

APPENDIX 15: SCENIC PROTECTION PROJECT REPORT

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1 Introduction

It is the Tasmanian government's policy for a single planning scheme for Tasmania, known as the Tasmanian Planning Scheme (TPS) to provide consistent state-wide provisions. The TPS consists of State Planning Provisions (SPPs) which were endorsed by the Minister of Planning and Local Government on the 22 February 2017. Local councils are required to prepare their Local Provision Schedules (LPSs) in accordance with Guideline No. 1 Local Provisions Schedule (LPS): zone and code application.

The SPPs provide a Scenic Protection Code (SPC) to protect local areas of significant landscape value. While similar to the previous Scenic Management Code (SMC), the code has a slightly different purpose and intent. The aim of this report is to determine scenic protection areas and road corridors to be included in the LPS.

1.1 Project Scope

The report seeks to:

1. Assess the existing SMC precincts and road corridors for areas to be considered in the SPC; and
2. Create appropriate scenic protection areas and road corridors to be included in the SPC.

The project will be focused around existing SMC precincts and tourist road corridors where specific protection of the character of the area is considered to still be relevant and required.

2 Changes to the Code

The purpose of the SMC is as follows:

E7.1.1 The purpose of this provision is to:

- (a) *ensure that siting and design of development protects and complements the visual amenity of scenic road corridors; and*
- (b) *ensure that siting and design of development in scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape; and*
- (c) *ensure that vegetation is managed for its contribution to the scenic landscape.*

The purpose of the SPC is as follows:

8.1.1 To recognise and protect landscapes that are identified as important for their scenic values.

The emphasis of LIPS focuses on ensuring that development is unobtrusive and complementary to the visual amenity of the scenic management area through siting and design mechanisms. This indicates an overarching management approach to scenic

management values as opposed to a protection approach. In contrast, TPS has a strong emphasis on protecting areas that are identified as important for their scenic values.

2.1 Code Application Guidelines

The Commission has issued Guideline No. 1 which provides assistance with the preparation of the draft LPSs.

The code provides for individual scenic protection areas and scenic road corridors to be listed in the LPS. The inclusion of specific scenic values and management objectives allows for greater guidance in the assessment of proposals against the code.

The scenic protection area and scenic road corridor overlays may be applied to land identified at the local or regional level as important for the protection of scenic values.

These may include areas:

- (a) containing significant native vegetation or bushland areas with important scenic values (such as skyline areas); or
- (b) identified for their significant scenic views.

The scenic protection area and scenic road corridor overlays should be justified as having significant scenic values requiring protection from inappropriate development that would or may diminish those values.

The scenic protection areas and scenic road corridors may only be shown on the overlay map for the following zones:

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

The SMC was not limited by the zones of the associated sites. As such some of the land previously covered by the code is no longer applicable (see Fig. 1).

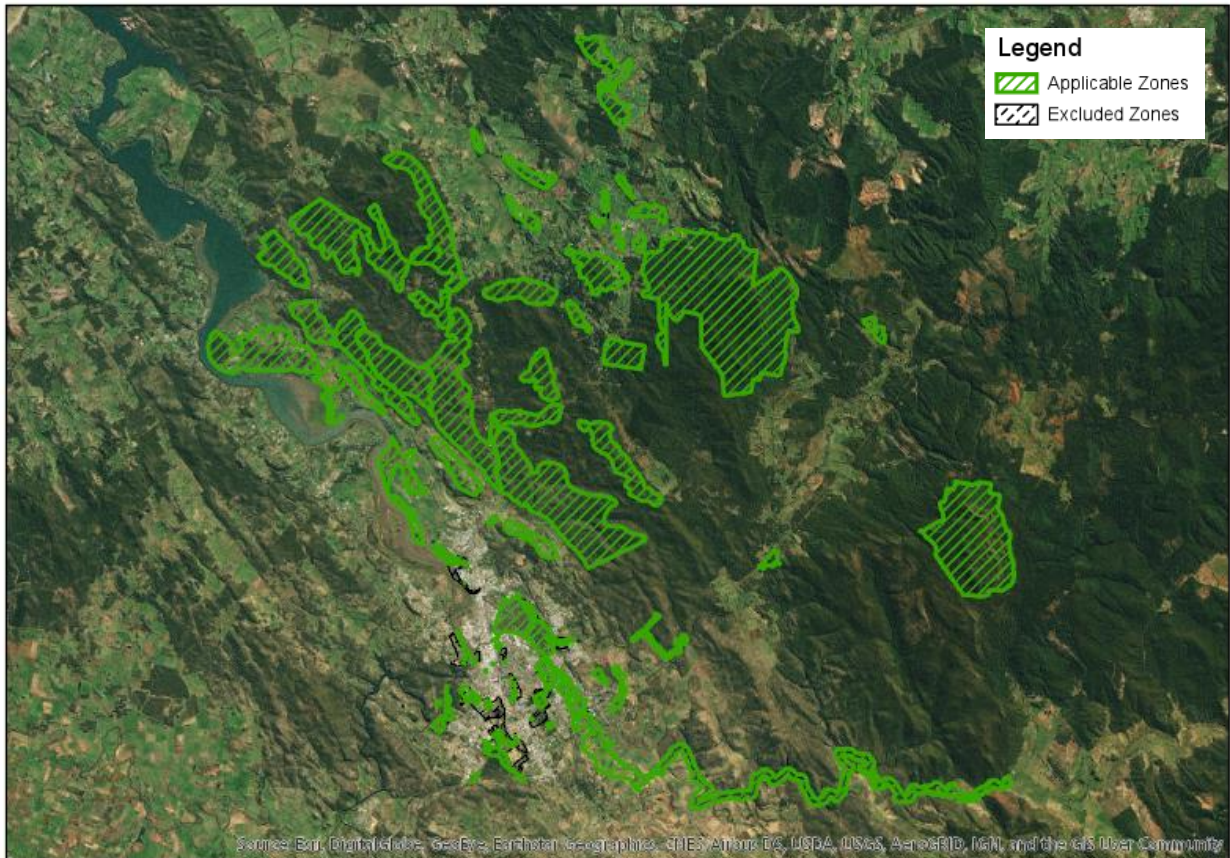


Figure 1: Map of applicable zones in the existing SMC precincts.

3 Assessment

The existing SMC precincts were assessed in relation to the applicable zones and standards for the SPC. This involved initial desktop analysis through the use of 3D modelling and consideration of standards of the associated zones and overlays. Initial potential protection areas were determined. The draft areas were assessed for scenic value and risk potential. Photographic studies of each area were then conducted by boat, car and foot, with additional use of drones where required. The boundaries of the scenic management areas were reviewed and refined based on the visibility of the area from major roads, public places and key viewpoints. Following this, draft descriptions and management objectives were produced.

When considering the scenic road corridors, it was determined that setbacks should be based on the centreline for the roads. This was due to the variation in title boundaries for the associated highways. Draft maps were produced, with overlays showing a setback at 120m and 500m. The 120m setback was based on the existing setbacks of the SMC and the proposed setbacks of the SPC. The 500m setback was based on the definition of the immediate foreground from existing landscape analysis procedures.

During the final mapping of the areas and road corridors, consideration was given for the ease of boundary determination. Where it was considered possible, the scenic protection areas align with title boundaries to prevent confusion. However, due to the size of lots, particularly in the rural and agricultural zones, along with the discretionary pathway for any proposal for works greater than 500m², this was considered

unnecessarily onerous where development would be inevident from public places. Therefore boundaries for the areas were also considered in relation to zoning boundaries and contours.

3.1 Existing Scenic Management Precincts

Under the LIPS, the Launceston municipality has ten existing scenic management areas that cover approximately 33,400ha.

3.1.1 Trevallyn Hillside Precinct

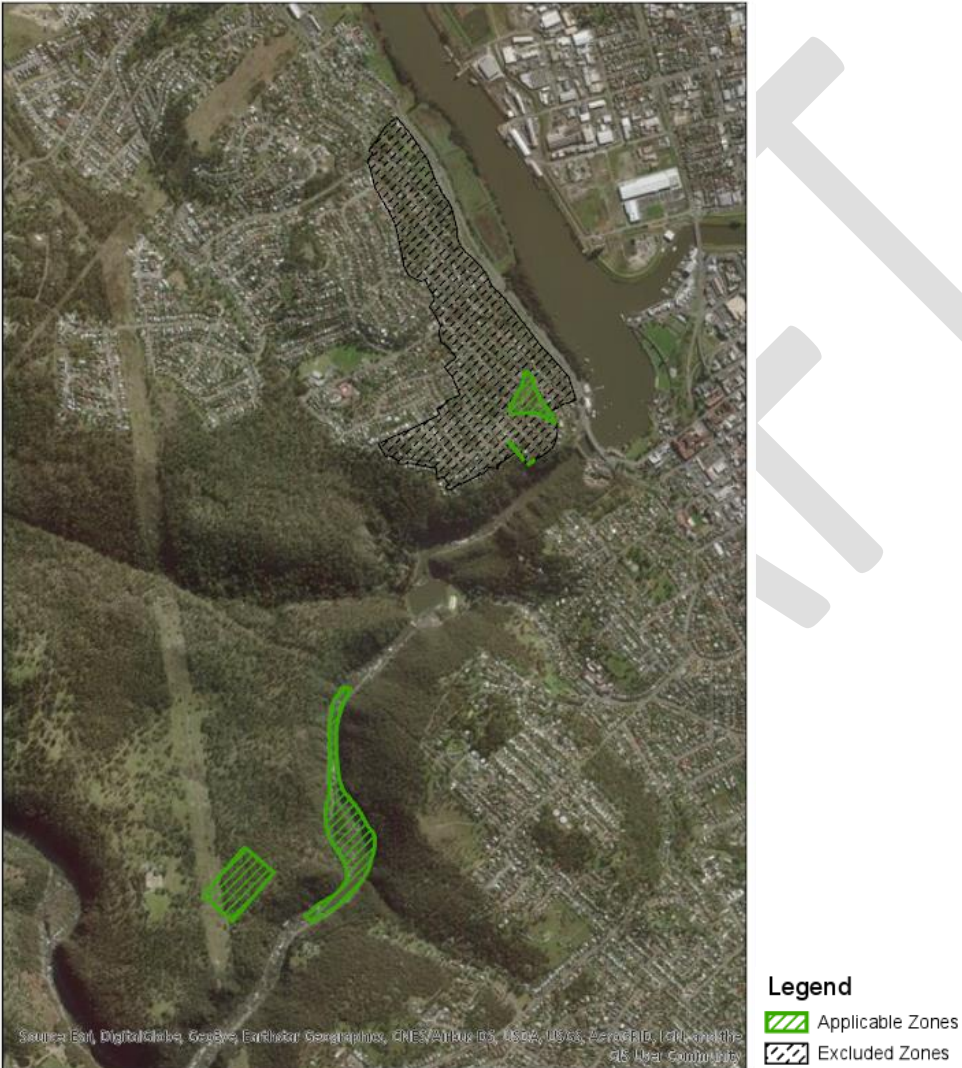


Figure 2: Map of applicable zones in the Trevallyn Hillside Precinct.

The majority of the existing precinct is zoned General Residential, which is not applicable in the SPC. There are three areas that are covered by applicable zones (see Fig. 2). All three areas are public assets maintained by the City of Launceston (CoL), and as such development is restricted through specific internal guidelines. The first area is Trevallyn Reserve. There are no additional overlays on the area; however potential development is likely to be limited to maintenance work. The two remaining areas are part of the Cataract Gorge Reserve, which is intended to be covered with an independent Specific Area Plan (SAP). The areas are also covered by the Local Historic Heritage Code and Natural Assets Code. Once again, potential development is likely to

be limited to maintenance work. It is determined that the Trevallyn Hillside Precinct can be excluded from the SPC.

3.1.2 Tamar Estuary Precinct



Figure 3: Map of applicable zones in the Tamar Estuary Precinct.

The existing precinct contains a variety of zones that are not applicable to the SPC, including General Residential, Low Density Residential and Recreation zones. There are three remaining areas that are covered by applicable zones (see Fig. 3). The first is composed of a series of lots that make up the Hardwicke Street Reserve owned by CoL and land owned by private stakeholders. The Hardwicke Street Reserve is a public asset and development is restricted through specific guidelines. The land owned by private landholders is setback 280m from the River Tamar Edge, and is not visible from key viewpoints along the river. This is considered the main purpose of the Tamar Estuary Precinct. The properties in question are also subject to the Environmental Management Zone, which will restrict potential development. Removal of the area from the SPC is not considered to be detrimental.

The second area is composed of Kings Park and the West Tamar Walking Trail. They are public assets maintained by the CoL, and as such development is restricted through

specific guidelines. Furthermore, they are covered by The Natural Assets Code and the Flood-Prone Areas Hazard Code. Kings Park is also subject to the Local Historic Heritage Code. Removal of the area from the SPC is not considered to be detrimental.

The third area covers the northern areas zoned Rural around the intersection between the East Tamar Highway and University Way. This is a key access point and consideration should be given to potential development of the existing university campus. It is recommended that this area be considered in the SPC.

3.1.3 Western Hillside Precinct



Figure 4: Map of applicable zones in the Western Hillside Precinct.

The majority of this precinct is zoned General Residential, Low Density Residential or Utilities. The applicable areas can be split into three types (see Fig. 4). The first is made up of parks, such as Woods Reserve and Fraser Street Park. They are public assets maintained by the CoL. The second are composed of land owned by state government bodies, such as Mount Pleasant Laboratories and the Kate Reed Reserve, and are covered by the Natural Assets Code. Potential development in these areas is likely to be limited to maintenance work.

The remaining area is the Mount Pleasant Estate that fronts the Midland Highway or Bass Highway. It is privately owned and makes up part of the southern entry into Launceston. While it is important that the visual amenity is maintained, it is considered that a separate SAP covering the southern entry into Launceston would be more appropriate. The SAP could also then cover the residential zones that are considered of scenic value. Therefore, it is determined that the Western Hillside can be excluded from the SPC.

3.1.4 Carr Villa and Punchbowl Reserve Precinct



Figure 5: Map of applicable zones in the Carr Villa and Punchbowl Reserve Precinct.

Most of the existing precinct is zoned General Residential, Low Density Residential, Community Propose or Recreation. These zones are exempt under the SPC. The only applicable areas are Carr Villa and the Punchbowl Reserve (see Fig. 5), which are public assets maintained by CoL. There are no additional overlays on the area; however potential development is likely to be limited to maintenance work. It is determined that the Carr Villa and Punchbowl Reserve Precinct can be excluded from the SPC.

3.1.5 Central Hills Precinct

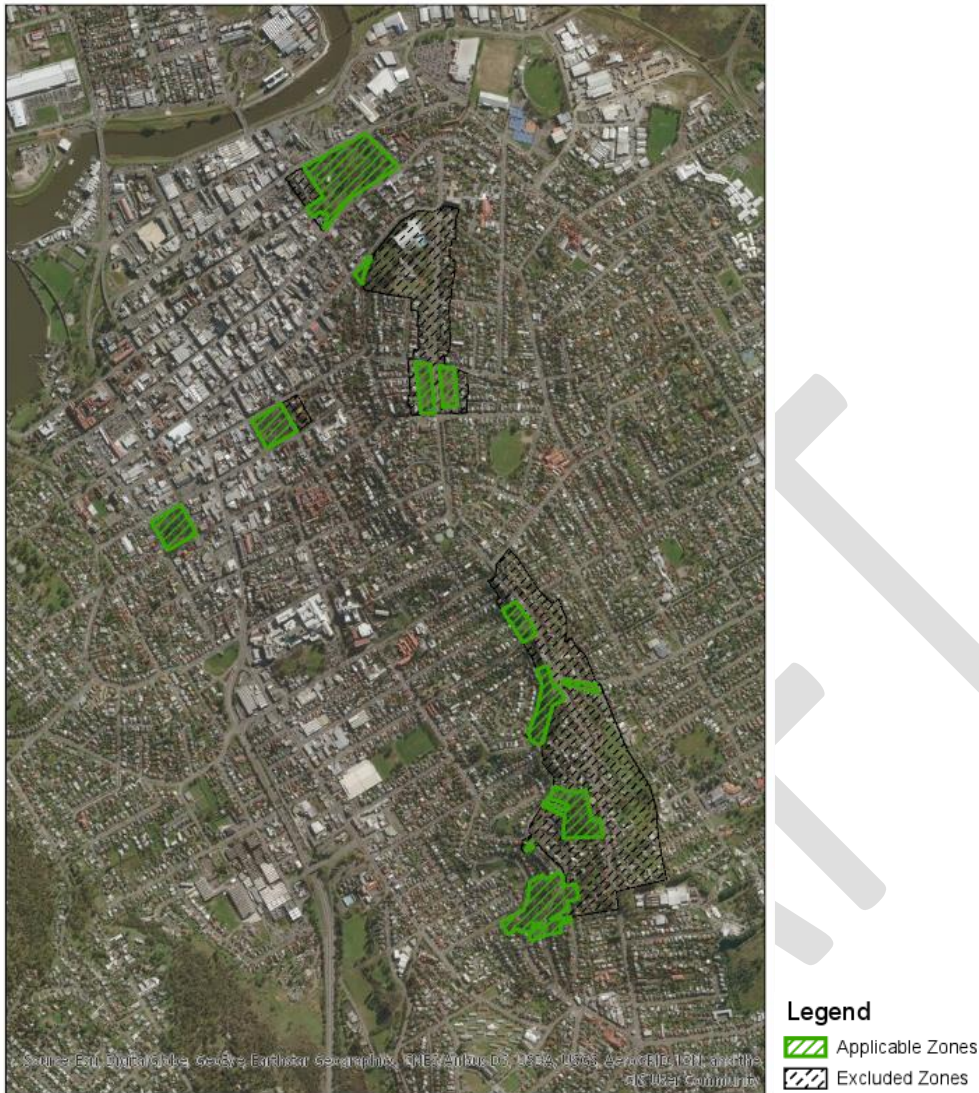


Figure 6: Map of applicable zones in the Central Hills Precinct.

Most of the precinct is zoned General Residential or Low Density Residential. Remaining applicable areas are parks and buildings owned by CoL, such as City Park, Albert Hall, Design Tasmania, Princes Square, Talbot Road Lookout and Brickfields Reserve (see Fig. 6). They are public assets and several are also covered by the Local Historic Heritage Code. It is determined that the Central Hills Precinct can be excluded from the SPC.

3.1.6 North Esk Flood Plain Precinct

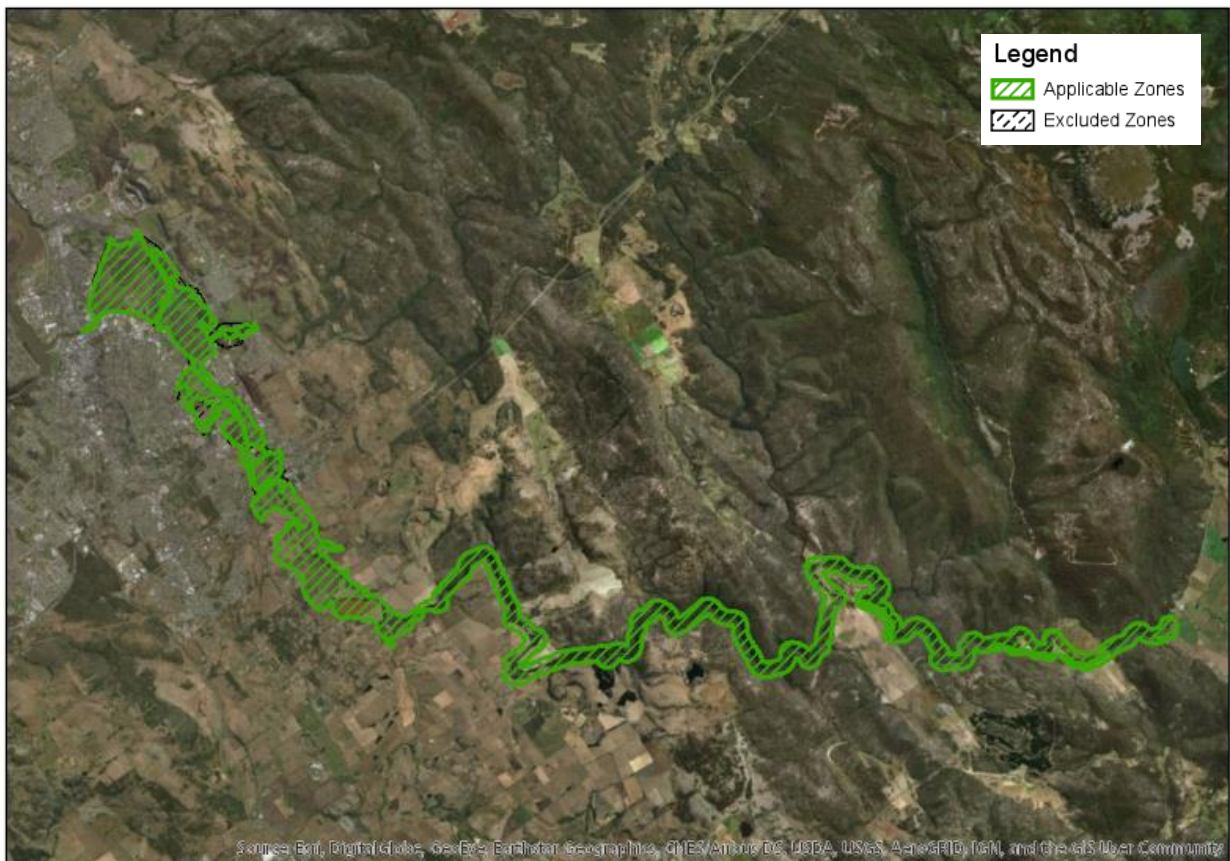


Figure 7: Map of applicable zones in the North Esk Flood Plain Precinct.

One of the larger precincts, it covers the North Esk Flood Plain as the North Esk River heads eastward (see Fig. 7). The majority of the area is zoned Agricultural or Environmental Management, which are applicable zones. The western section of the precinct is visible from the major tourism roads heading east. It includes historic sites such as Northcote and Corra Lynn.

The eastern section encompasses a narrow gorge and the wildlife sanctuary Paterson Island, as well as passing through many privately owned parcels. The area covered by the overlay is not readily visible from public roads and places, so it is considered that there is provision for the area covered by the overlay to be reduced. Furthermore, it will be subject to the Natural Assets Code.

In several instances, the precinct only covers sections of associated properties, and it is considered that there are suitable areas of land that can be developed outside of the overlay. In conclusion, the precinct is significant for its scenic, environmental, geological, historic and landscape values, and it is recommended that the area be considered in the SPC.

3.1.7 Eastern Hillside Precinct



Figure 8: Map of applicable zones in the Eastern Hillside Precinct.

The majority of the precinct is zoned Rural, Rural Living or Agricultural, which are applicable zones. The area includes prominent hills in St Leonards, Waverley, Ravenswood, Mowbray and Rocherlea (see Fig. 8). It is valued for its scenic contribution towards the landscape of the eastern suburbs. Ti Tree Crescent Park is also included in the area. It is a public asset maintained by the City of Launceston, and as such development is restricted through specific guidelines. It is considered that it is not detrimental for the Park to be removed from the precinct. It is recommended that the rest of the area be considered in the SPC.

3.1.8 Rural Hills Precinct

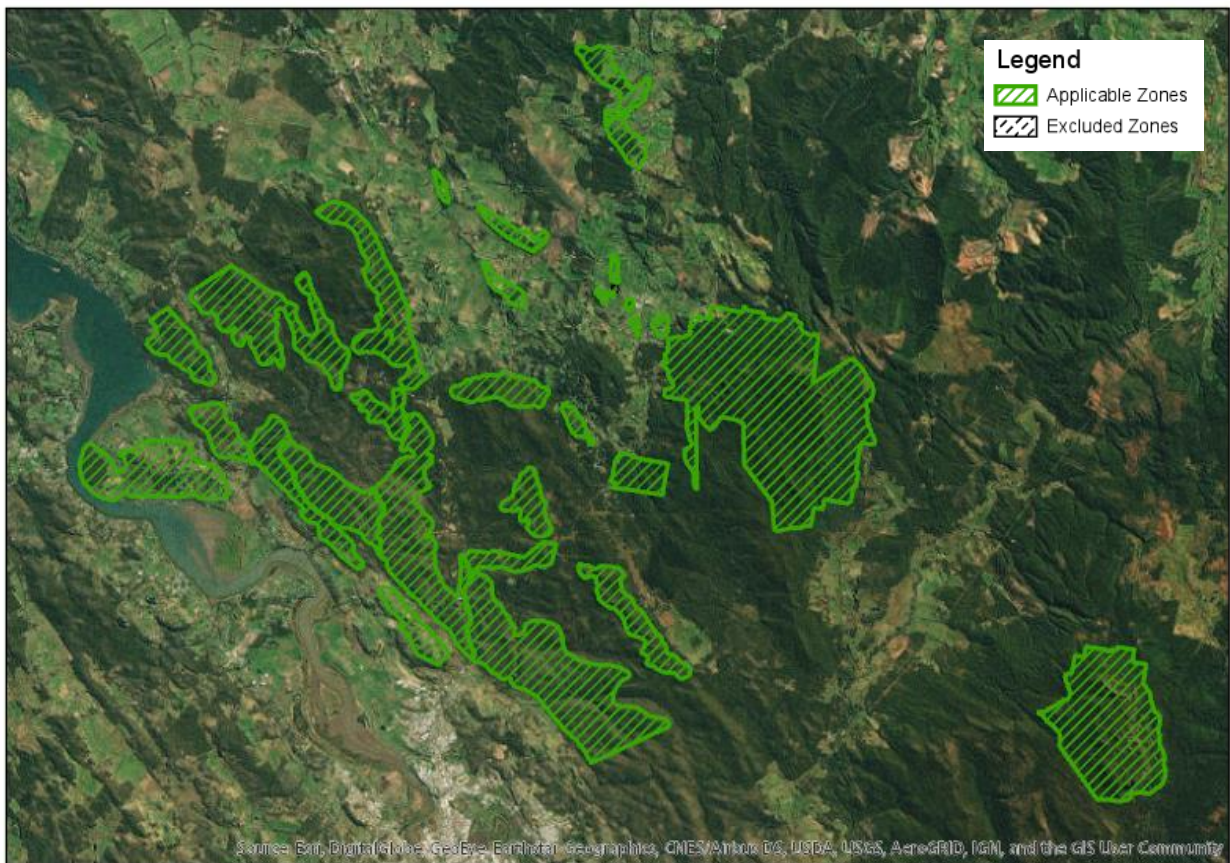


Figure 9: Map of applicable zones in the Rural Hills Precinct.

The existing precinct covers visually dominant skylines and vegetated corridors within the rural outskirts of Launceston that provide a scenic backdrop (see Fig. 9). The area is almost entirely zoned Rural, Agricultural or Environmental Management. It covers a range of public and private land that is both historically and ecologically significant, such as Mt Arthur, Mt Barrow, Mt Direction signal station, Fingerpost Hill and Boomer Hill. In conclusion, the precinct is significant for its scenic, ecological, historic and landscape values, and it is recommended that the area be considered in the SPC.

3.1.9 Rural Local Setting Precinct

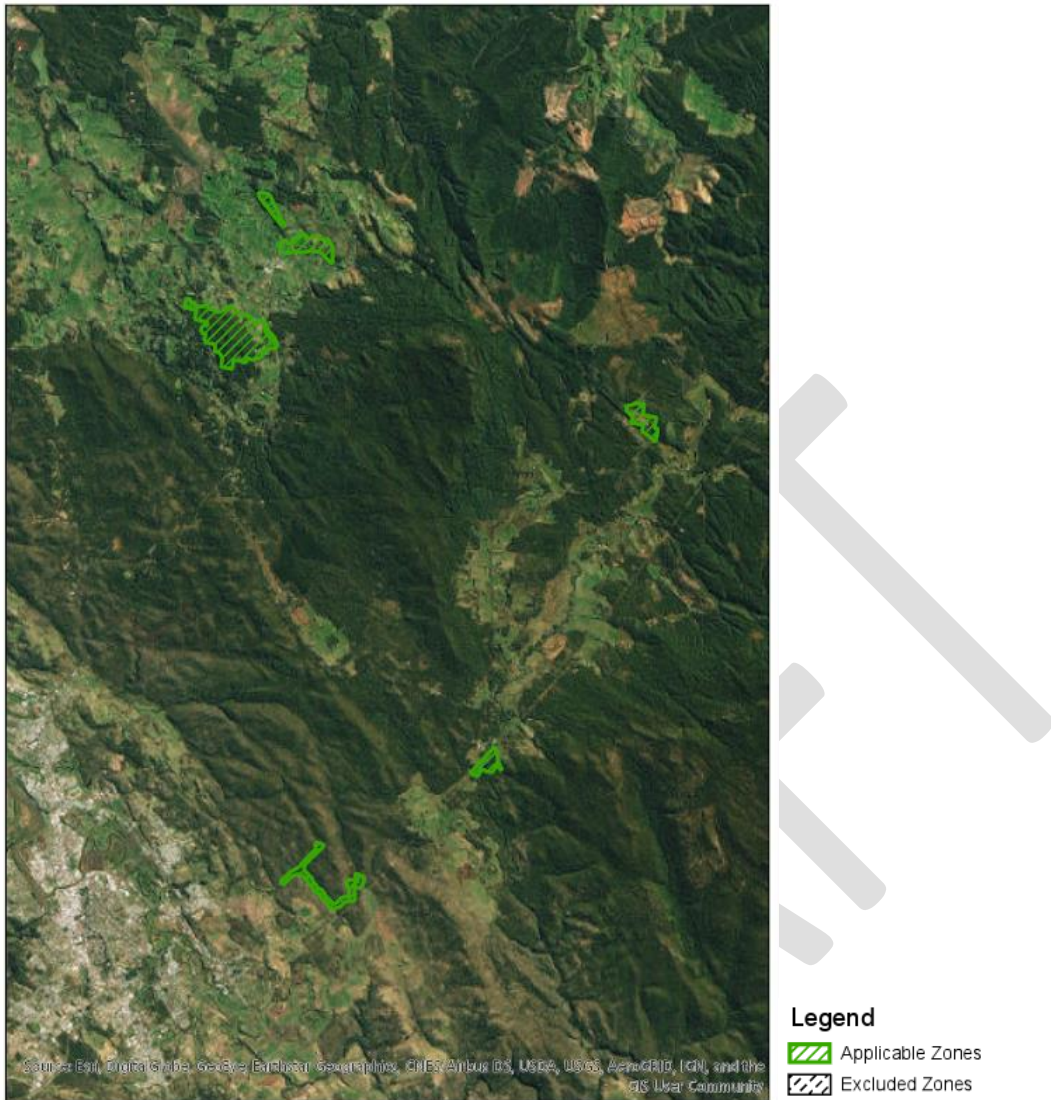


Figure 10: Map of applicable zones in the Rural Local Setting Precinct.

The existing precinct is almost entirely zoned Rural, Agricultural or Environmental Management. It includes a number of key scenic sites with natural and heritage values (see Fig. 10). This includes Lilydale Falls, Rhododendron Garden, Hollybank Reserve, Nunamara Intake Dam, and Scamps Reserve. The precinct is significant for its scenic, environmental and historic values, and it is recommended that the area be considered in the SPC.

3.1.10 Dilston Wetlands Precinct



Figure 11: Map of applicable zones in the Dilston Wetlands Precinct.

The existing precinct is part of the Tamar estuary and covers a significant area of lowland bordering the Tamar River to the east (see Fig. 11). It provides a backdrop to the East Tamar Highway and West Tamar. The majority of the land is zoned Agricultural, though there are some areas of Rural or Rural Living. In conclusion, the precinct is significant for its scenic, environmental and landscape values, and it is recommended that the area be considered in the SPC.

3.2 Existing Scenic Road Corridors

The Launceston municipality has three existing scenic road corridors that cover approximately 1,600ha.

3.2.1 Bass Highway



Figure 12: Map of applicable zones in the Mass Highway Scenic Road Corridor.

The existing corridor starts at the intersection with Meander Valley Road and finishes at the intersection with the Midland Highway (see Fig. 12). The surrounding land has a variety of zones applied. Only the Kate Reed Reserve has an applicable zone. It is zoned Environmental Management and is owned by the Department of Tourism, Parks, Heritage and the Arts. Potential development is likely to be limited to maintenance work.

The overall road corridor makes up part of the southern entry into Launceston. While it is important that the visual amenity is maintained, it is considered that a separate SAP covering the southern entry into Launceston would be more appropriate. The SAP could also cover the various zones abounding the road. Therefore, it is determined that the Midland Highway can be excluded from the SPC.

3.2.2 Midland Highway



Figure 13: Map of applicable zones in the Mass Highway Scenic Road Corridor.

The existing corridor starts at 9 Charbooday Drive and finishes at the intersection with the Bass Highway (see Fig. 13). The surrounding land has a variety of zones applied. Only two sites have applicable zones. The first is the Kate Reed Reserve. It is zoned Environmental Management and is owned by the Department of Tourism, Parks, Heritage and the Arts. Potential development in these areas is likely to be limited to maintenance work. The remaining area is the part of the Mount Pleasant Estate that is zoned Rural. It is privately owned. While it is important that the visual amenity is maintained, it is considered that a separate SAP covering the southern entry into Launceston would be more appropriate. The SAP could also cover the various zones abounding the road. Therefore, it is determined that the Midland Highway can be excluded from the SPC.

3.2.3 North East Corridor

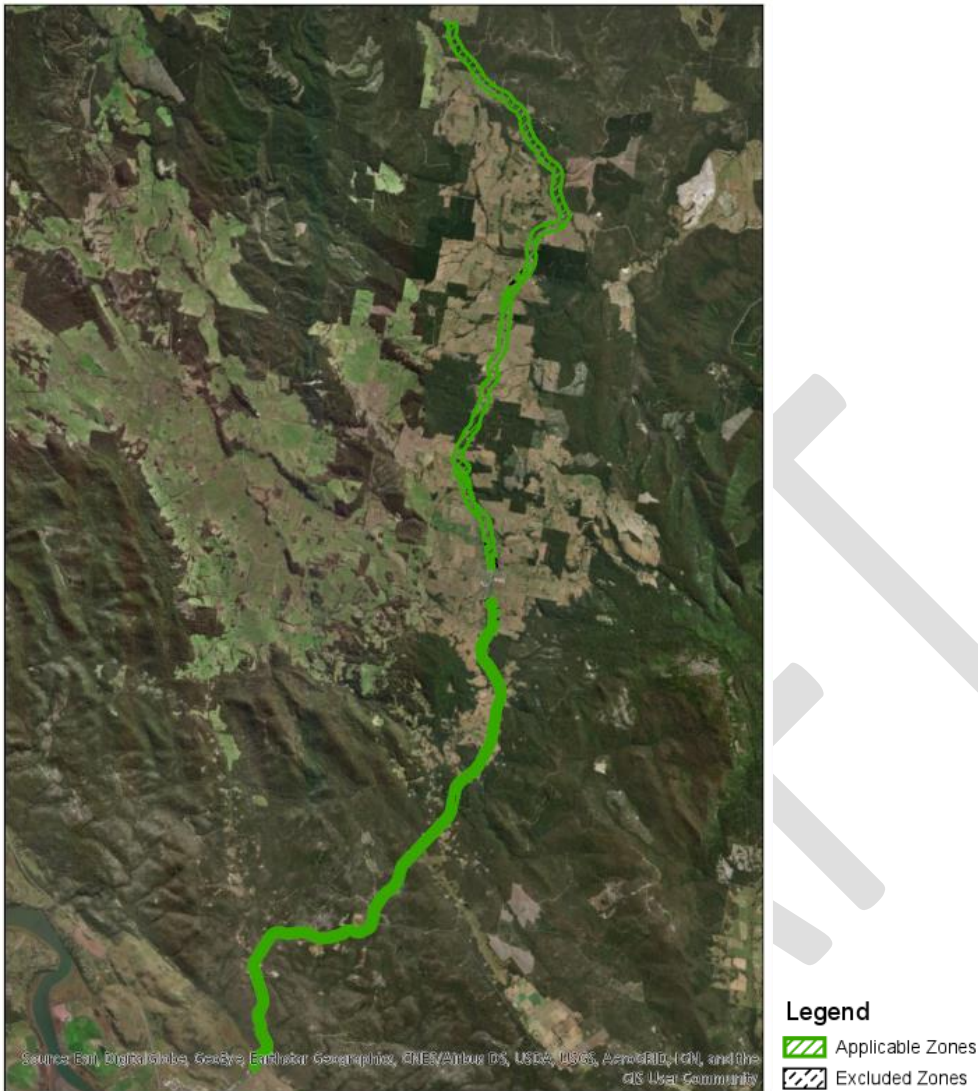


Figure 14: Map of applicable zones in the Mass Highway Scenic Road Corridor.

The existing Corridor is part of the North East Trail tourist route connecting Launceston with Bridport, as well as part of the Tamar Valley Wine Route (see Fig. 14). The existing corridor is split into three parts. The first starts from the Intersection with Russell Plains Road and finishes at 19 Lalla Road. It connects Rocherlea with Lilydale. The road provides access to Hollybank Forest Reserve and several mountain bike trails.

The second part starts from the 12 Golconda Road and finishes at the intersection with Pipers Brook Road. The corridor connects Lilydale with Lebrina. It provides access to several scenic spots like Lilydale Falls. The third part starts at the intersection between Golconda Road and Pipers Brook Road and finishes at 678 Pipers Brook Road.

The majority of the abounding sites are large rural lots and are heavily vegetated along the road edge. It is recommended that the North East Corridor be considered in the SPC. Furthermore, it is recommended that the corridor be mapped, as opposed to applying the standard setback. This will allow for the setbacks to respond to the surrounding landscape, and will make it easier for planners, residents and developers to know exactly what land is covered by the corridor.

4 Recommendations

There are three scenic protection areas and two scenic road corridors proposed in the draft LPS. They cover approximately 40,800ha in total. The scenic protection areas and scenic road corridors have been aligned so that there is no overlap between areas (see Fig. 15). The areas that were previously covered by the existing SMC that are now excluded total approximately 5,000ha. This includes areas that are in excluded zones or minor modifications due to title boundaries.

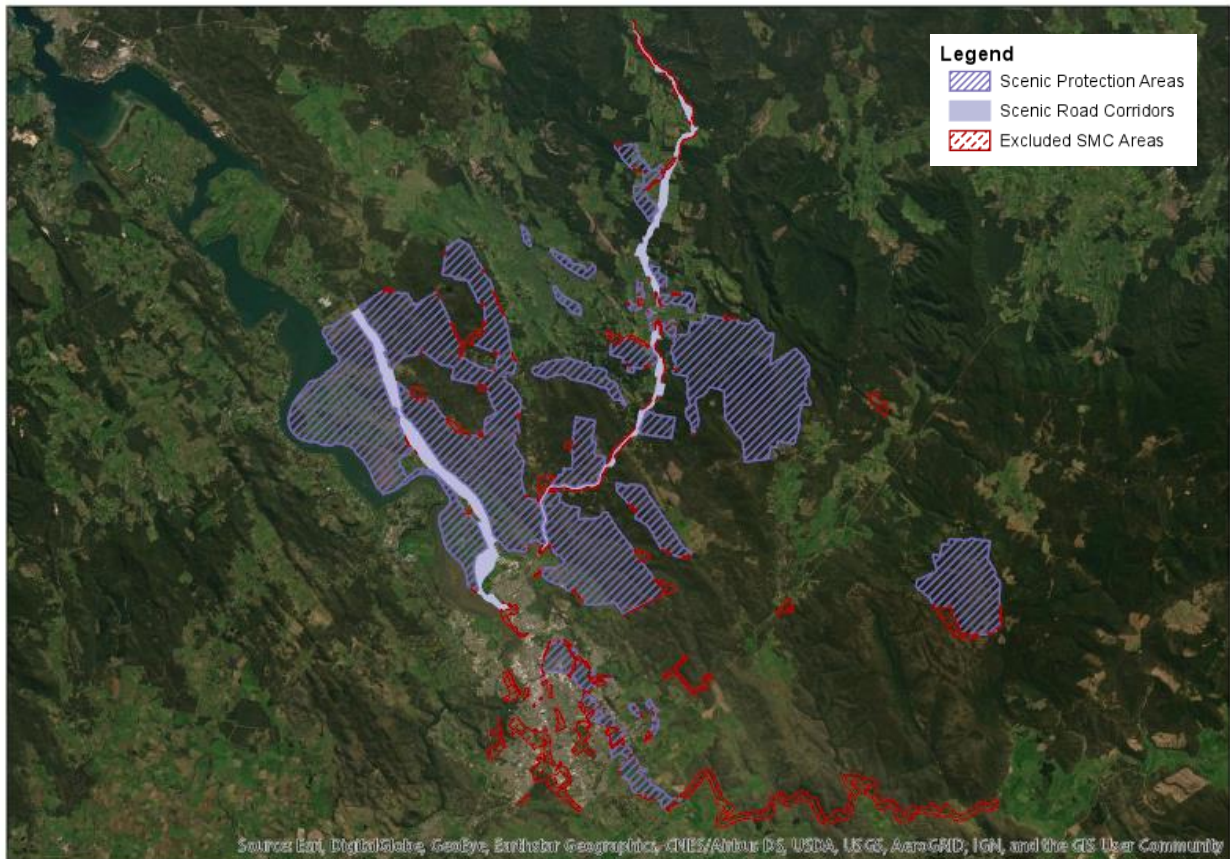


Figure 15: Map of proposed Scenic Protection Areas and Scenic Road Corridors.

Approximately 10,800ha of land recommended for the SPC has been added that was not previously covered by the SMC. Primarily this is due to the provision of permitted pathways and additional exemptions in the code. Previously, development in the SMC precincts that did not meet the code exemptions was automatically discretionary. However under the SPC, work in a scenic protection area that is not near the skyline or greater than 500m² in area is permitted. The additional exemptions cover the majority of works for agricultural uses, as well as several instances of vegetative clearing and minor extensions to existing buildings.

This allows for some scenic management areas to be combined to reduce spot overlays and provide consistency, particularly in the Tamar River and Rural Hills scenic protection areas. Additionally, scenic road corridors have now been mapped, including along the East Tamar Highway. Previously the highway was only sporadically covered by the Rural Hills, despite being classified as the Tamar Valley Tourist Route. This has now been corrected.

4.1 Proposed Scenic Protection Areas

4.1.1 Tamar River Protection Area

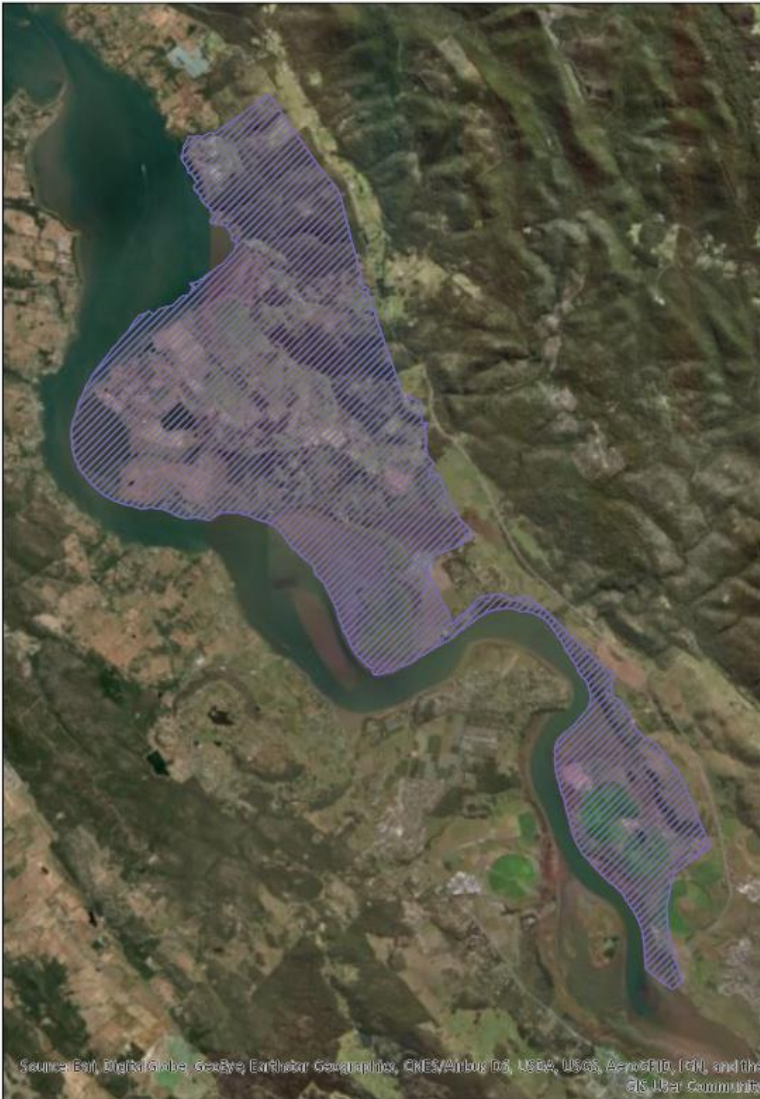


Figure 16: Map of proposed Tamar River Scenic Protection Area.

Description:

The Tamar River Scenic Protection Area encompasses low lying land to the north of the city limits that adjoins the Tamar Estuary (see Fig. 16). Covering approximately 6,900ha, the area extends 22km from north to south and includes Dilston, Windermere and Swan Bay.

The area is predominately viewed by boat from the Tamar River (see Fig. 17). Locals use the area for commercial and recreational activities, and there are several tourist cruises daily. The foreground includes the river itself and the shoreline. The riparian vegetation is largely low-lying native species such as the great bindweed, sea club rush and common rush (see Fig. 18). This provides nursery habitat for several species of fish, as well as significant habitat for waterfowl, migratory wading species and land birds. Along the banks of the river, the vegetated cover shifts from large sections of mature trees, to smaller pockets of scattered native and exotic trees. Occasionally there are groups of small dwellings that cluster around the river's edge (see Fig. 19).



Figure 17: View of the Tamar River.



Figure 18: View of Waverley from the river.

The middle ground when visible is largely composed of undulating plains used for small farming activities such as grazing, orchards and forestry. The background is composed of sparsely vegetated hillsides like Gaunts Hill and Landfall Hill. In the distance, the heavily vegetated hills of the Rural Hills Scenic Protection Area are visible (see Fig. 20).



Figure 19: View of the riparian vegetation.



Figure 20: View of the rural hills in the distance.

The Tamar River is also clearly visible from the East and West Tamar Highways, as well as surrounding rural and residential hillsides. In these instances the river becomes a visually dominant feature in the background, contrasting against its vegetated surrounds.

Scenic Value:

The Scenic Protection Area is composed of a series of natural and manmade elements. Together these create a distinct landscape with clearly defined foreground, middle ground and background sections. The Tamar River is a key landscape feature of regional significance, visible from scenic road corridors and supporting a number of tourism ventures. It contributes to the landscape character of the broader Tamar Valley. The area has a high visual presence of waterfowl and native birds all year round, including ducks, swans, egrets, pelicans and the occasional white-bellied sea eagle.

Key scenic points include the Windermere Church and the Native Point Nature Reserve. The church is a major landmark that brings pride to the village of Windermere. Its location at the river edge provides visual prominence. Surrounding dwellings reflect the local and historic rural character.

Management Objectives:

The management objectives for the Tamar River Scenic Protection Area are:

- a) that development is designed to be consistent with the existing character of the precinct as defined in the area description;
- b) to avoid intrusive development or landscape alterations that would adversely impact on the high scenic quality of the landscape character;
- c) to limit destruction of vegetation which would adversely impact on the scenic integrity of the landscape character;
- d) to maintain views of the Tamar River from public roads and places; and
- e) to avoid development that will negatively impact on the nursery and feeding grounds of native fauna.

4.1.2 North Esk Protection Area

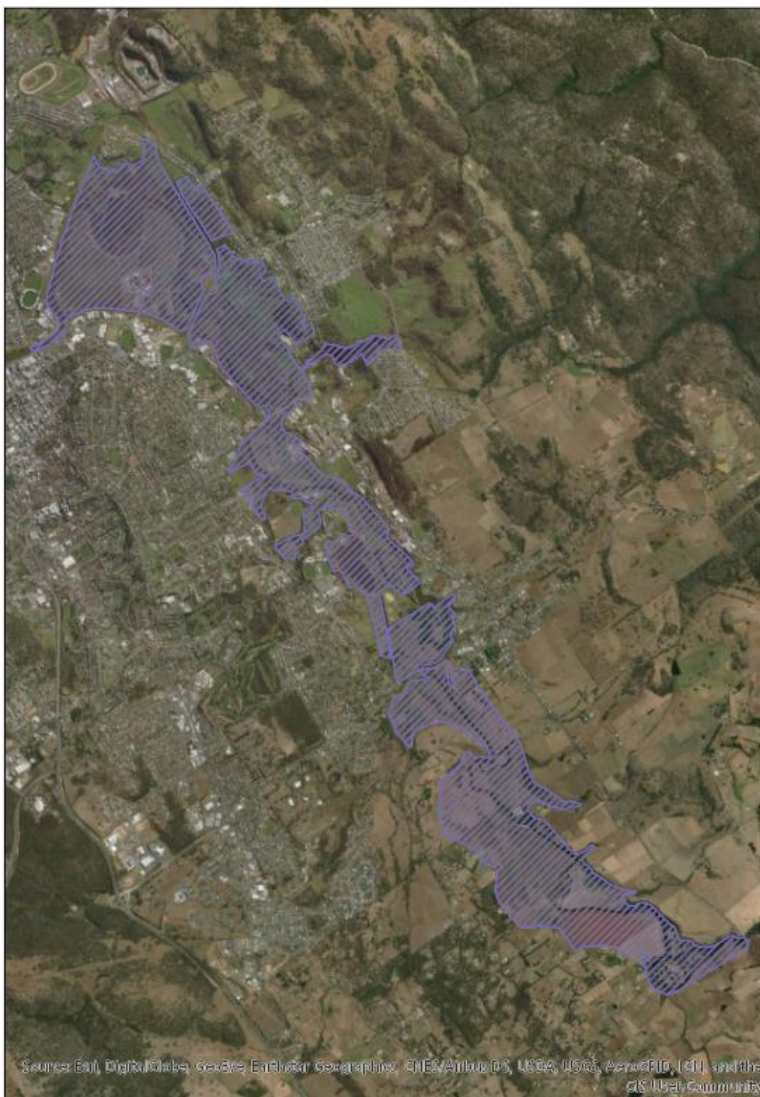


Figure 21: Map of proposed North Esk Scenic Protection Area.

Description:

The North Esk Scenic Protection Area covers approximately 1,700ha. Beginning at the southern side of Victoria Bridge, the area follows the North Esk River's flood plain southwards for approximately 25km (see Fig. 21).

The river itself is used for many recreational activities, such as fishing, rowing and swimming. Patches of wet sclerophyll, dry sclerophyll and riverine vegetation cluster in the foreground around the river edge (see Fig. 22). The middle ground when visible is largely composed of low lying pastures used for grazing or farming, or public facilities such as the QVMAG, UTAS Stadium, Launceston Show Grounds, Northern Suburbs Athletics Centre and St Leonards Park. In the northern section, the background is composed of distant views to the residential hills and city.



Figure 22: View from the North Esk River.



Figure 23: View of the North Esk Flood Plains.

The flood plains also form a major part of the vistas from the outer eastern suburbs such as Ravenswood, Waverley and St Leonards. To a lesser extent it can be seen from inner city suburbs such as Newstead and East Launceston. In these instances, the land slopes down to the flood plains, with the river and low lying pastures creating a clear visual divide between the city centre and the eastern suburbs (see Fig. 23).



Figure 24: View from the St Leonards Park.



Figure 25: View along the North Esk River.

Scenic Value:

The Scenic Protection Area is natural, with limited visual impact resulting from manmade interventions (see Fig. 24). The North Esk River supports a number of recreational activities both in the water and along the banks. The flood plains are clearly visible from the surrounding residential areas. It provides a clear point of separation between the inner suburbs of the city and the outer eastern suburbs, preventing urban sprawl and allowing for distinct areas to emerge.

The area has a high visual presence of native birds all year round, including swans, ducks and herons (see Fig. 25). Farm animals such as cattle and horses are regular

features in the landscape. The flood plains provide a scenic backdrop to the eastern suburbs, with key vistas from Vermont Road, Henry Street and High Street. It also incorporates local historic sites such as Northcote and Corra Lynn set within the rural landscape.

Management Objectives:

The management objectives for the North Esk Scenic Protection Area are:

- a) that development is designed to be consistent with the existing character of the precinct as defined in the area description;
- b) to maintain the cleared rural character;
- c) to maintain views of the North Esk Flood Plains from public roads and places;
- d) to protect views from the North Esk River from intrusive development; and
- e) to discourage the removal of native vegetation, unless it is unavoidable and is replaced with a mix of species that can support native wildlife.

4.1.3 Rural Hills Protection Area

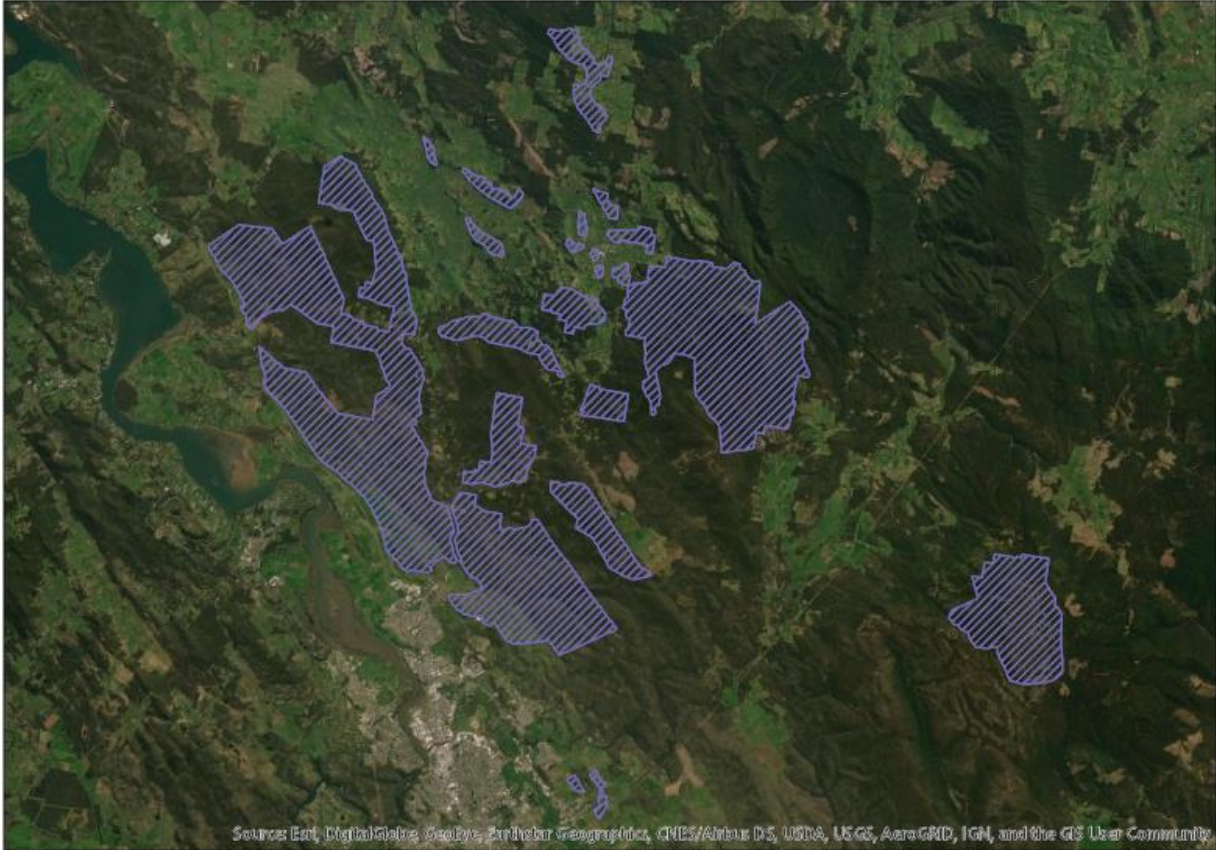


Figure 26: Map of proposed Rural Hills Scenic Protection Area.

Description:

The Rural Hills Scenic Protection Area covers approximately 28,600ha. It is composed of key hillsides and ridgelines that frame the northern approaches into Launceston and rural townships in the municipality (see Fig. 26).

The area covers a number of forest reserves, and provides opportunities for hiking and mountain bike riding. The area is primarily viewed from the Tamar Valley Tourist Route and the North East Tourist Route, which are regularly used by locals and tourists. The

hillsides are also largely visible from major rural roads and the northern outer suburbs. The area provides a backdrop, with Mt Arthur, Mt Barrow, and Mt Direction dominating the landscape. Mt Barrow in particular is composed of steep cliff sides and rock faces, creating a visually distinct form against the surrounding vegetated hills (see Fig. 27). The Dismal Range, Fingerpost Hills and Boomer Hills are less dominating, comprised of undulating hills of heavily vegetated native forest interspersed with areas of cleared pasture (see Fig. 28). Lilydale Falls, Hollybank Reserve, Nunamara Intake Dam, and Scamps Reserve make up the middle ground and are heavily vegetated.



Figure 27: View of Mt Barrow.



Figure 28: View of the Dismal Range

Scenic Value:

The Scenic Protection Area is natural, with no significant impact resulting from manmade interventions. Mt Arthur, Mt Barrow, and Mt Direction are all well-defined and visually distinct landforms that are elevated above their surrounds (see Fig. 29). The remaining hillsides and ridgelines are less prominent, but are visually evident in the landscape.



Figure 29: View of the Mt Arthur.



Figure 30: View of the Mt Dismal.

The hillsides are composed of heavily vegetated areas of public and private land that is both historically and ecologically significant. They are visible from major tourist routes and provide a scenic backdrop to the rural surrounds and inner residential areas to the north and east of the city (see Fig. 30). It is important to protect the vegetated character of the hillsides and prevent the development of dominant structures that can be seen from a distance.

Management Objectives:

The management objectives for the Rural Hills Scenic Protection Area are:

- a) that development is designed to be consistent with the existing character of the precinct as defined in the area description;
- b) to maintain the cleared rural character on the lower slopes and plains;
- c) to limit destruction of existing vegetation cover, and enhance native forest coverage in hilltop locations;
- d) to minimise the visual impact of development on the hillsides, particularly when viewed from public roads and places; and
- e) to encourage significant community infrastructure to co-locate in existing areas, or be designed to minimise their visual intrusion in the landscape.

4.2 Proposed Scenic Road Corridors

4.2.1 Tamar Valley Road Corridor



Figure 31: Map of proposed Tamar Valley Scenic Road Corridor.

Description:

The Scenic Road Corridor follows the East Tamar Highway approximately 20km from the intersection with University Way to the municipality boundary (see Fig. 31). The corridor varies from 200m wide to 1.5km wide, and covers approximately 2,000ha. The East Tamar Highway is one of two major entryways from the north into Launceston city

and is classified as the Tamar Valley Tourist Route. It provides links to Windermere, Swan Bay, Mount Direction and Boomer Hills.



Figure 32: View towards the Mowbray Link.



Figure 30: Mature vegetative screening.

The southern section of the precinct is largely undeveloped, providing the opportunity for long distance views to the Tamar River (see Fig. 32). Further north, the foreground alternates between large swaths of cleared agricultural land and steep slopes that are heavily vegetated with native flora. Development is largely shielded from view by mature vegetation (see Fig. 33). When visible, the middle ground to the east provides a sloping transition from the open pastures in the foreground to the vegetated hillsides covered by the Rural Hills Scenic Protection Area. To the west, the middle ground is composed of residential development covered by the Tamar River Scenic Protection Area. Where the undulating hills dip into valleys, the Tamar River and West Tamar can be viewed in the background.



Figure 34: View of the rural foreground.



Figure 30: View extending to the background.

Scenic Value:

The Scenic Road Corridor is composed of a series of natural and manmade elements (see Fig. 34). It focuses on the foreground and middle ground surrounding the Tamar Valley Tourist Route. Together with the Tamar River and Rural Hills Scenic Protection Areas, the corridor provides a distinct landscape with clearly defined foreground, middle ground and background sections. Classified as a state highway, the route is heavily trafficked by locals and tourists.

Limited development in the foreground of the corridor has protected views to the Tamar River and surrounding hillsides. Together with the undulating hillsides, the highway has a series of key vistas, where the land falls away and the middle ground and background

are visible (see Fig. 35). This landscape character contributes to the arrival experience into and from Launceston to the north. It is important to maintain the scenic character of the highway. To do this, the foreground needs to remain clear of large structures or bold additions.

Management Objectives:

The management objectives for the Scenic Road Corridor are:

- a) that development is designed to be consistent with the existing character of the area as defined in the corridor description;
- b) to avoid intrusive development or landscape alterations that would adversely impact on the high scenic quality of the landscape character;
- c) to limit destruction of vegetation which would adversely impact on the scenic integrity of the landscape character;
- d) to prevent development from obstructing long range views from the highway of the Tamar River, West Tamar municipality and surrounding hillsides;
- e) to maintain the scenic qualities associated with the arrival experience into and from Launceston City.

4.2.2 North East Road Corridor



Figure 36: Map of proposed Tamar River Scenic Protection Area.

Description:

The Scenic Road Corridor covers 35km of the North East Trail Tourist Route (see Fig. 36). The first section starts along Lilydale Road, just past the intersection with Russell Plains Road. It continues until it reaches the urban edges of Lilydale. The second section starts along Golconda Road at the edge of Lilydale. After the intersection between Golconda Road and Pipers Brook Road, the corridor continues on Pipers Brook Road to the edge of the municipality. The corridor varies from 150m wide to 700m wide, and covers approximately 1,600ha.

The route is one of two major entryways from the north into the city. Lilydale Road is often used by tourists to visit attractions and activities such as Hollybank Forest Reserve, Lilydale Falls, Mt Arthur, mountain bike trails and vineyards. The route also provides entry into Launceston from the Dorset municipality. As such, for a rural highway it is heavily trafficked by both locals and tourists.



Figure 37 and 38: View of mature trees providing screening for existing development and uses.

The majority of the precinct consists of mature trees that provide vegetative screening to agricultural and industrial uses (see Fig. 37 and 38). When visible, the middle ground provides a sloping transition from the rural farmland and dwellings in the foreground to the vegetated hillsides covered by the Rural Hills Scenic Protection Area (see Fig. 39).



Figure 39: View from leaving Lilydale.



Figure 40: View revealing the background.

Scenic Value:

The Scenic Road Corridor is composed of a series of natural and manmade elements. It focuses on the foreground and middle ground surrounding the North East Trail Tourist Route. The vegetated hillsides of the Rural Hills Scenic Protection Area provides the

backdrop to the corridor. The route is regularly trafficked by tourists to visit attractions, and is also advertised as a wine route.

Development has largely been hidden from view by mature trees in the foreground. This has also provided the opportunity for key vistas, where the land falls away and the middle ground and background are visible (see Fig. 40). It is important to maintain the scenic character of the highway. In particular, the vegetative screening along the road side is important to allow for agricultural and industrial uses to continue without negatively affecting tourist ventures.

Management Objectives:

The management objectives for the Scenic Road Corridor are:

- a) that development is designed to be consistent with the existing character of the area as defined in the corridor description;
- b) to avoid intrusive development or landscape alterations that would adversely impact on views from the North East Trail Tourist Route;
- c) to discourage the removal of vegetative screening, unless it is unavoidable and is replaced with a mix of species that can support native wildlife; and
- d) to maintain the scenic qualities associated with the North East Trail Tourist Route.

5 Conclusion

The consideration for the Scenic Protection Areas in the draft LPS has been undertaken in accordance with Guideline No 1, issued by the Tasmanian Planning Commission, considering the existing character, land constraints, existing and desired density and provision of services within the area. The spatial distribution of the areas has been applied across the City of Launceston based on the analysis within this report.

The inclusion of a Scenic Protection Area overlay in the draft LPS is not a mandatory requirement, however its inclusion is informed by local policy and history in the Launceston context.

6 References

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