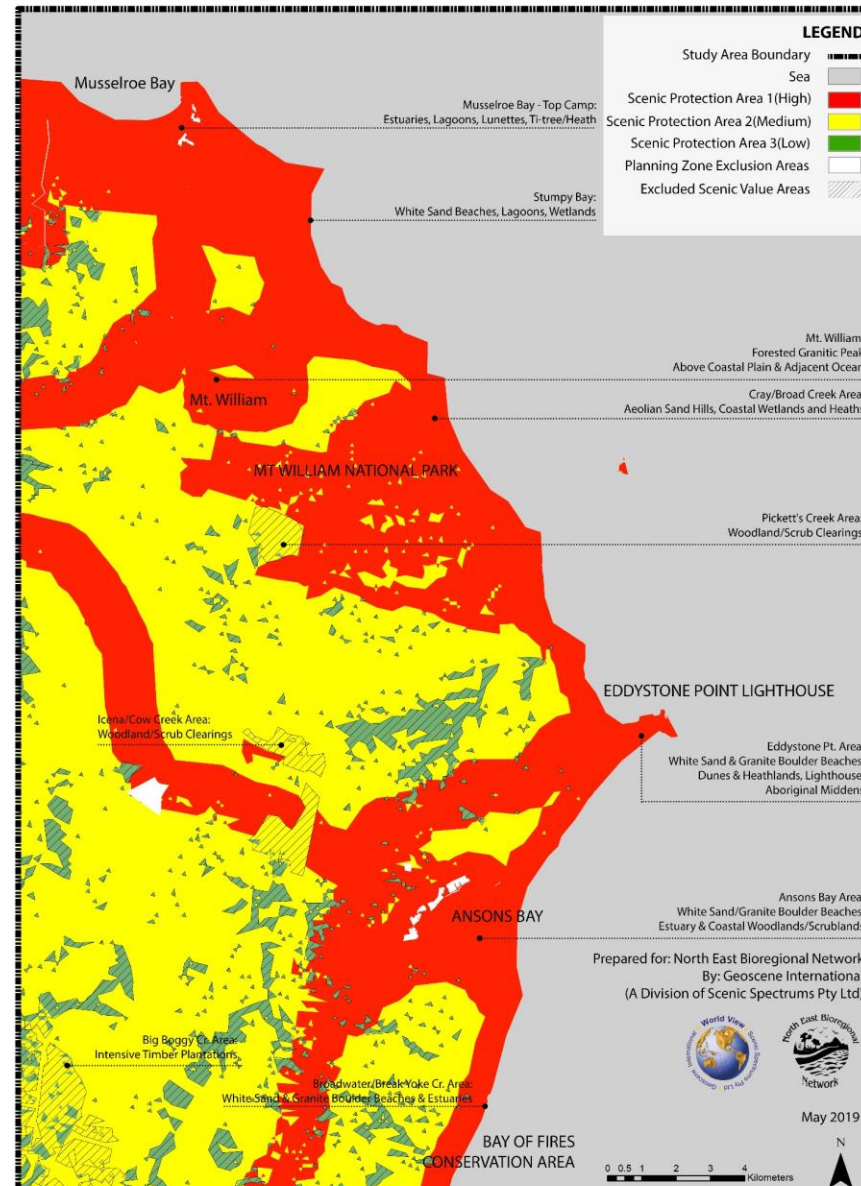
Acknowledgement: Land Tasmania Data



1.0m contour boundaries from the LST State of Tasmania
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SCENIC PROTECTION ASSESSMENT: NORTH EAST TASMANIA - AREA 1

Scenic Protection Areas



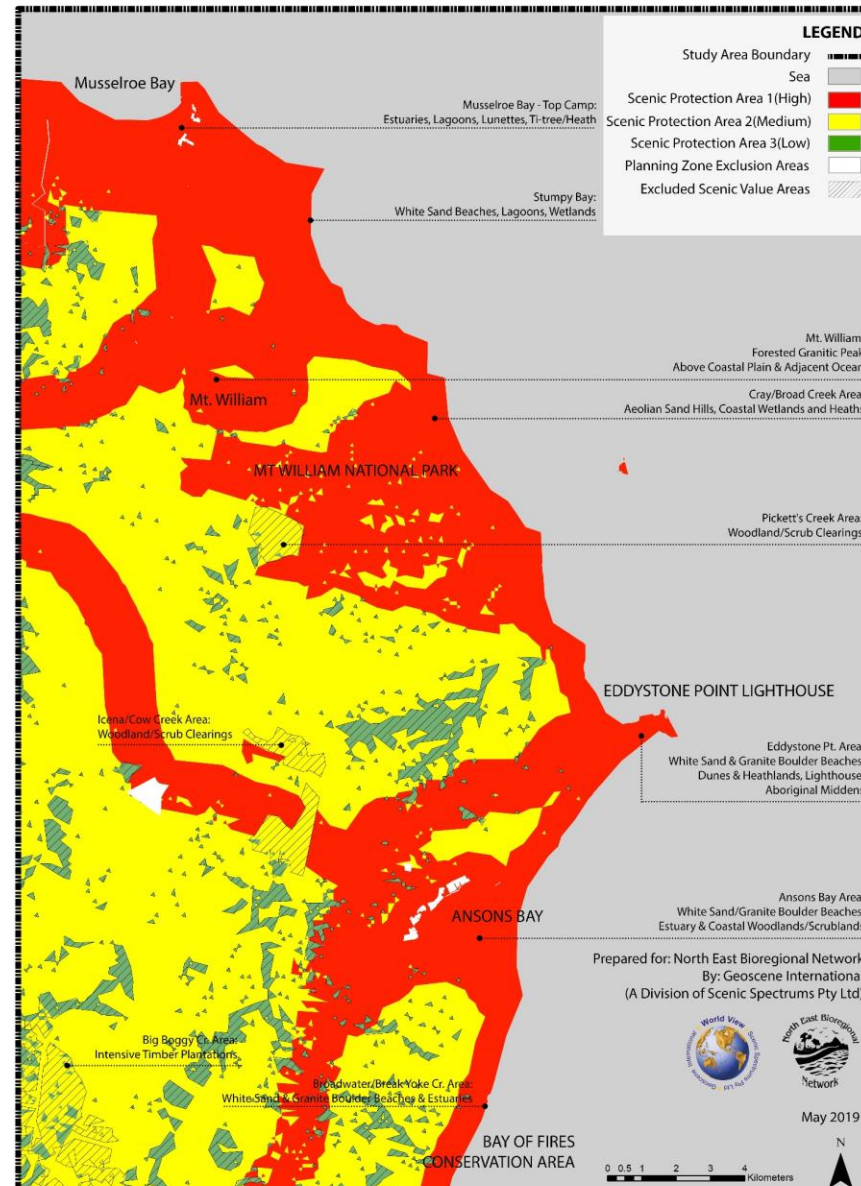
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SCENIC PROTECTION ASSESSMENT: NORTH EAST TASMANIA - AREA 1

Scenic Protection Areas



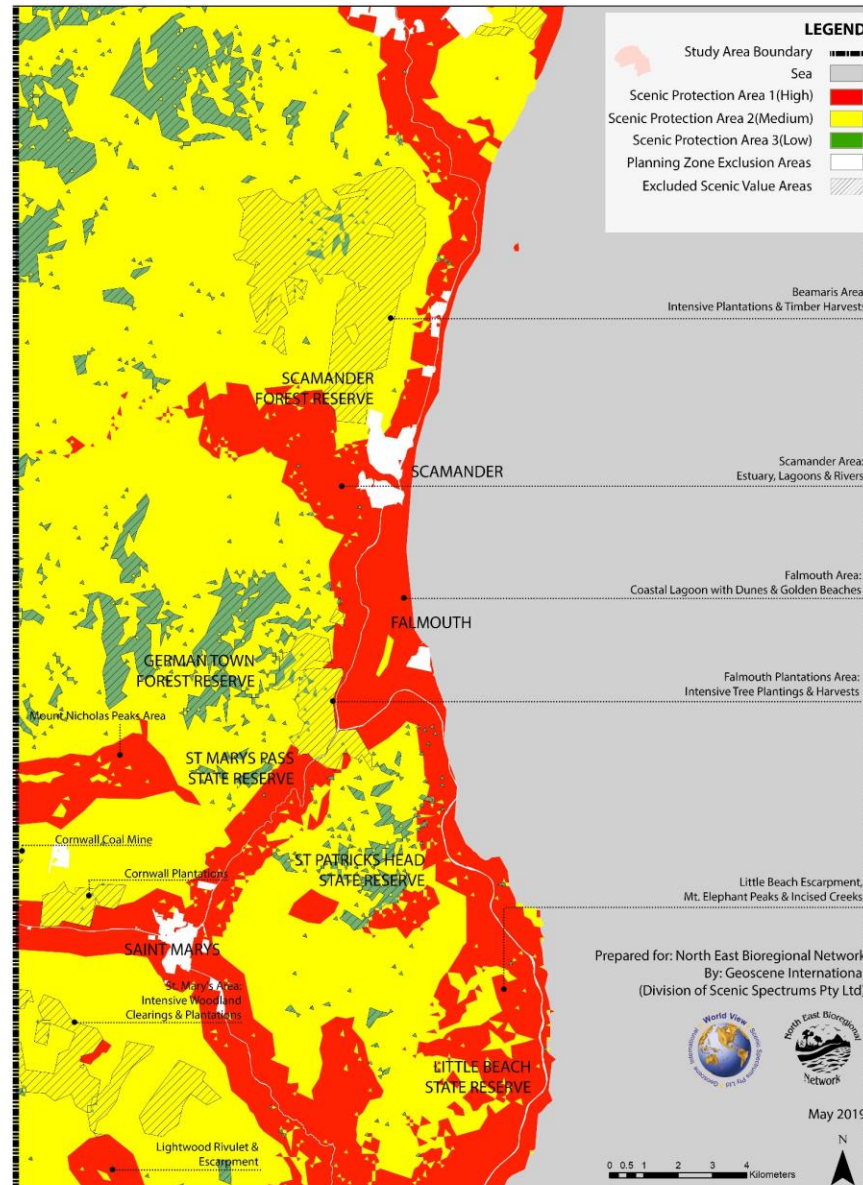
Acknowledgement: Land Tasmania Data



-10m contour boundary from the LST State of Tasmania
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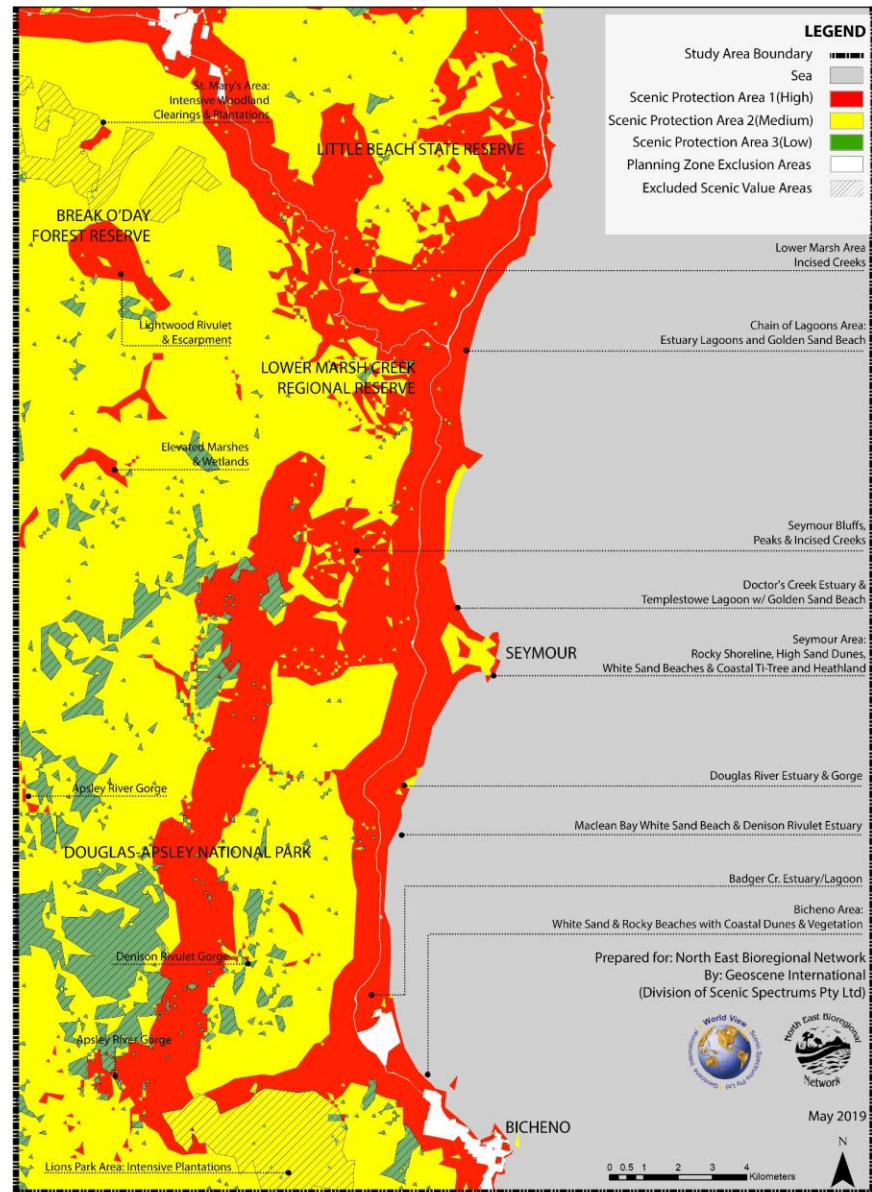
SCENIC PROTECTION ASSESSMENT: NORTH EAST TASMANIA - AREA 3

Scenic Protection Areas



SCENIC PROTECTION ASSESSMENT: NORTH EAST TASMANIA - AREA 4

Scenic Protection Areas



Planning Zones



Interim Planning Zones	Relevant New Planning Zones
13.0 Rural Living Zone 14.0 Environmental Living Zone 19.0 Open Space Zone 26.0 Rural Resource Zone 27.0 Significant Agriculture Zone 29.0 Environmental Management Zone	(a) Rural Living Zone; (b) Rural Zone; (c) Agriculture Zone; (d) Landscape Conservation Zone; (e) Environmental Management Zone; or (f) Open Space Zone.

Performance Issue	Visual Significance Zone 1	Visual Significance Zone 2
Scenic Quality	<ul style="list-style-type: none"> ▪ Maintain the High Scenic Quality Class for all existing areas assessed as achieving that scenic quality level. ▪ Maintain or further enhance the Moderate Scenic Quality Class for all existing land areas assessed as achieving that scenic quality level. 	<ul style="list-style-type: none"> ▪ Maintain the existing High Scenic Quality Class for all existing areas assessed as achieving that scenic quality level.
Desired Landscape Character	<ul style="list-style-type: none"> ▪ Maintain the existing Landscape Character Continuum 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 from all Public Sensitivity Level 1 and Level 2 viewpoints in all Distance Zones. 	<ul style="list-style-type: none"> ▪ Maintain the existing Landscape Character Continuum 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 to such new continuums as Wind Farm or Urban if such changes are supported by the land use strategy for the subject area.

Performance Issue	Visual Significance Zone 1	Visual Significance Zone 2
Scenic Integrity/ Visual Magnitude	<ul style="list-style-type: none"> As Viewed from Viewer Sensitivity Level 1 Viewpoints at 1 Km or Greater Distance - 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. As Viewed Viewer Sensitivity Level 2 Viewpoints at 2 km or Greater Distance – 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"> As Viewed from Viewer Sensitivity Level 1 Viewpoints at 2 Km or Greater Distance - 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. As Viewed from Viewer Sensitivity Level 2 Viewpoints at 4 km or Greater Distances – 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.

Performance Issue	Visual Significance Zone 1	Visual Significance Zone 2
Scenic Integrity/ Visual Magnitude	<ul style="list-style-type: none"> As Viewed from Viewer Sensitivity Level 1 Viewpoints at 1 Km or Greater Distance - 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. As Viewed Viewer Sensitivity Level 2 Viewpoints at 2 km or Greater Distance – 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"> As Viewed from Viewer Sensitivity Level 1 Viewpoints at 2 Km or Greater Distance - 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. As Viewed from Viewer Sensitivity Level 2 Viewpoints at 4 km or Greater Distances – 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, 	<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

Performance Issue	Visual Significance Zone 1	Visual Significance Zone 2
Scenic Integrity/ Visual Magnitude	<ul style="list-style-type: none"> As Viewed from Viewer Sensitivity Level 1 Viewpoints at 1 Km or Greater Distance - 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. As Viewed Viewer Sensitivity Level 2 Viewpoints at 2 km or Greater Distance – 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"> As Viewed from Viewer Sensitivity Level 1 Viewpoints at 2 Km or Greater Distance - 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. As Viewed from Viewer Sensitivity Level 2 Viewpoints at 4 km or Greater Distances – 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, 	<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

Performance Issue: VSZ1	Viewpoint 2 A	Viewpoint 2B	Viewpoint 2C	Viewpoint 3A	Viewpoint 3B
Desired Landscape Character	<ul style="list-style-type: none">• MET Tower• Turbine A1 <p>Further Vegetative Screening is Undesirable and or Impractical</p>		<ul style="list-style-type: none">• Turbine A1• Turbine A2• Turbine A4• Turbine A3 <p>Further Vegetative Screening is Undesirable and or Impractical</p>	<ul style="list-style-type: none">• Turbine A3• Turbine A4• Turbine A5• Turbine A9• Turbine A10• Turbine A14 <p>Further Vegetative Screening is Possible</p>	<ul style="list-style-type: none">• Turbine A3• Turbine A5• Turbine A6• Turbine A7• Turbine A9• Turbine A14• Turbine A15 <p>Further Vegetative Screening is Possible</p>
Scenic Integrity				<ul style="list-style-type: none">• MET Tower• Turbine A1 <p>Further Vegetative Screening is Undesirable and or Impractical</p>	
Scenic Quality					
Distance/ Visual Magnitude				VPS Would Be Achieved	
Horizon Line & Panoramic Views	Approximately 80% VPS Would Be Achieved			Achieved except for VP3A East Frame due to upper blades of: Turbine A1 <ul style="list-style-type: none">• Turbine A3• Turbine A4• Turbine A5• Turbine A14 Further Vegetative Screening in the Foreground is Possible Over a Period of 10-15 years	Approximately 80% or more of VPS would be Achieved
Key Landscape Features	<ul style="list-style-type: none">• MET Tower• Turbine A1 <p>Further Vegetative Screening is Undesirable and or Impractical</p>			<ul style="list-style-type: none">• MET Tower• Turbine A1 <p>Further Vegetative Screening is Undesirable and or Impractical</p>	

Performance Issue: VPZ2	Viewpoint 2 A	Viewpoint 2B	Viewpoint 2C	Viewpoint 3A	Viewpoint 3B
Desired Landscape Character	<ul style="list-style-type: none"> MET Tower Turbine A1 <p>Further Vegetative Screening is Undesirable and or Impractical</p>			<ul style="list-style-type: none"> Turbine A10 <p>Further Vegetative Screening is Possible</p>	<ul style="list-style-type: none"> Turbine A3, A5, A7 Turbine A9, A14 Turbine 15 <p>Further Vegetative Screening is Possible</p>
Scenic Integrity				<ul style="list-style-type: none"> MET Tower Turbine A1 <p>Further Vegetative Screening is Undesirable and or Impractical.</p>	
Scenic Quality	Achieved according to this VPS (but High Scenic Quality is preferable for Mawallok).		<ul style="list-style-type: none"> Turbine A1 Turbine A2 Turbine A4 Turbine A3 	Achieved according to this VPS	
Distance/ Visual Magnitude	<ul style="list-style-type: none"> MET Tower Turbine A1 <p>Further Vegetative Screening is Undesirable and or Impractical</p>		Further Vegetative Screening is Undesirable and or Impractical	<ul style="list-style-type: none"> MET Tower Turbine A1 <p>Further Vegetative Screening is Undesirable and or Impractical</p>	
Horizon Line & Panoramic Views	Achieved according to this VPS			Achieved according to this VPS	
Key Landscape Features	<ul style="list-style-type: none"> MET Tower Turbine A1 <p>Further Vegetative Screening is Undesirable and or Impractical</p>			<ul style="list-style-type: none"> MET Tower Turbine A1 <p>Further Vegetative Screening is Undesirable and or Impractical</p>	