

FINAL MAY 2025

The Central Coast Scenic Landscape Character Study



Our Homes
Our Future

CENTRAL
COAST
HOUSING
STRATEGY



Ethos
Urban



Australian Government

Acknowledgment of Country

The Council acknowledges the palawa/pakana people as the Traditional Custodians of lutrawita (Tasmania), including the land, community, sea and waters where we live and work.

Our community respectfully acknowledges the Punnilerpanner tribe of the Northern Country of Tasmania, their continuing relationship to this land, and their ongoing living culture.

We recognise that we have much to learn from the First Nations Peoples who represent one of the world's oldest continuing cultures, and we pay our respects to Elders past and present and to all First Nations Peoples living in and around the Central Coast Community.

We acknowledge First Nations artist, Annie Hay, for use of her artwork.

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Executive Summary

Central Coast Council engaged Ethos Urban to undertake the Our Homes, Our Future - Central Coast Housing Strategy (the project). The project will provide a long term strategic framework to guide planning and development of housing within the Central Coast and includes:

- Housing Strategy - providing the strategic basis to coordinate the planning and delivery of housing in Central Coast across the next 20 years.
- Structure Plans - comprising sustainable growth plans for four townships and localities.

This Scenic Landscape Character Study (this report) forms a part of an integrated suite of documents including the Background Analysis Report and Retail and Activity Centre Study that inform the Housing Strategy and Structure Plans.

This report provides an analysis of the existing features that contribute to understanding the existing landscape character of the Central Coast. Five Scenic Landscape Character Areas have been identified including the:

- **Sweeping Shorelines and Coastal Headlands:** characterised by exposed rocky shorelines, sand dunes, estuaries, headlands and bays that provide a backdrop to the municipality's primary settlements.

- **Rivers, Rivulets and Valleys:** encompassing all major and minor rivers, creeks and their riparian corridors that flow through defined valleys of varying depth and width.
- **Undulating Pastures and Productive Land:** characterised by a 'patchwork quilt' of expansive agricultural fields.
- **Mountainous Eucalyptus Forests and Woodlands:** characterised by densely vegetated elevated terrain that exhibits steep to sloping topography and minimal to no built form.
- **Coastal Plains and Urban Environments:** characterised by flat topography surrounded by steep to sloping land that encloses townships along the coastline.

Subsequent to determining the five key Scenic Landscape Character Areas, six key scenic landscape considerations have been identified for future planning, design and development of housing in Central Coast. These considerations relate to:

- Future settlement balance - including how landscape features may constrain the extent of settlements.
- Varied topography - including flat coastal plains, gently undulating pastures and steep hillsides that contribute to overall scenic landscape character.

- Viewlines - including short, medium and long range views.
- Loss of native vegetation - relating to its contribution to visual amenity and scenic landscape character.
- Coastal development - including suitability of development in these areas, how it responds to the sensitive interface and mitigates impact on scenic landscape character.
- Rural hamlets - and how they respond to the local and regional scenic landscape characteristics, and
- The identified Scenic Landscape Character Areas - including how future development should respond to the existing scenic landscape characteristics in each area.

Each consideration presents opportunities and constraints and will inform the preparation of the Housing Strategy and Structure Plans, with respect to the retention of scenic landscape values.

Introduction



1. Introduction

The Central Coast Scenic Landscape Character Study provides an understanding of landscape values, their location and their spatial extent. This Study provides strategic background analysis of the dominant landscapes across Central Coast to ensure the future design, planning and development of housing is carefully considered with respect to retaining and enhancing scenic landscape character.

1.1 Purpose of this Study

This study forms a part of a suite of background documents that will inform the Our Homes, Our Future - Central Coast Housing Strategy (the project). The broader project will provide a long term strategic framework to guide planning and development of housing on the Central Coast. The key project outputs include a Housing Strategy and four detailed Structure Plans to coordinate the planning and delivery of housing in Central Coast

When considering the planning for future growth, it is critical to understand and consider the scenic landscape character and significance of identified landscape areas in Central Coast. This is achieved by:

- Understanding the existing landscape conditions.
- Identifying the scenic landscape character areas across Central Coast, including their key elements and features.
- Determining the significance of scenic landscape areas.
- Identifying key considerations for planning and design of future housing growth in these areas.

Scenic landscape character considerations are one of many components that will guide the future design, planning and development of housing in the Central Coast. In addition to the analysis undertaken in this background study, the Housing Strategy and Structure Planning process will provide further streamlined considerations and recommendations for the application of planning instruments such as relevant zones and overlays.

1.2 Structure of this Scenic Landscape Character Study

The structure of this Scenic Landscape Character Study is as follows:

- Stage 1 – Site and context analysis
 - » Identify existing landscape elements including landscape features, edges or contrast and overall composition informed by desktop analysis and a site visit conducted on the 19th and 20th of July 2024.
- Stage 2 – Identification of scenic landscape character areas
 - » Identify scenic landscape character areas including their defining landscape character elements and features, level of significance, susceptibility and sensitivity to change, key visual receptors and pattern of viewing.
- Stage 3 – Identifying key considerations and outcomes
 - » Identify key considerations including opportunities and constraints for future housing growth.

1.3 Understanding Scenic Landscape Character

1.3.1. What is scenic

The Cambridge Dictionary defines scenic as ‘having or allowing you to see beautiful natural features’. This is supported by other dictionary definitions such as the Oxford Dictionary (‘having beautiful natural scenery’) and the Merriam Webster Dictionary (‘of or relating to natural scenery’). While most parts of this definition can largely be measured, the incorporation of a highly subjective concept in the form of ‘beauty’ poses some challenges for practical application in planning.

In order to help overcome this, planning has sought to better quantify what ‘beauty’ means. A key way in which this has been done is through the use of the concept of ‘amenity’. According to the Tasmanian Planning Scheme, amenity means ‘in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable’.

With reference to the scope of this project, the visual aspects of amenity are of the greatest relevance. The Guidelines for Landscape and Visual Impact Assessment v3 (GLVIA3) defines ‘visual amenity’ as ‘the overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area’. Visual amenity is often also known as ‘scenic character’.

For the purposes of this study, the term scenic character has been broadly defined to mean elements in a particular combination that makes an area look:

1. distinctive; and
2. attractive.

The inclusion of “distinctive” is drawn from the New South Wales Department of Planning and Environment’s definition of character:

- “Character is what makes a neighbourhood distinctive and is the identity of a place. It encompasses the way it looks and feels. It is created by a combination of land, people, the built environment, history, culture and tradition including Aboriginal and non-Aboriginal, and looks at how they interact to make a distinctive character of an area”.

The addition of “scenic” acknowledges the concepts of beauty, amenity and visual amenity.

1.3.2. What is landscape

There are many definitions of landscape. This Study adopts that of the European Landscape Convention (ELC) as follows:

‘an area, as perceived by people, whose character is a result of the action and interaction of natural and/or human factors’ (Council of Europe, 2000)

Landscape is understood as being inclusive and encompasses the relationship between people and place. The ELC definition moves beyond the idea that landscape is only a matter of aesthetics and visual amenity. Instead it encourages a focus on landscape as a resource in its own right and can result from the way different components of the environment (both natural and cultural) interact together and are perceived by us (Swanwick and Land Use Consultants, 2002.)

1.3.3. Why is landscape important?

Landscape is important because it provides:

- a shared resource which is important in its own right as a public good,
- an environment for flora and fauna,
- the setting for day to day lives - for living, working and recreation,
- opportunities for aesthetic enjoyment,
- a sense of place and a sense of history, which in turn can contribute to individual, local, national, European and First Nations identity,
- continuity with the past through its relative permanence and its role in acting as a cultural record of the past,
- a source of memories and associations, which in turn may contribute to wellbeing,
- inspiration for learning, as well as for the art and other forms of creativity.

In addition, landscape provides economic benefits, both directly by providing an essential resource to support livelihoods, especially in agriculture, forestry and other land management activities, and in recreation and tourism, as well as indirectly through its now widely acknowledged benefits for health and wellbeing.

1.3.4. What is landscape character?

Landscape character is the interplay of geology, topography, vegetation, water bodies and other landscape elements and features, combined with the effects of land use and built development, which makes one landscape different from another. The landscape character of an area provides the basis for understanding the landscape features, areas of edges or contrast and overall composition.

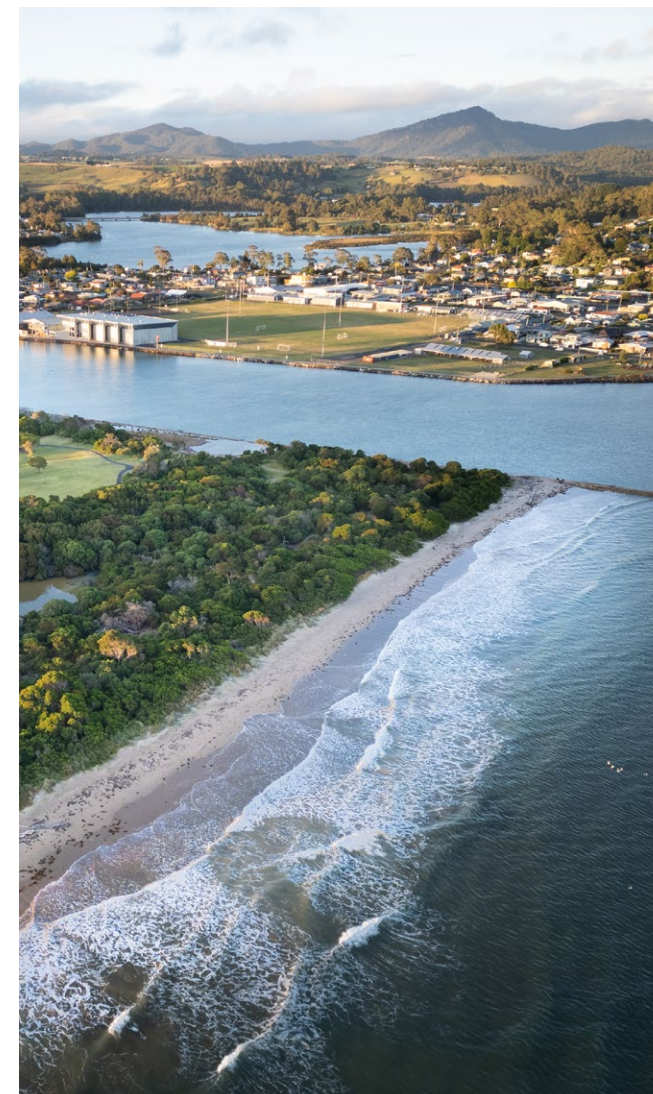
1.3.5. What is scenic character?

Scenic character comprises elements in a particular combination that makes an area distinct and attractive.

Identifying scenic character includes the consideration of the elements of landscape and/ or the built environment that are prominent and contribute to an areas overall aesthetic value and significance when viewed from different points.

1.3.6. Considering scenic and landscape character together

A Scenic Landscape Study is primarily concerned with the physical and visible attributes of the landscape. However, it also encompasses environmental, social, and cultural elements to some degree. A professional assessment has formed the basis for the development of Scenic Landscape Character Areas, focussing on distinctions between the physical/visual elements of the unique landscapes across Central Coast.



3 Leven River Mouth (Ulverstone)
Source: Central Coast Council

1.4 Study Area

1.4.1. Study area context

The study area is the Central Coast local government area located on the north-west coast of Tasmania. The Central Coast municipality area spans approximately 93,180 hectares of land and is home to approximately 23,331 people (Informed Decisions, 2023).

The municipality is characterised broadly by its large rural hinterland areas interspersed with areas of environmental and scenic value including a number of reserves, most prominently the Dial Ranges and Leven Canyon. The rugged coastline is also a significant feature that attracts both residents and visitors.

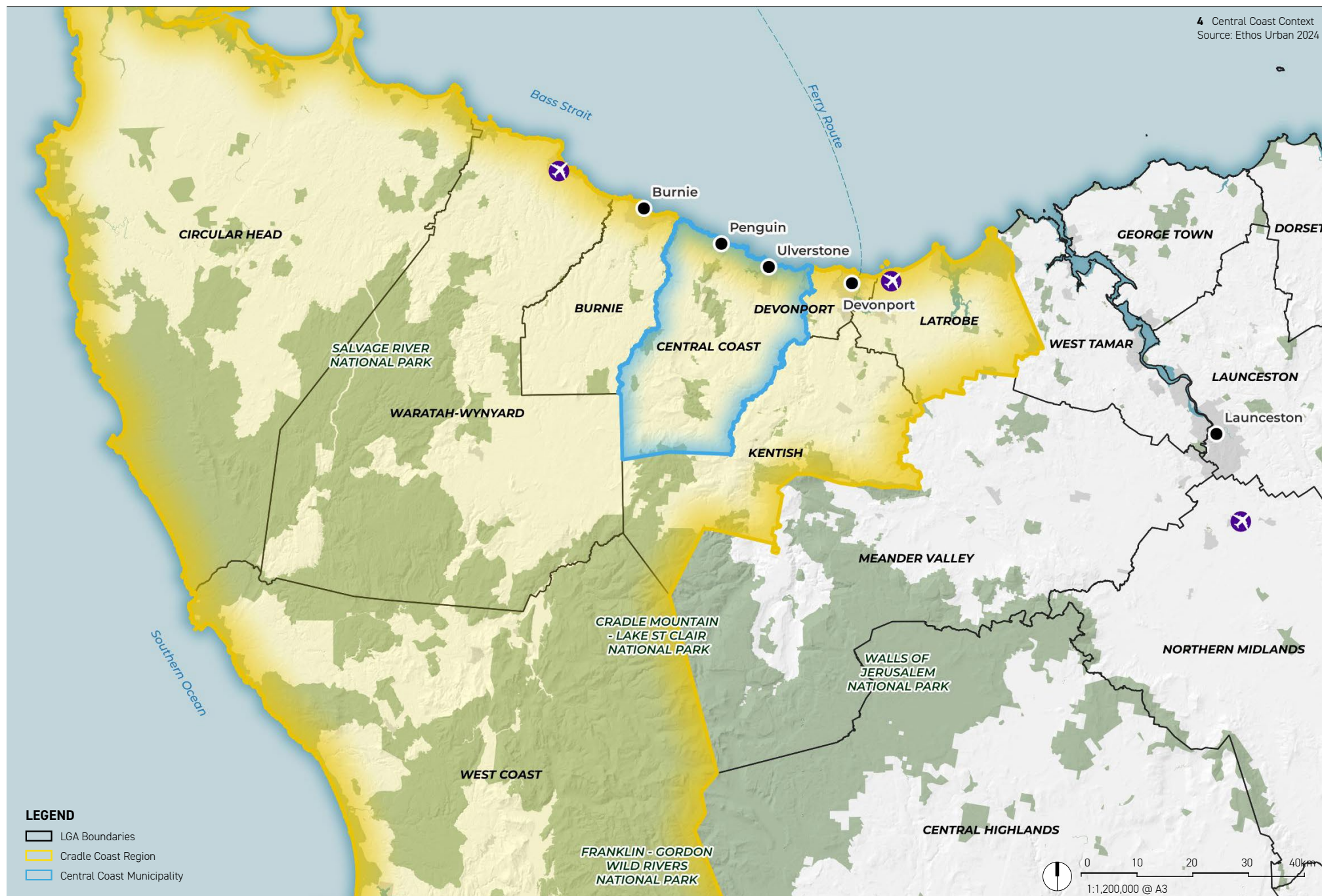
The primary settlement is Ulverstone, followed by Penguin, both located on the northern coastline. A number of other key residential settlements are located along the coastline including Turners Beach, Sulphur Creek, and Heybridge.

Smaller settlements and hamlets support the overall resident population. These include Preservation Bay and Leith located along the coastline and Forth, Gawler, North Motton, Riana, South Riana, Gunns Plains and Sprent located further inland.

1.4.2. Study area context

Central Coast is one of nine Councils located in the wider Cradle Coast Region. This region is characterised by its diverse rural and coastal landscapes, prime agricultural land, natural resources and highly valued wilderness areas. The Region contains a variety of accessible natural and cultural landscape attributes which support distinctive ecological, economic and cultural activity.

The municipality is located between Burnie and Devonport, both with regional airports and the Spirit of Tasmania docking in Devonport.





Methodology

02

2. Methodology

There is currently no universally agreed, national level guideline for scenic landscape assessments in Australia. Therefore, the methodology for this scenic landscape Study is derived from a number of documents that provide guidance in respect to scenic landscape and visual impact assessment.

Most notably, the international standard 'Guidelines for Landscape and Visual Impact Assessment' version 3 (GLVIA 3) is widely referenced in landscape and visual studies in Australia, and in our opinion is versatile for a range of contexts.

Other scenic landscape character and visual study guidance we have drawn upon includes:

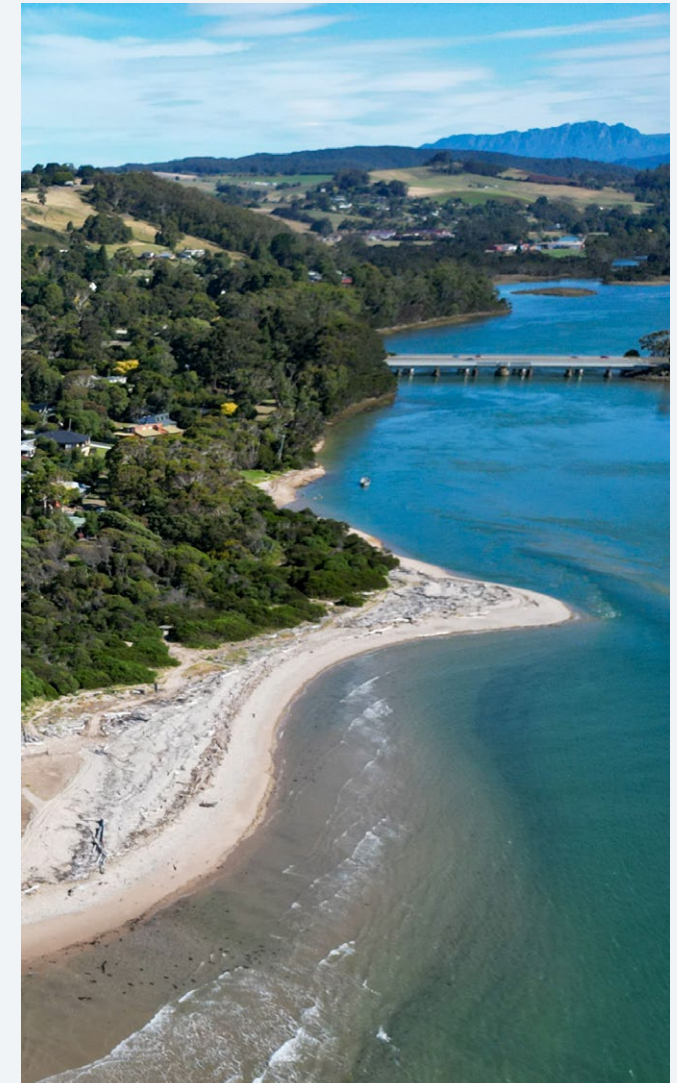
- Guidance Note for Landscape and Visual Assessment (AILA, 2018)
- Visual Landscape Planning in Western Australia (Western Australia Planning Commission and the Department of Planning and Infrastructure, 2007)
- Topic Paper 6 – Techniques and criteria for judging capacity and sensitivity (the Countryside Agency and Scottish Natural Heritage, 2014)
- South East Queensland Regional Plan 2005–2026 Implementation Guideline No. 8 Identifying and protecting scenic amenity values (Queensland Government, 2007)
- VisuLands Framework (Tviet et al, 2007).

Benchmarking against other well-regarded studies and strategies has also occurred, including:

- Scenic Protection Assessment: North East Tasmania (Geoscene International, 2019)
- South West Victoria Landscape Assessment Study (Planisphere, 2013)
- London View Management Framework Supplementary Planning Guidance (Mayor of London, 2012).

It is also important to note the Guidelines for Scenic Values Assessment Methodology and Local Provisions Schedules for the Scenic Protection Code 2018 that was prepared by Geoscene International and Inspiring Place. This document was prepared to assist Tasmanian Councils in identifying areas to be suitably covered by the Scenic Protection Code Overlay with respect to their scenic values.

Although the aforementioned document relates more to the application of planning controls, it does provide general guidance for recognising and assessing scenic landscape value in the Tasmanian context.



6 Forth River Mouth
Source: Central Coast Council

2.1 Assumptions Limitations and Exclusions

The following assumptions, limitations and exclusions apply to this Study:

- as with all landscape and visual studies, there is considerable interplay with planning and design matters. As such, due regard should be given to other relevant documents for full address of these matters
- detailed consideration of views is excluded with a greater focus on identifying areas of significance.
- detailed impact on connecting with Country is excluded (this is only appropriately undertaken by a qualified and experienced connecting with Country specialist endorsed by the relevant Aboriginal community).
- detailed impact on heritage values and significance is excluded (this is only appropriately undertaken by a qualified and experienced heritage specialist).

2.2 Data and information sources

Data and information sources are as follows:

- GIS data was obtained from Central Coast Council and the LIST open data portal
- Existing policy documents and state and local strategies were supplied by Central Coast Council

Appendix A provides a list of documents considered as part of preparing this Scenic Landscape Character Study.

2.3 Determining Scenic Landscape Character Areas

From the sources listed in the previous section, mapping of the existing landscape elements and features was prepared. This included:

- Climate
- Topography and slope
- Geology and soils
- Waterways
- Trees and vegetation
- Open Space and recreational networks
- Roads and movement
- Historical and cultural features
- Land use and built form
- Visual receptors

These elements and features were analysed to identify the different scenic landscape character areas within the site. Section 5 of this Study includes a comparative assessment of these landscape character areas, focusing on objective distinctions between significant landscape features; geology, topography, vegetation coverage, land use, built form and pattern of viewing.

Each character areas landscape elements were identified, considering the following three 'landscape components':

Landscape features – A landscape feature is a topographic feature or prominent landmark such as a headland, mountain range or volcanic cone that is visually dramatic and provides the landscape with its 'wow' factor. The prevalence or concentration of a particular landscape element or vegetation type e.g. River Red Gums, rocky outcrops, dry stone walls, may also be classified as a landscape feature.

Areas of edges or contrast – Edges or contrasts include the point of intersection between two landscape elements e.g. the coastline (the boundary between sea and land); the edge of a forest or a lake; the boundary between vegetation types or different landform types; the intersection between a mountain range and a plain; or an incised valley. The existence of edges or contrasts in the landscape provides visual diversity, a quality associated with scenic value.

Overall composition – The composition of a landscape is its make-up or constitution, including arrangements or patterns of colour, textures, features and the form, scale and unity of these and other elements.

2.4 Determining Scenic Landscape Character Significance

For each Scenic Landscape Character area, a range of factors are considered to determine its overall value. In some instances, a landscape with many identified values will be considered to have a high level of significance that may warrant a specific approach to its management.

The level of significance is determined by considering the following:

Aesthetic Value

In order to determine aesthetic value the following 'rating considerations' are applied:

- **Exemplary** - How representative or illustrative is the landscape (and its features, edges or contrasts, and composition)? Is it 'the best' of its type? Is it exemplary within the local, regional or state context?
- **Iconic** - Is the landscape (and its features, edges or contrasts, and composition) instantly recognisable? Is it symbolic for its visual qualities? Has it been represented in art, photography, literature etc.? Is it iconic within the local, regional or state context?
- **Scarce** - How uncommon, rare or endangered is the landscape (and its features, edges or contrasts, and composition)? Is it scarce within the local, regional or state context?

Significance Levels and Sensitivity to Change

Based on the assessed aesthetic value, levels of significance/ landscape character values are attributed to each landscape component, and an overall significance level in relation to aesthetic value is determined. The significance levels are:

- **Moderate** = local significance
- **High** = regional significance
- **Exceptional** = State significance or higher

The final determination of significance level for aesthetic value is not a matter of adding up the number of 'moderate' or 'high' ratings. Rather, if a landscape rates 'high' for example in one or more of the landscape components, that level is the overall significance rating attributed to the aesthetic values of that landscape. (Just as the usual standard for listing a place on a heritage register, for instance, is that a place meets one or more criteria.)

Each character area is assigned a level of sensitivity according to the matrix outlined in Table 1 below. The sensitivity of the area considers the landscape areas overall aesthetic value and assesses it against identified potential threats or its susceptibility to change. This is an assessment of the capacity for the character area to accommodate change, without detrimental impacts on the existing key character elements.

Considering the identified character areas and their evaluated sensitivity, advice and recommendations are provided for further considerations during the preparation of the Housing Strategy and masterplanning phase, to ensure the design response is consistent with relevant planning policy from a visual impact perspective and the retention of valued landscape character attributes, where possible.

Table 1. Landscape Character Sensitivity

Landscape character value	Susceptibility to Change			
		Exceptional	High	Moderate
	Exceptional	Very High	High	Medium
	High	High	Medium	Low
	Moderate	Medium	Low	Low

Pattern of viewing

Pattern of viewing is how visual receptors typically experience the visual catchment. The pattern of viewing is determined by analysis of key view components and values with specific consideration given to people and place factors.

- **People Factors**

- » **Type of people:** the type of people ordinarily exposed to views of the visual catchment, including residents, workers, travelers and visitors
- » **Number of people:** the number of people ordinarily exposed to views of the visual catchment

- **Place Factors:**

- » **Cultural and social value:** the value of the visual catchment recognised in planning instruments, including significant landscapes, significant views, heritage items of heritage consideration areas and the through the presence of other indicators such as representation in art and literature, or provision of facilities intended to enable appreciation of views
- » **Visual characteristics:** the way in which components (ie. elements and features) come together in composition.



Planning Policy and Strategic Documents

03

3. Planning Policy and Strategic Documents

The Tasmania Statutory and Strategic Planning framework comprises a range of policies and documents that are considered to be of a high level of importance to scenic landscape character.

The Tasmanian Planning Scheme consists of State and Local provisions that include a number of controls and objectives that relate to scenic landscape protection, and landscape conservation and management.

A number of state, regional and local strategic plans and policies also include guidance relating to scenic landscape character. These documents have been summarised in Section 3.2

3.1 Tasmanian Planning Scheme

The Tasmanian Planning Scheme (TPS) sets out the requirements for use or development of land in accordance with the Land Use Planning and Approvals Act 1993.

The TPS comprises:

- State Planning Provisions: that outline the use and development standards for all zones and codes
- Local Provisions Schedules: that apply to each municipal area.

There are a number of SPPs and LPPs that relate to scenic landscape protection, and landscape conservation and management.

3.1.1. State Planning Provisions

The following zones and codes (overlays) that apply in Central Coast have been identified as relevant from a scenic landscape character perspective.

Relevant Zones

- **Landscape Conservation Zones:** seeks to provide for the protection, conservation and management of landscape values by providing compatible use or development.
- **Environmental Management Zone:** seeks to provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.
- **Rural Zone:** seeks to ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.
- **Agriculture Zone:** seeks to provide for the use or development of land for agricultural use. The zone also seeks to protect land for the use or development of agricultural use by minimising conflict with non-agricultural uses, specifically in irrigation districts.

Relevant Codes

- **Scenic Protection Area Code:** seeks to recognise and protect landscapes that are identified as important for their scenic values.
- **Natural Assets Code:** seeks to minimise impacts on native assets including native vegetation, watercourses, natural

3.1.2. Central Coast Local Provisions Schedule

The Central Coast Local Provisions Schedule (CCLPS) outlines land use and development regulations specific to the municipality. It includes local area objectives and development standards to guide residential, commercial, and industrial development. The document aims to balance housing demand with the preservation of local character and natural resources.

Specific Area Plans (SAPs) and their objectives that are relevant to scenic landscape character are outlined in Table 2.

Note: The SAPs are currently being reviewed. Therefore, the following relevant local objectives are subject to change and should be cross referenced with the CCLPS.

Table 2. Relevant Local Objectives

Specific Area Plan (SAP)	Plan Purpose	Relevant Local Objectives
Forth SAP	Seeks to retain the character of the 'earlier period' settlement by specifically preserving the compact and picturesque features of the village. Within some of this area, the minimum permitted subdivision size is 2000m ² .	Use and development is to: - be designed and located so that it is compatible with the established character and amenity of the Village - be contained within a compact urban form without expansion on the boundaries of the established settlement area - retain and respect the atmosphere of Forth as a compact village embedded within the picturesque setting of the rural Forth River Valley - retain and respect the visual characteristics and features of an earlier period of settlement
Leith SAP	Seeks to retain the existing spatial characteristics and dwelling density of the town to maintain the quality of the land, air and water resources of Leith. This is achieved through a minimum permitted subdivision lot size of 4000m ² .	- protect and conserve the existing spatial characteristics and dwelling densities of Leith - provide for development that is able to be serviced without an adverse impact on the land, air and water resources of Leith.
Penguin SAP	Seeks to foster a vibrant and attractive town centre whilst also promoting increased residential density. The focus is on conserving and complementing the historical and cultural attributes that contribute to the coastal village character and encourage building design and landscape improvements that are sympathetic to the coastal landscape, complements existing buildings and protect important vistas to the foreshore and rural hinterland.	No local area objectives are listed for this specific plan. The clause provides a number of standards that seek to ensure built form respect the coastal village character that is defined by the interdependent relationship of physical and special elements including (but not limited to): - The typography in combination with the scale and massing of buildings that enable visual linkages from ground level between the village centre and those areas of the coast and rural setting. 1-2 storey building heights that do not dominate the physical landscape. - Setback and siting of buildings that allow for visual linkages.

Table 2. Relevant Local Objectives (continued)

Specific Area Plan (SAP)	Plan Purpose	Relevant Local Objectives
Revell Lane SAP	Aims to provide a rural living area in the Revell Lane Precinct in Penguin with a lower residential density than the rural living zone (allowing for 2ha lots).	• provide for the adequate separation of buildings to reflect a rural character • retain, as far as is reasonable, significant view corridors from properties in and around the Revell Lane Specific Area Plan • provide that the functions and qualities of Penguin Creek and its tributaries, are protected from the adverse effects of development, including erosion, sedimentation, water contamination and adverse changes to run-off patterns • contain buildings that have a low impact in the landscape generally and from principal viewing points in particular • be progressively planted with native vegetation on exposed, elevated and cleared hilltop areas around the town of Penguin in order to soften the impact of the buildings on the skyline and to stabilise areas of doubtful land stability.
Turners Beach SAP	Primarily focuses on the protection of coastal and recreational values and the maintenance of coastal processes. There are provisions that promote residential development to an appropriate scale, with specific direction to limit commercial activity to home occupation and local retail.	• protect and conserve existing native flora and fauna in a natural state • maintain and enhance opportunity for visual outlook to the sea and coastal landmarks; provide for new residential development in waterfront locations of a scale and appearance to nestle within the landscape • manage the environmental significance of the River Forth estuary area to retain the Eucalypt forest and under-storey • restrict new development on sand dunes and the River Forth estuary to minor low impact facilities such as toilets and change rooms, and car parking of a size to minimise loss of vegetation and visual quality.

Scenic Protection Code

The SPPs establish a Scenic Protection Code (SPC) to recognise and protect landscapes that are identified as important for their scenic values.

The SPC provides for individual areas to be listed in the LPS and for the specific scenic values and management objectives to be identified. These areas are identified in the LPS as land shown within a:

- Scenic Protection Area Overlay; or
- Scenic Road Corridor Overlay.

There is currently only one area identified in the Scenic Protection Area Overlay for Central Coast and no areas identified in the Scenic Road Corridor Overlay. Local provisions for Scenic Protection Areas are outlined in Table C8.1 of the CCO Schedule in the TPS. These provisions relate to Leven Canyon/Loyetee Park.

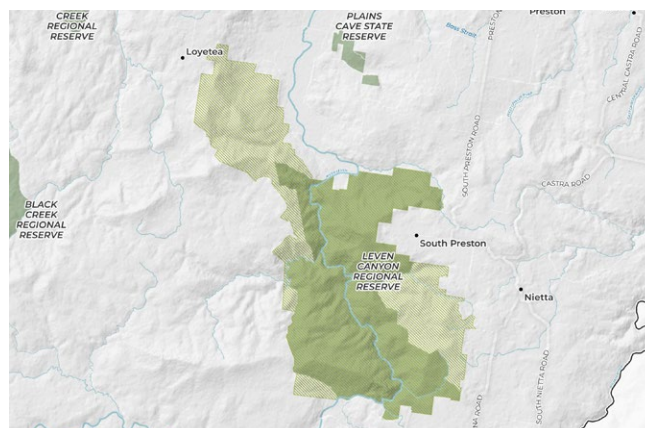
The Leven Canyon/Loyetee Park area is identified as having scenic value as it is:

- a wild dramatic landscape set amongst land that is used for grazing, production forestry and residential settlements;
- a native vegetation area comprising a deep river canyon that accommodates the Leven River with adjoining peaks;
- an area showcasing a spectacular contiguous natural forest skyline and 400-m-high escarpment and slopes;
- an area of geological interest unlike any other in Tasmania with worldclass limestone geology;
- an area that offers natural landscape vistas when viewed from the areas of Gunns Plains, Nietta, South Preston, Preston, Loonganna, Black Bluff, the Penguin to Cradle walking trail, and from scenic lookouts; including Loyetee Peak and the Cruickshanks Leven Canyon viewing Platform; and

- a near-coastal area offering residents and visitors easy access to a wild river and canyon scenery and nature from lookouts and tourist places, thereby providing a key element of the north coast's tourism product.

Management objectives to protect the scenic values of the Leven Canyon/Loyetee Peak area are by:

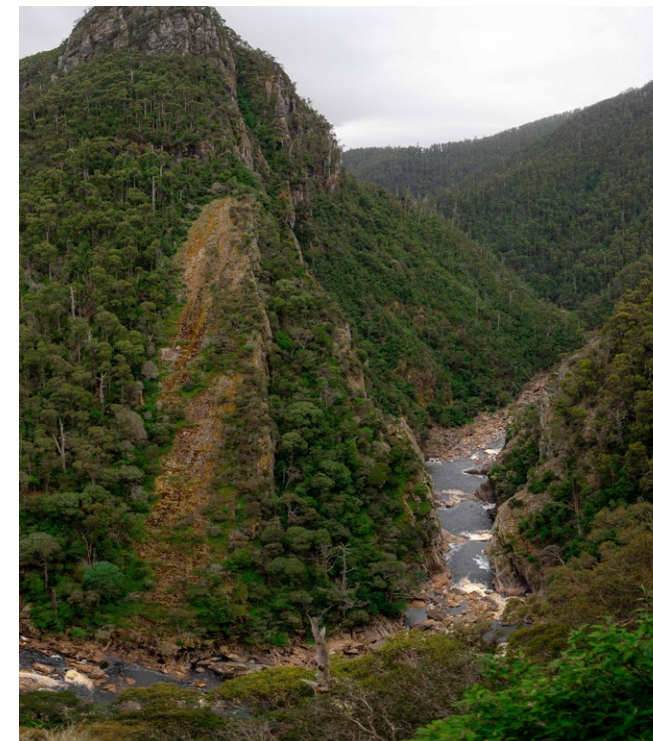
- maintaining undisturbed native vegetation as the dominant landscape element when viewed from public roads and places;
- maintaining skylines and escarpments and forested slopes free of visible development and fragmentation;
- retaining the landscape connectivity including the contiguous native forest canopy cover; and
- avoiding visual contrast between buildings and works and the natural bushland.



8 Leven Canyon/Loyetee Park Scenic Protection Area

Source: Ethos Urban, 2024

Informed by this Scenic Landscape Character Study, the Housing Strategy and Structure Planning process will provide considerations and recommendations for the potential application of zones and overlays that seek to balance growth with the retention of identified landscape values.



9 Leven Canyon

Source: Central Coast Council

3.2 Relevant policies and strategic documents

There are a number of state, regional and local policies and strategies that seek to provide guidance for the identification, management and conservation of scenic landscapes in Central Coast.

State

- Tasmanian State Coastal Policy 1996
- The State Policy on Water Quality Management 1997
- The State Policy on The Protection of Agricultural Land 2009
- Nature Conservation Act 2002
- Manual for forest landscape Management, published by the Forest Practice Authority Tasmania, 2006.

Regional

- Living on the Coast - Cradle Coast Regional Land Use Planning Framework 2010-2030

Local

- Dial Range Recreation Management Plan 2023

3.1.3. Tasmanian State Coastal Policy 1996

The State Coastal Policy 1996 applies to all land within 1km of the coast in Tasmania.

There are three main principles that guide Tasmania's State Coastal Policy, they are:

- Natural and cultural values of the coast shall be protected.
- The coast shall be used and developed in a sustainable manner.
- Integrated management and protection of the coastal zone is a shared responsibility.

Each of the principles are based on an understanding of an array of natural, cultural, historical and environmental factors. Outcomes are provided in order to address each principle.

These outcomes include guidance relating to considering the significance of natural and aesthetic qualities of coastal environments.

The policy also provides guidance for considering the 'amenity value' of areas, including any quality condition of an area that is conducive to its enjoyment.

3.1.4. The State Policy on Water Quality Management 1997

The State Policy on Water Quality Management 1997 sets out a comprehensive approach to safeguarding and enhancing water quality across Tasmania through the management of point and diffuse sources of emissions to surface waters and groundwater. It aims to protect freshwater and marine ecosystems while ensuring that water resources are used sustainably for agricultural, recreational, and industrial purposes.

The policy emphasizes the need for best management strategies to prevent pollution and mitigate impacts on water quality. The purpose of this Policy is to achieve the sustainable management of Tasmania's water resources by protecting their qualities while allowing for sustainable development.

3.2.1. The State Policy on The Protection of Agricultural Land 2009

The State Policy on the Protection of Agricultural Land 2009 seeks to safeguard Tasmania's agricultural land from inappropriate development and land use changes that could compromise its productivity. The policy emphasizes the importance of maintaining a sustainable agricultural sector to support food security and economic growth. It provides a framework for land use planning and decision-making, promoting the identification and protection of prime agricultural land while encouraging sustainable practices. The policy seeks to balance development needs with the preservation of vital agricultural resources.

The objectives of the Policy are to enable the sustainable development of agriculture by minimising:

- conflict with or interference from other land uses; and
- non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.

3.2.2. Nature Conservation Act 2002

The Nature Conservation Act 2002 makes provision with respect to the conservation and protection of the fauna, flora and geological diversity of Tasmania, to provide for the declaration of national parks and other reserved land.

The Act provides a determination of class of reserved land that identifies the key values and purposes of reservation for:

- National Parks
- State Reserves
- Nature Reserve
- Game Reserves
- Conservation Areas
- Nature Recreation Areas
- Regional Reserves
- Historic Sites
- Private Sanctuaries, and
- Private Nature Reserves.

Key determinations relate to the intactness of the natural landscape, sensitivity of certain areas to change, and the level of natural and cultural values attributed to the landscape.

3.2.3. Manual for forest landscape Management

The Manual for Forest Landscape Management prepared by the Tasmanian Forest Practice Authority was developed to assist planners and Forest Practice Officers responsible for visual landscape planning and evaluation of proposed forestry operations during the preparation of a Forest Practices Plan under the Forest Practices Act 1985.

The Manual outlines concepts and descriptions of scenic quality and landscape character types across Tasmania that are relevant to this Study.

Landscape is defined in the Manual as:

'[Land that] is described or seen in terms of its physiographic and environmental characteristics. Landscape varies according to these characteristic and according to the historical impact of man on it. Landscape is a reflection of dynamic, natural and social systems'.

The Manual provides a methodology for identifying landscape character types. Central Coast Council is identified as being located in the **North West Hills and Plains Character Type**. This Character Type is characterised by:

- Extensive lush pastures on rolling coastal plains with fertile volcanic soils,
- Tall wet forest covers the foothills, which rise towards the mountains in the south.
- The Forth River is a major water feature that drains from the highlands and flows north through a deeply incised valley.

3.2.4. Living on the Coast - Cradle Coast Regional Land Use Planning Framework 2010-2030

Originally released in 2010, the CCRLUS guides land use planning in Tasmania's Cradle Coast Region with recent amendments approved (February 2024).

This document contains the region's land use planning framework, providing Cradle Coast's own perspective on existing and future land use planning issues specific to the north-west Councils of Tasmania.

This strategy exists to provide a consolidated and cohesive approach to the region's future development, setting medium- and long-term strategic directions addressing land-use needs, economic development, environmental protection, and infrastructure planning.

Of note, this strategy highlights that 60% of the region's population live in settlements along the northern coastline, in Burnie, Central Coast and Devonport.

The Framework points to the need to understand the physical characteristics and capabilities of the land and the scale of the pressures and demands for use and development

Note: CCRLUS was originally prepared in 2010 and is primarily based on information that is now outdated. It is understood that a process has commenced to prepare a contemporary Land Use Planning Strategy for the Central Coast.

3.2.5. Dial Range Recreation Management Plan 2022

Located south of the Penguin Township, the Dial Range exhibits a variety of natural and cultural values and access to nature recreation activities including bush walking, kayaking, mountain biking and horse riding.

The Dial Range Recreation Management Plan includes strategies to protect the reserves natural and cultural values and improve recreational facilities for visitors. The key management objectives outlined in the Plan include:

- To conserve natural biological diversity
- To conserve geological diversity
- To preserve the quality of water and protect catchments
- To conserve sites of areas of cultural significance
- To encourage education based on the purpose of reservation and the natural and cultural values of the reserve
- To encourage reserve, particularly that which furthers the purpose of reservation
- to protect the reserve against, and rehabilitate the reserve following, adverse impacts such as those of fire, introduced species, diseases and soil erosion on the reserve's natural and cultural values and on assets within and adjacent to the reserve
- to encourage cooperative management programs with Aboriginal people in areas of significance to them.

3.3 What does this mean for Central Coast?

The key considerations from the planning and strategic framework that are relevant to scenic and landscape character matters as a part of the future planning, design and development of housing are:

- Retain and respect the visual characteristics and features of existing settlements.
- Protect significant view corridors to rural settings and visual outlook to the sea and coastal landmarks.
- The Leven Canyon/Loyetee Park Scenic Protection Area is an area that offers natural landscape vistas when viewed from the areas of Gunns Plains, Nietta, South Preston, Preston, Loonganna, Black Bluff, the Penguin to Cradle walking trail, and from scenic lookouts; including Loyetee Peak and the Cruickshanks Leven Canyon viewing Platform.
- Reserved land seeks to conserve and protect the natural landscape and areas that are sensitive to change. Specifically, to protect the natural and cultural values of the Dial Ranges.
- Central Coast is located in the North West Plains Character Type characterised by lush pastures on rolling coastal plains, fertile volcanic soils and tall wet forest that covers the foothills.
- It is vital to understand the physical characteristics and capabilities of the land in Central Coast and the scale of the pressures and demands for use and development.



Existing Conditions

04

4. Existing Conditions

There are a number of factors that contribute to understanding the existing landscape character of the site including:

- Climate
- Topography and slope
- Geology and soils
- Waterways
- Trees and vegetation
- Parks and open space
- Land use and built form
- Historical and cultural features
- Visual receptors

The following existing landscape elements and features assessment is based upon desktop analysis and a site survey conducted on the 19th and 20th of July 2024.

4.1 Climate

Central Coast exhibits a temperate climate with a moderate temperature range along the coast, depending on the time of the year.

Key elements and features:

- There is a climate gradient resulting in cooler temperatures moving inland and up the slope.
- There is also a gradient in average rainfall from around 1000mm per year at the coast to over 1700mm per year up the slope.
- The scenic character of landscapes changes throughout the year in terms of colour, growth and water run-off. For example, in winter and spring the rivers and creeks are full, the grass is green and certain crops are more productive compared to summer.
- Climate change impacts include:
 - » Risks of inundation in low lying areas
 - » Coastal erosion



11 Gawler South - Winter (August)
Source: Google Streetview



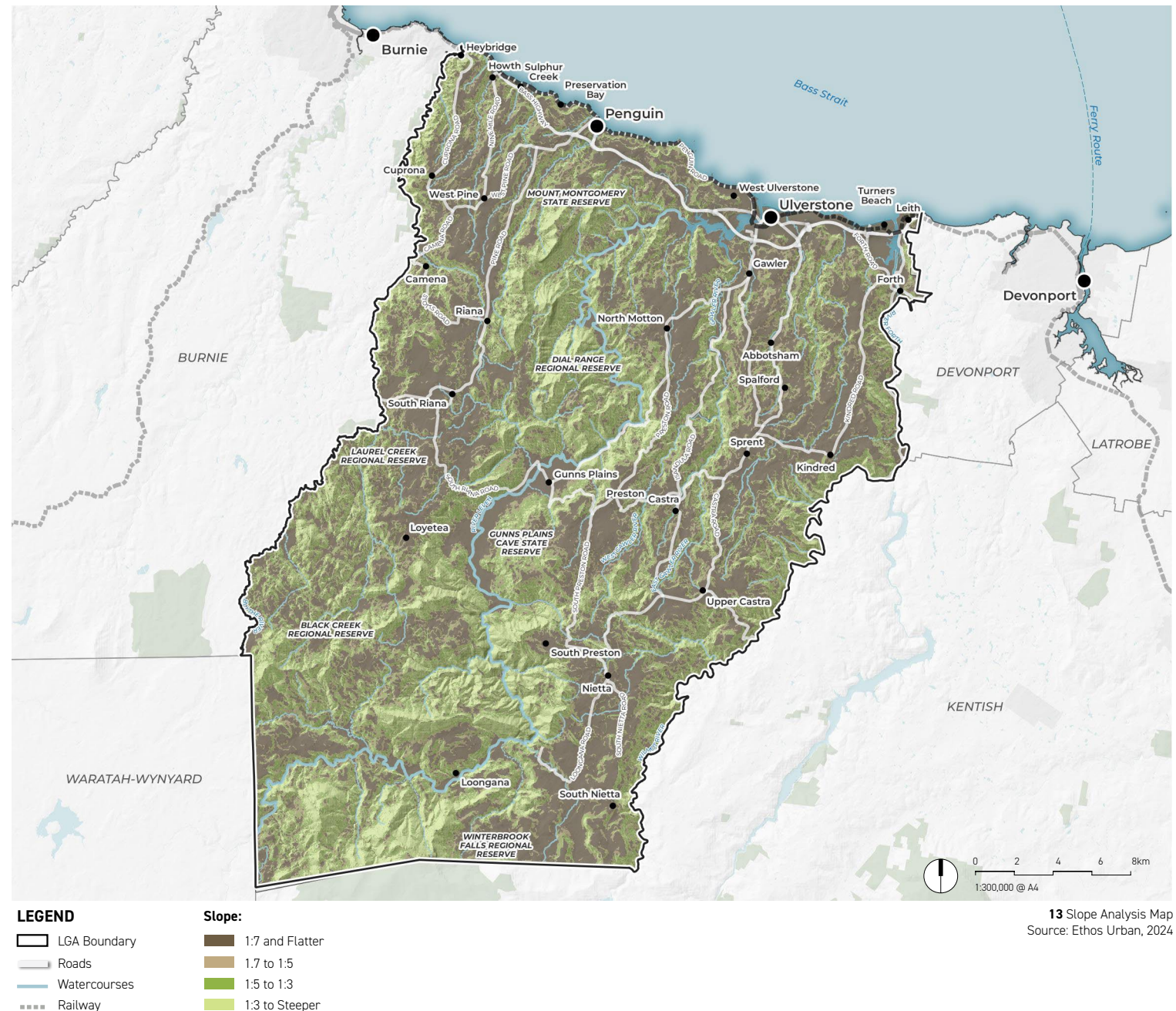
12 Gawler South - Summer (February)
Source: Google Streetview

4.2 Topography and slope

Central Coast encompasses coastal plains and deeply dissected lowland hills rising from Tasmania's central north coast to the foot of the Central Highlands in a rolling hilly plateau.

Key elements and features:

- The coastline is defined by coastal dunes and beaches with flat plains predominantly located in Ulverstone, Penguin, Sulphur Creek, Turners Beach, Leith and Forth.
- The majority of rural and agricultural land is characterised by rolling hills from <100m to 300m above sea level.
- Smaller hamlets are nestled within the hills of the rural landscape.
- Undulating plains are present in the south of the municipality with highpoints reaching 300m to 600m above sea level.
- The Dial Range is a prominent topographic feature that occurs as scattered ridges in the north-east of the municipality. This includes long steep slopes that account for a high level of erosion risk.
- Mountainous valleys occur along the Forth River and the River Leven.
- The topography of the northern coastline is an area of a milder and less extreme climate conducive for transport corridors, housing and industrial development.





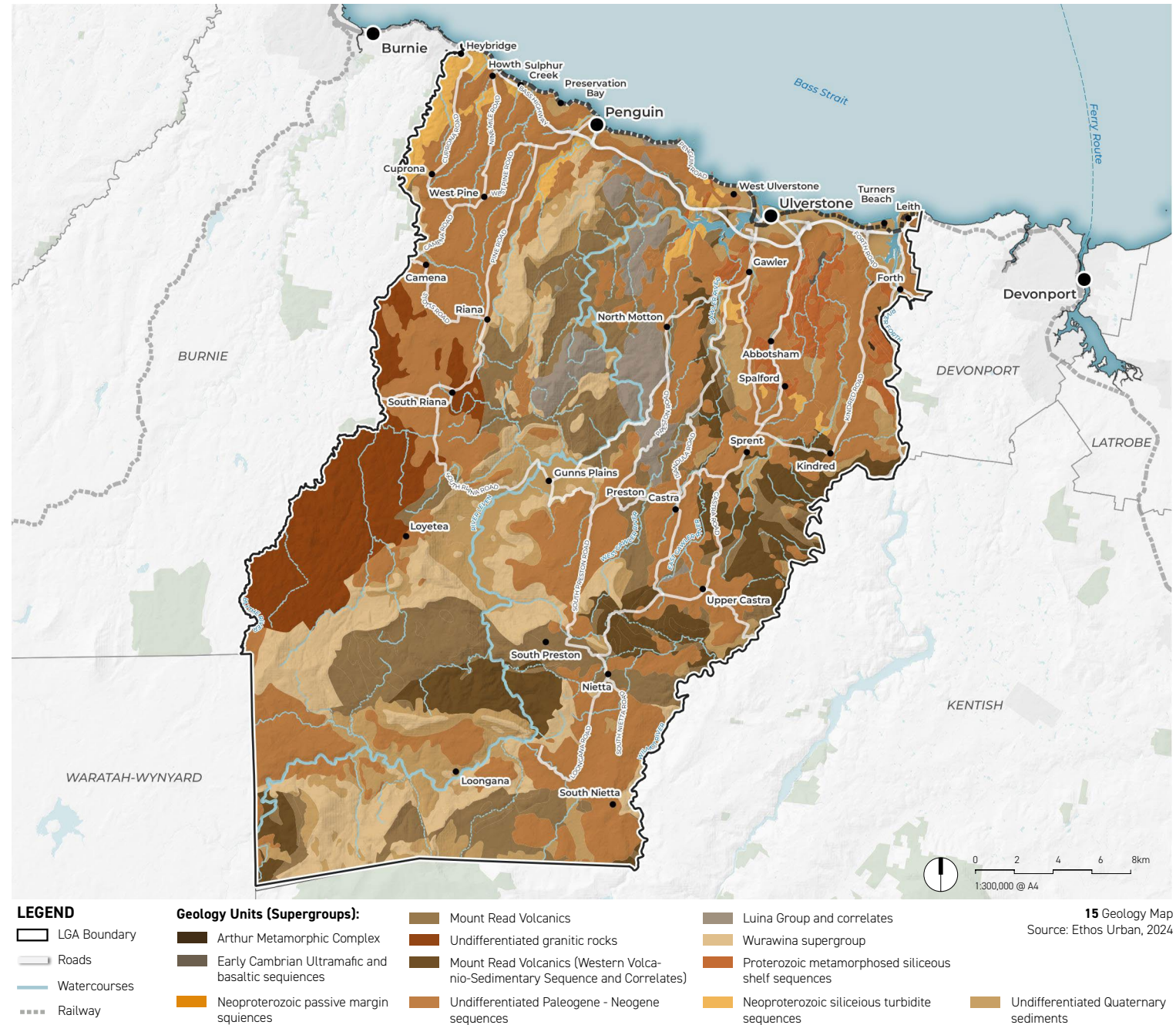
14 Slope Analysis Map (zoomed)
Source: Ethos Urban, 2024

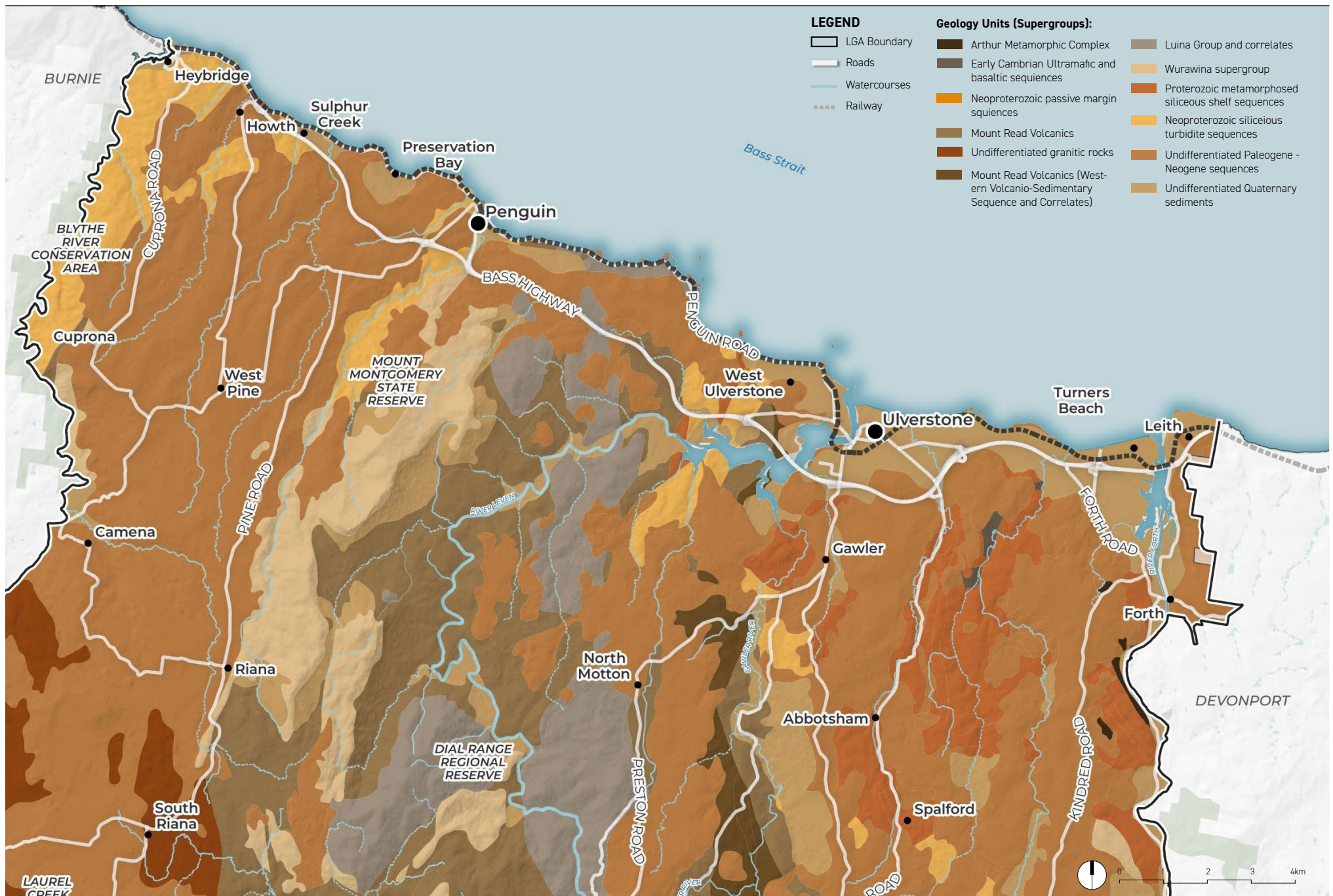
4.3 Geology and soils

Central Coast is a geologically diverse region comprising complexes of Cambrian and Pre Cambrian metasediments, basic-intermediate volcanics, and post-Carboniferous sediments with soils ranging from deep basaltic loams to acid sandy coastal soils

Key elements and features:

- Highly productive red volcanic soils are dominant across the municipality.
- A number of mineral deposits exist across the municipality.
- The Dial Range Reserve contains a wide range of geological rock types and structure including volcanic, dolerite, conglomerate and sandstone layers.
- A key geological feature of the Leven Canyon is its deep limestone ravine and cliffs.
- Basalt and jasper are commonly found along the coastline.
- The wider Cradle Coast region is one of the most heavily mineralised locations in Australia. It contains an array of high-grade iron, lead, gold, copper, silver, zinc, tin and nickel ore deposits. Other extractive resources include silica flour, limestone, construction aggregates and specialist stone.





16 Geology Map (zoomed)
Source: Ethos Urban, 2024

4.4 Waterways

Water is naturally transported and contained in a number of rivers, creeks, rivulets, tributaries, lakes, reservoirs and wetlands across the municipality.

Key elements and features:

- High rainfall provides a high level of fresh water across the municipality.
- The Leven River Mouth is located in Ulverstone and spans approximately 90km south.
- The Forth River mouth separates Turners Beach from Leith and follows the eastern boundary of the municipality to the south.
- The Leven and Forth are both deep, fast flowing rivers exhibiting often within deeply incised valleys.
- A number of waterfalls are well visited by tourists including Preston Falls, and Winterbrook Falls.
- Coastal flats exist along the northern coastline including inlets and estuaries.



LEGEND

- LGA Boundary
- Roads
- Reserves
- Railway

Hydrology:

- Waterbodies
- River
- Creek
- Tributary
- Rivulet

17 Hydrology Map
Source: Ethos Urban, 2024



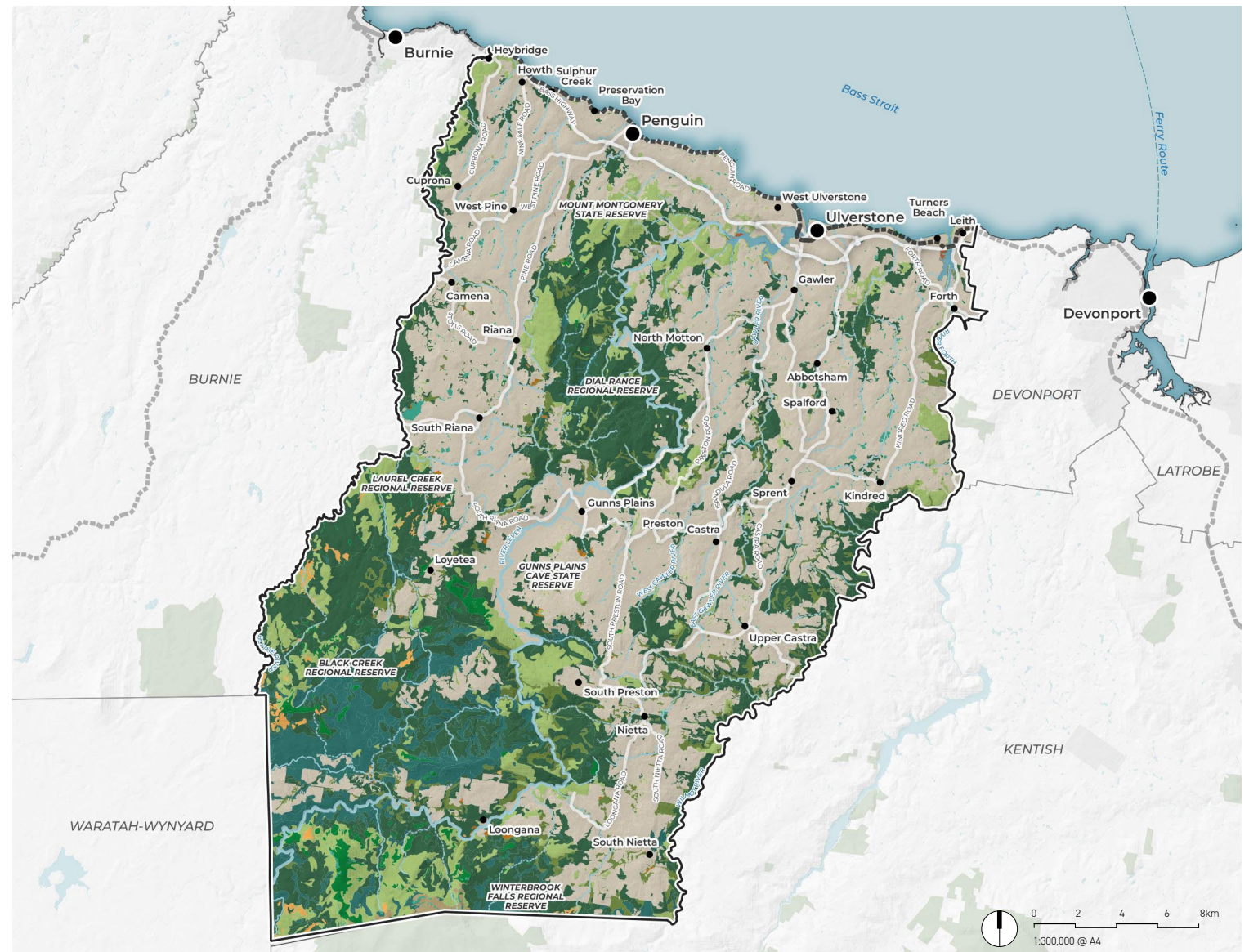
18 Hydrology Map (zoomed)
Source: Ethos Urban, 2024

4.5 Vegetation

Central Coast municipality is located in the Tasmanian Northern Slopes Bioregion characterised by dry eucalyptus forest and woodland with patches of wet eucalyptus forest and woodland, relict rainforest, coastal heath and dry coniferous forest.

Key elements and features:

- The local climate allows development of a varied ecosystem from lush wet temperate rainforest to alpine meadows.
- The climate facilitates viable forestry and agricultural production.
- Coastal areas are dominated by heathlands and ti-tree woodland.
- Wet eucalypt forest and woodland dominates the sloping landscape of the Dial Range.
- Patches of dry eucalyptus forest is located in areas characterised by steeper slopes.
- Rainforest environments are predominantly found in the south of the municipality.
- Extensive areas of native vegetation have been replaced by improved pasture and cropland throughout the lowlands.



LEGEND

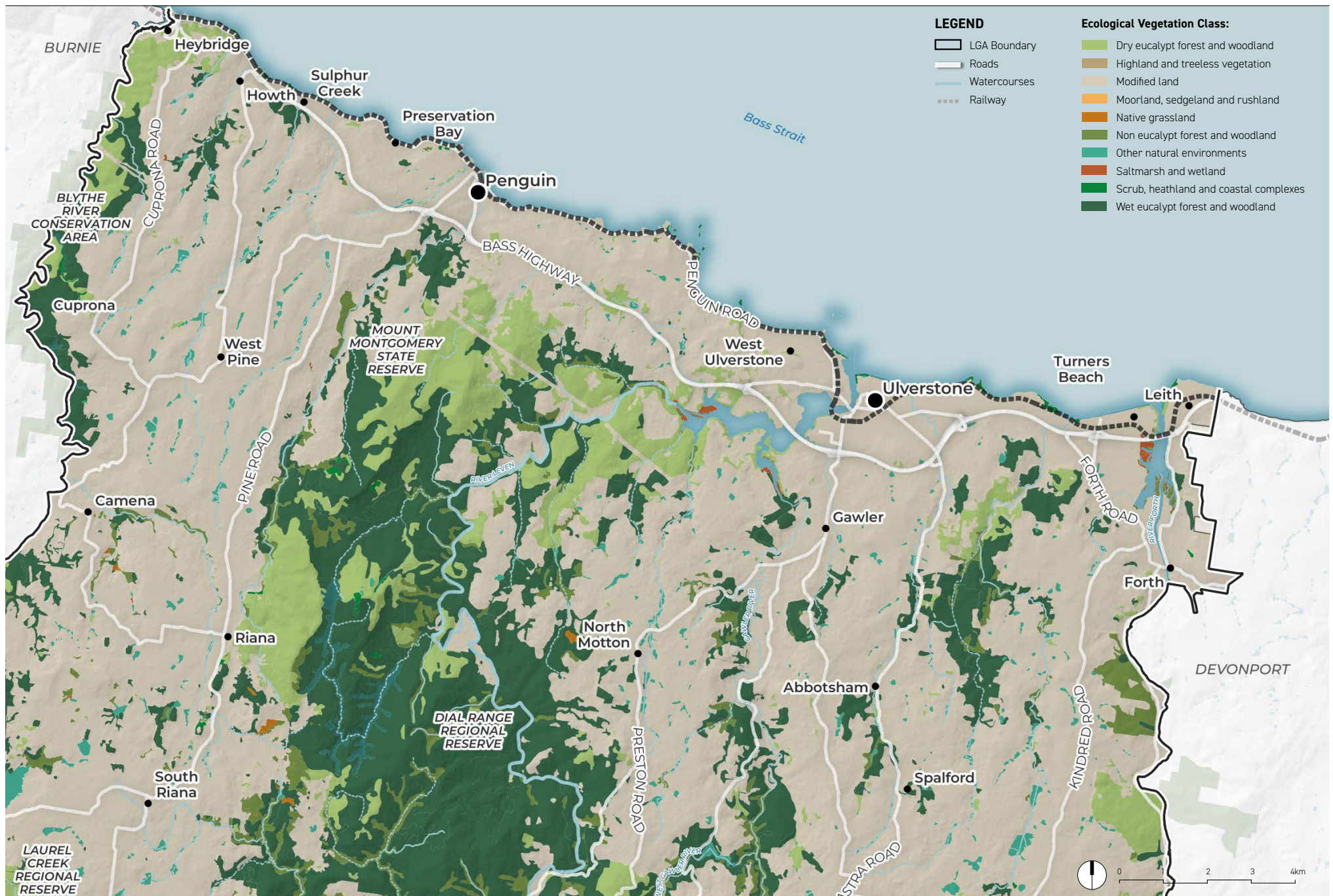
- LGA Boundary
- Roads
- Watercourses
- Railway

Ecological Vegetation Class:

- | | | |
|----------------------------------|----------------------------------|--|
| Dry eucalypt forest and woodland | Native grassland | Saltmarsh and wetland |
| Highland and treeless vegetation | Non eucalypt forest and woodland | Scrub, heathland and coastal complexes |
| Modified land | Other natural environments | Wet eucalypt forest and woodland |
| Moorland, sedgeland and rushland | Rainforest and related scrub | |

19 Vegetation Map

Source: Ethos Urban, 2024

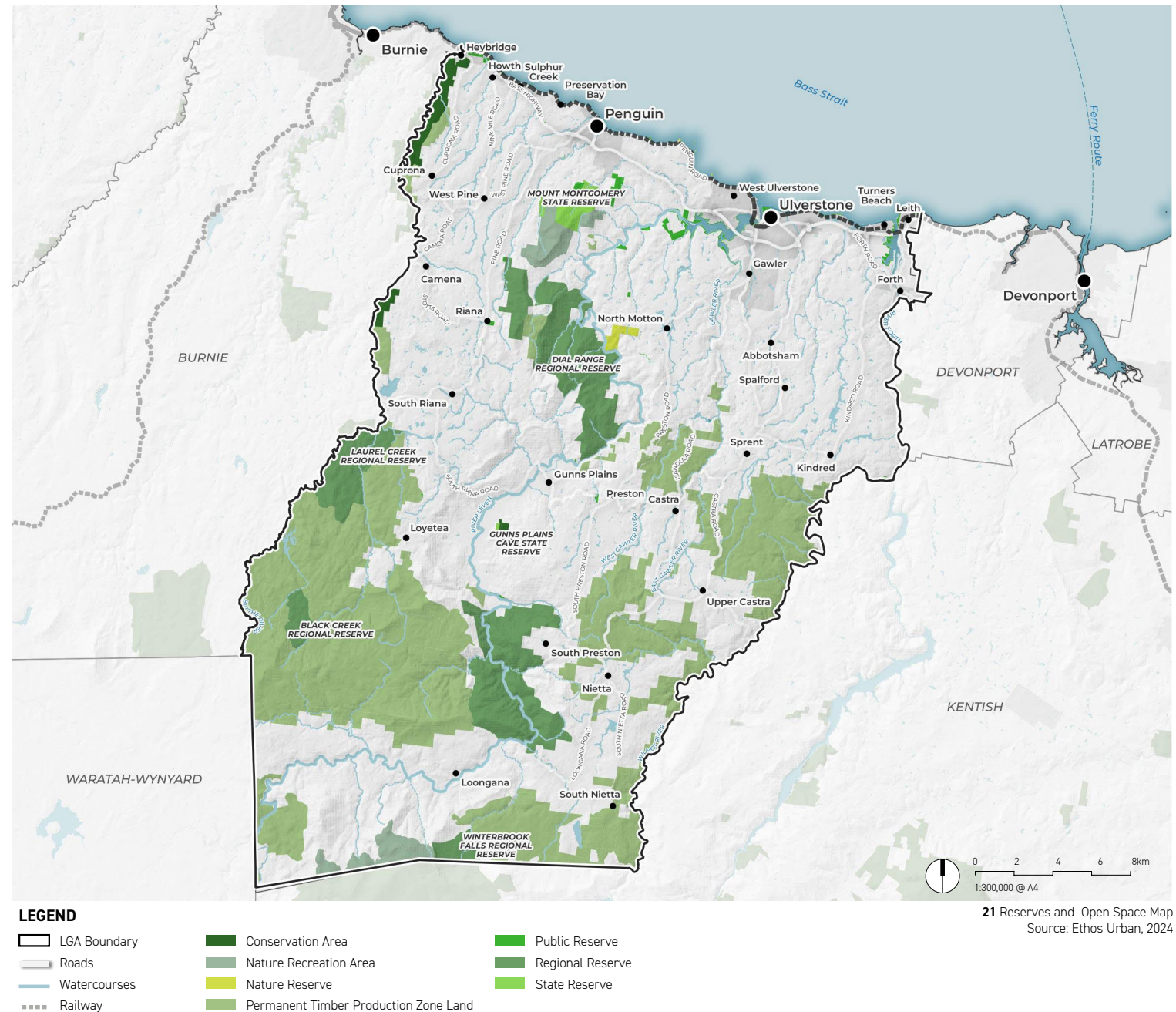


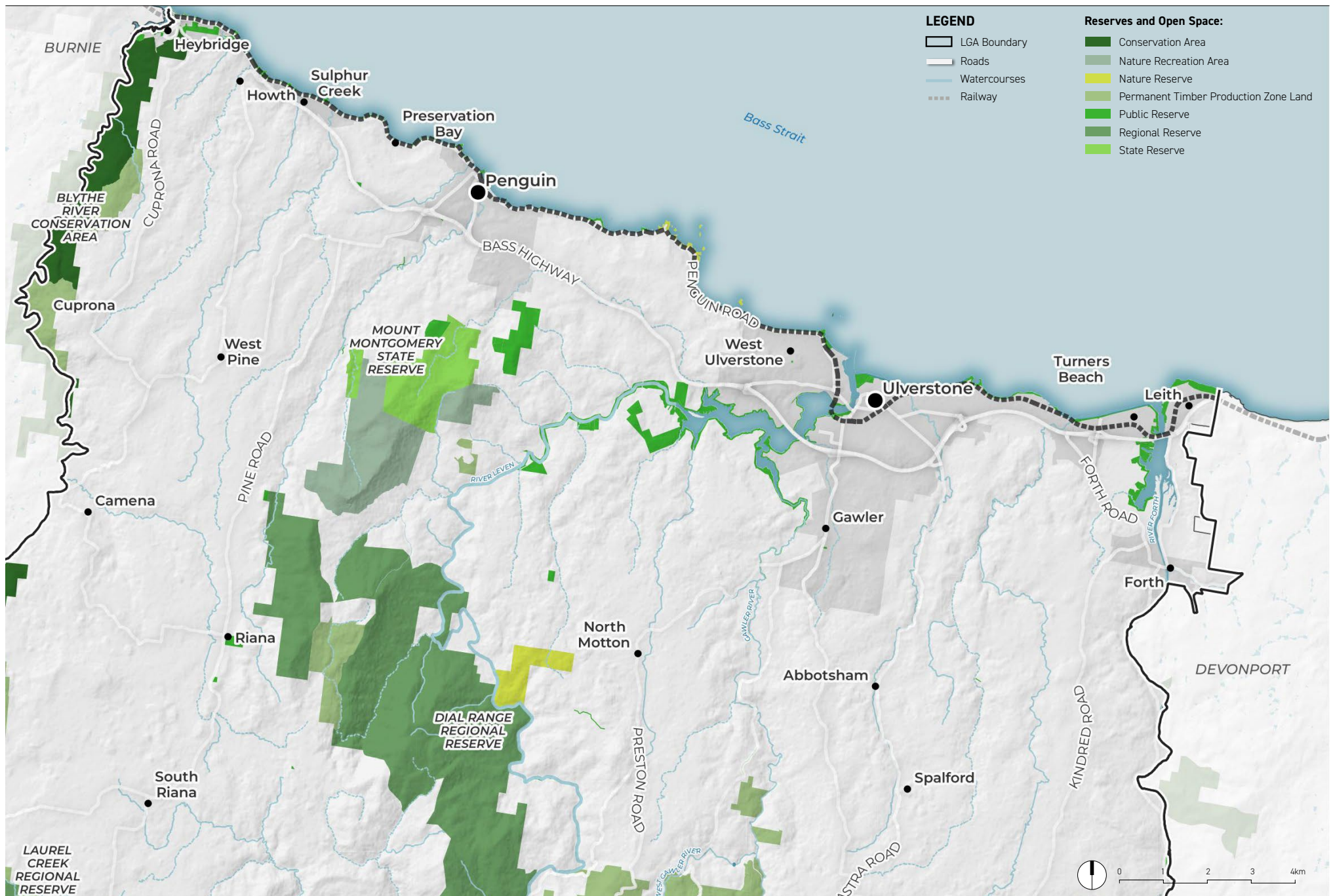
4.6 Reserves and open space

An extensive reserve system exists in Central Coast including conservation areas, nature reserves, nature recreation areas and state reserves. In addition to this, a number of local public open spaces are scattered through key townships including Ulverstone and Penguin.

Key elements and features:

- There are a number of State and Regional Reserves located in the municipality. The most significant reserves include the Dial Ranges Regional Reserve and the Leven Canyon Regional Reserve.
- A number of walking trails and tracks.
- The Mount Dial and Mount Montgomery Nature Recreation Areas exist in the north-west of the municipality.
 - » These Natural Recreation Areas abut the Mount Montgomery State Reserve and Ferndene State Reserve.
- The north-west municipal boundary is located within the Blythe River Conservation Area.
- A number of Public Reserves are located in the north of the municipality, abutting the coastal environs and estuaries.
- Large areas have been defined as permanent timber production zone land by the Forest Management Act. These areas contain both hardwood and softwood plantations.



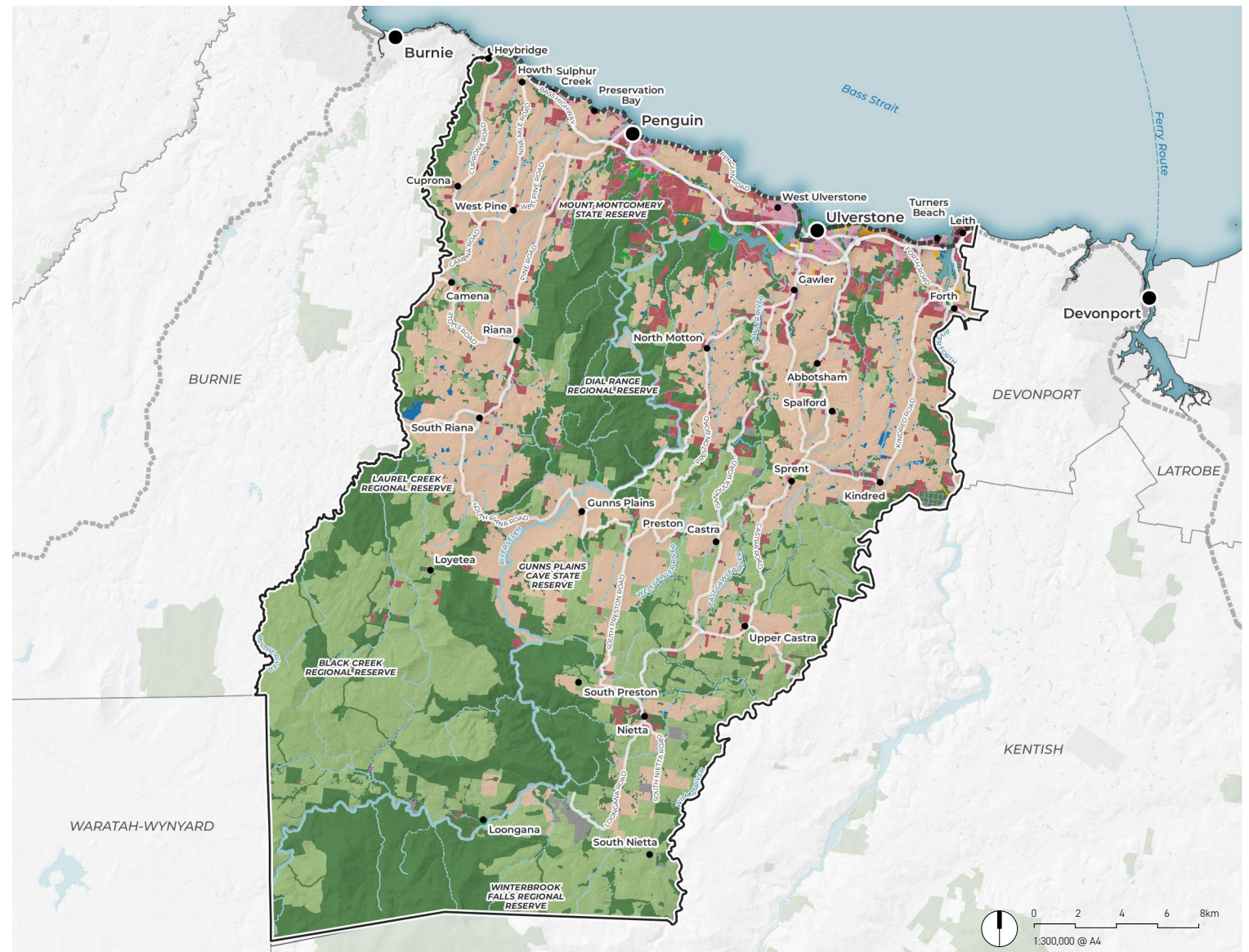


4.7 Land Use

Agriculture, native and plantation forestry and grazing are the most prominent land uses in the fertile coastal hinterland areas. Further south production forestry and areas for nature conservation are the dominant land use.

Key elements and features:

- There are a number of natural environments for conservation across the municipality.
- Majority of urban settlements including land used for residential, industry and commercial services is located along the coastline.
- There is a significant portion of industrial land located east of Ulverstone and east of Penguin.
- A large portion of rural land in the municipality is used for agriculture and plantation forestry. Common crops include potatoes, poppies, peas, pyrethrum, and onions.



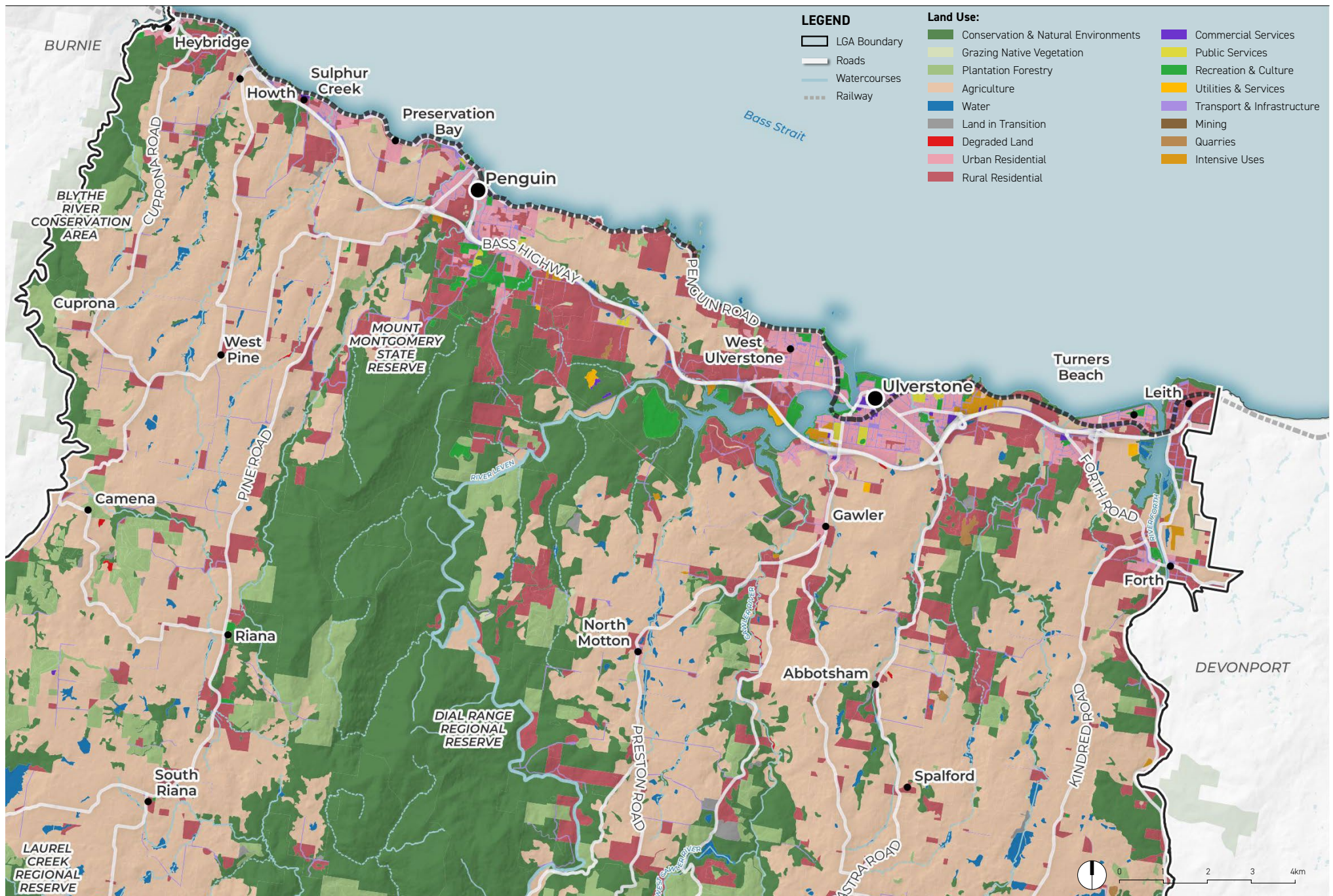
LEGEND

- LGA Boundary
- Roads
- Watercourses
- Railway

Land Use:

- | | | | |
|-------------------------------------|--------------------|----------------------------|----------|
| Conservation & Natural Environments | Land in Transition | Commercial Services | Mining |
| Grazing Native Vegetation | Degraded Land | Public Services | Quarries |
| Plantation Forestry | Intensive Uses | Recreation & Culture | |
| Agriculture | Urban Residential | Utilities & Services | |
| Water | Rural Residential | Transport & Infrastructure | |

23 Land Use Map
Source: Ethos Urban, 2024



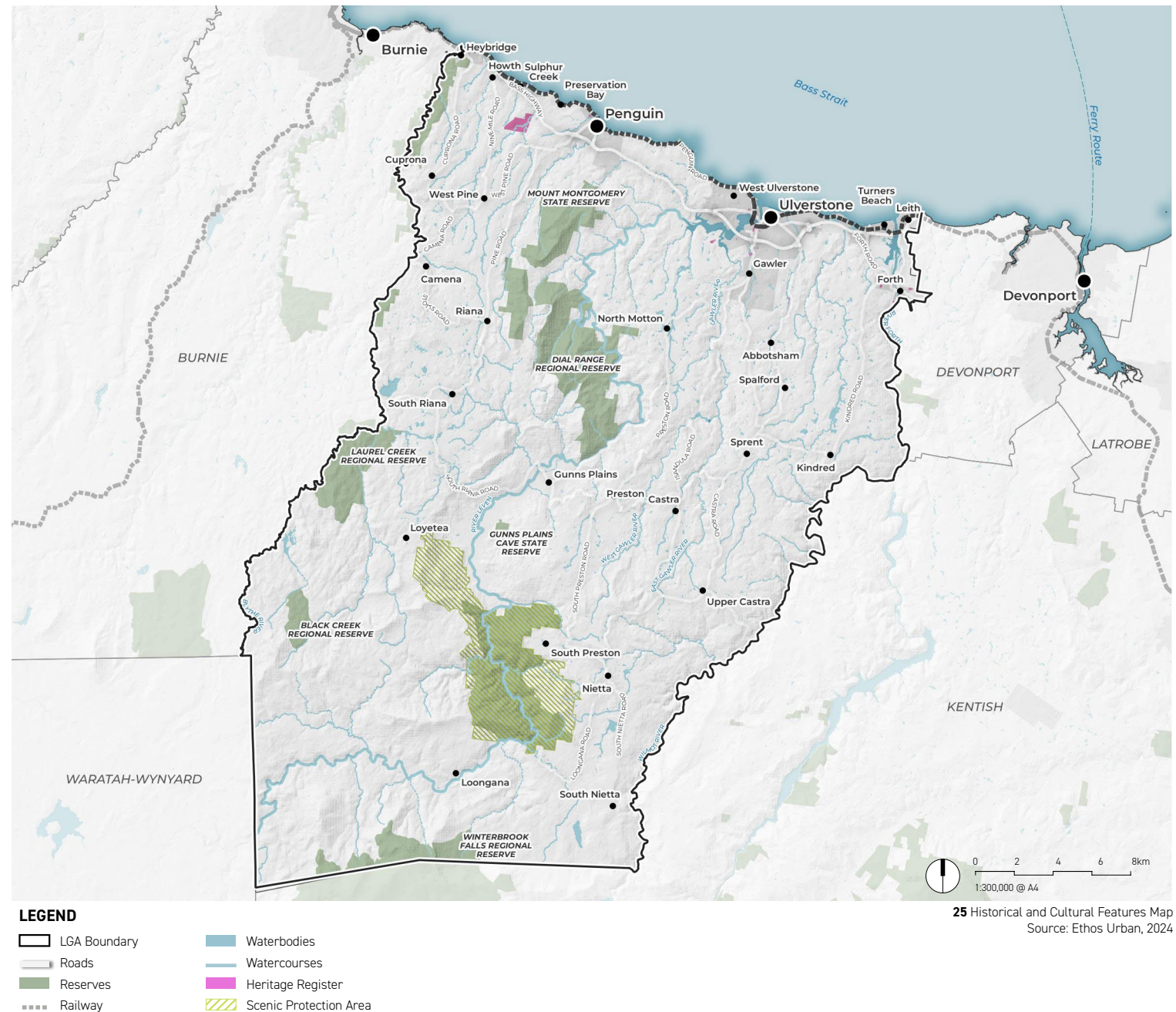
24 Land Use Map (zoomed)
Source: Ethos Urban, 2024

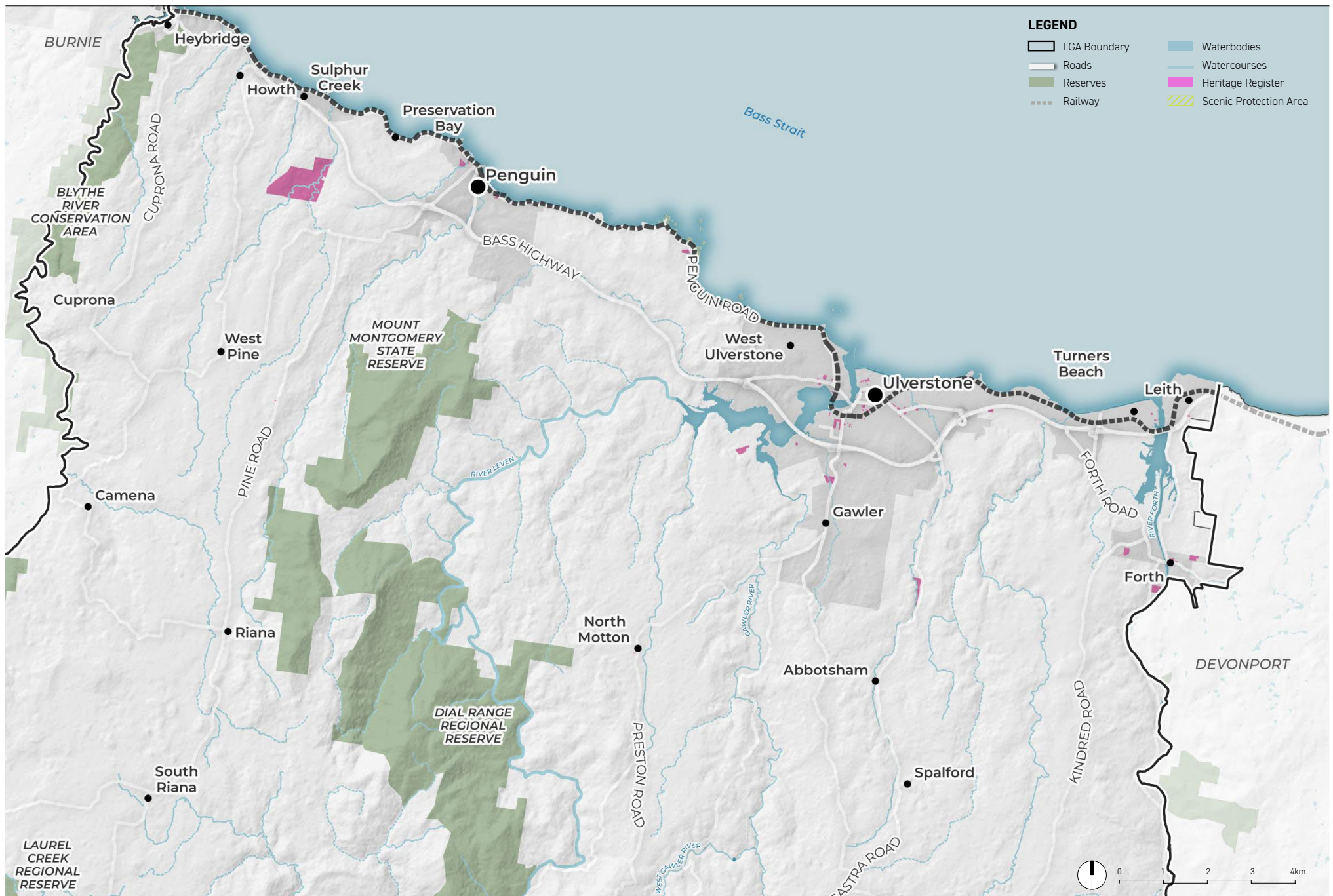
4.8 Historical and cultural features

The historic and cultural features of Central Coast are attributed to its geological, ecological and climate activity, and extended period of Aboriginal settlement.

Key elements and features:

- Central Coast is located within the traditional boundaries of the North Nation which consisted of four known Aboriginal clans: Punnilerpannerm Pallitorre, Noeteeler and Plairhekehillerplue.
- The Central Coast also contains 110 individual listings on the Tasmanian Heritage Register. These listings predominantly include heritage places consisting of private houses, churches, grand commercial buildings, and hotels/inns.
- The Leven Canyon Regional Reserve is identified as a scenic protection area in the TPS. This area is culturally significant as it is an area of geological interest, offers significant views across the landscape, and includes a high level of undisturbed native vegetation.





26 Historical and Cultural Features Map (zoomed)
Source: Ethos Urban, 2024

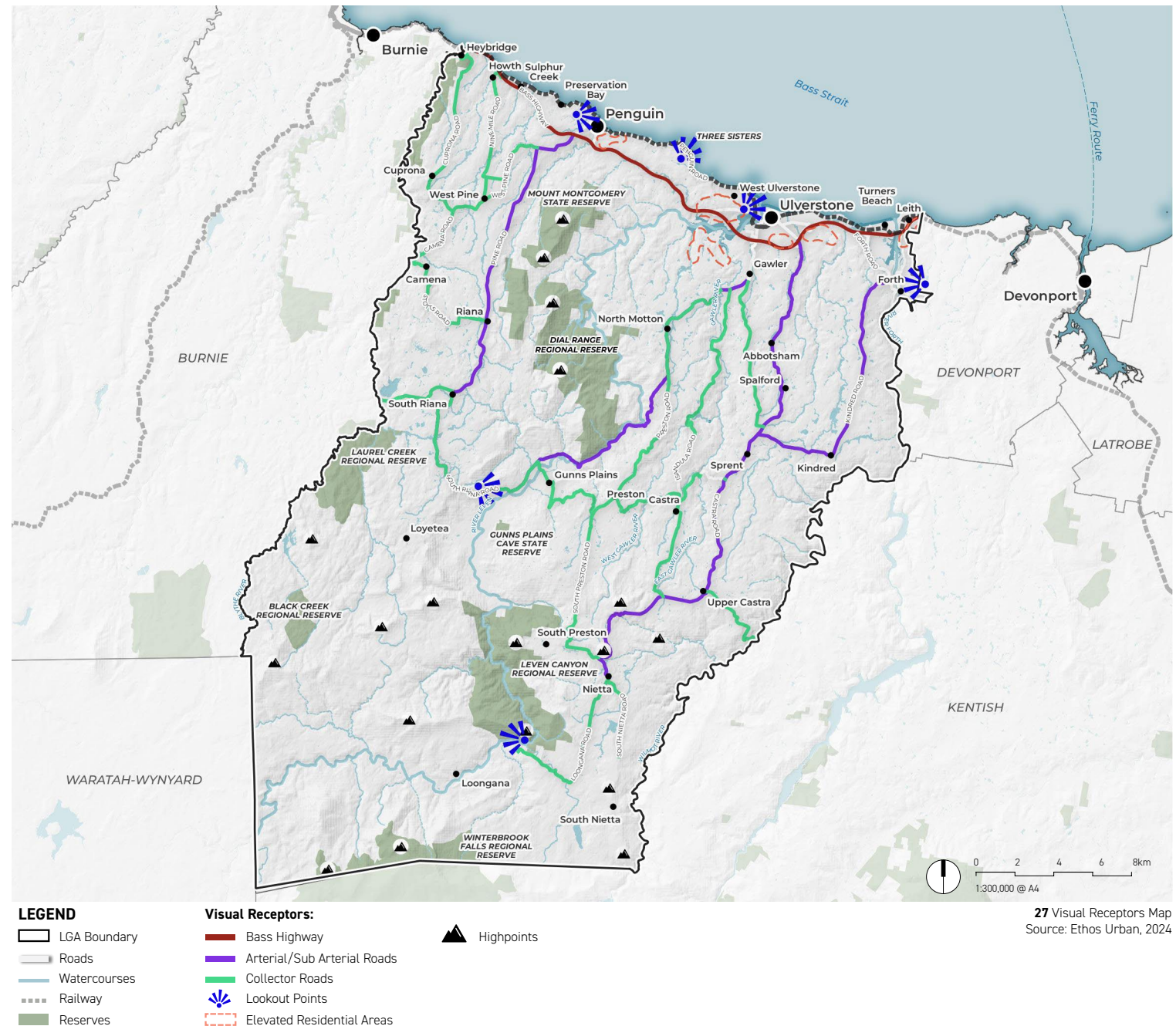
4.9 Visual receptors

Scenic views are offered intermittently from a number of roads and sloping residential areas across the municipality. Key lookout points also provide a formal viewing point towards scenic landscapes. These visual receptors have been identified due to the high level of scenic amenity that is afforded from these locations.

Formal lookout points include:

- Braddons Lookout – located in Forth, providing views across the production agricultural lands, the River Forth and towards Turners beach.
- Three Sisters 'Nankervis Reserve' - located east of Penguin, the coastal rock formation can be viewed from the reserve, coastline and nearby residential properties.
- Zigzag Garden – located in West Ulverstone, providing views north east across Ulverstone and foreshore areas.
- Penguin Heritage Cemetery Lookout – located in Penguin, providing ocean views.
- George Woodhouse Lookout – located in Gunns Plains, providing scenic views across agricultural land towards the Dial Range Forest Reserve.
- Leven Canyon Lookout and Cruickshanks Lookout – located in Nietta, providing views across the Leven Canyon Regional Reserve.

Most notably, the Dial Range Recreation Reserve includes a number of walking tracks that provide access to key vantage points affording extensive views across the municipality.





Landscape and Scenic Character Areas of Central Coast

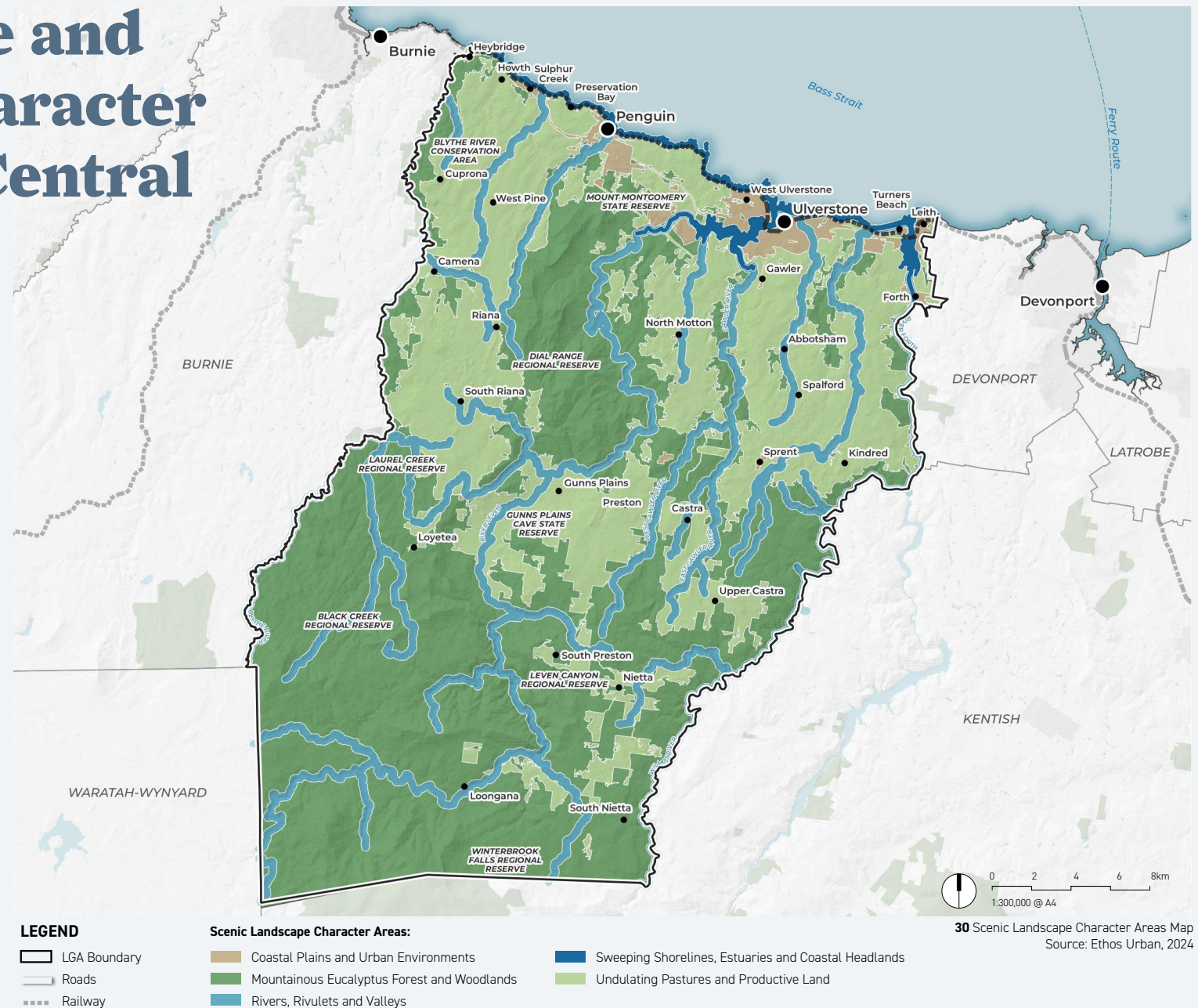


5. Landscape and Scenic Character Areas of Central Coast

Five scenic landscape character areas have been identified as a result of the site and desktop analysis. These include:

- Sweeping Shorelines and Coastal Headlands
- Rivers, Rivulets and Valleys
- Undulating Pastures and Productive Land
- Mountainous Eucalypt Forests and Woodlands
- Coastal Plains and Urban Environments

The identified attributes including the key elements and features are described in the following profiles.



5.1 Sweeping Shorelines and Coastal Headlands

Character Area Description

The Sweeping Shorelines and Coastal Headlands Scenic Landscape Area spans the northern boundary of the municipality for approximately 25km. It is characterised by exposed rocky shorelines, sand dunes, estuaries, headlands and bays that provide a backdrop to the municipality's primary settlements.

In most areas, the topography is relatively flat, within 100-200m of the coastline. Certain areas such as to the east and west of Preservation Bay and the coastal areas fronting the Three Sisters exhibit increased elevation. The most prominent elevations exist further south of the coastal settlements, where significant coastal views are afforded across the bays framed by coastal headlands.

Key Elements and Features

- Modified landscape due to urban, resource and infrastructure development.
- Coastal areas are dominated by native heathlands and ti-tree woodland.
- The coastline varies in width and varies in the range of landforms and scenery, from extensive, sandy beaches and dunes, rocky headlands and capes, to sandy bars and sheltered water bodies and coastal lagoons.
- Coastal parklands and foreshore areas used for environmental management and recreation.
- Long and medium range views between coastal points and towards rocky coastal islands and the expansive ocean.
- The freight railway line is a prominent feature along the entirety of this east to west linear character area.



LEGEND

- LGA Boundary
- Roads
- Watercourses
- Railway
- Reserves
- Sweeping Shorelines, Estuaries and Coastal Headlands

31 Sweeping Shorelines and Coastal Headlands Map
Source: Ethos Urban, 2024

Scenic Landscape Character Value

Considering the policy analysis and noting the key elements and features of this scenic landscape character area, the Sweeping Shorelines and Coastal Headlands are assessed as having an exceptional scenic landscape character value given its state significance. The landscape elements and features including the range of natural landforms and scenery in coastal areas contributes to a high aesthetic value. This in conjunction with existing state-wide policy that seeks to protect the aesthetic components of coastal environments was considered in determining the landscapes overall value.

Susceptibility to Change

The coastal landscape and foreshores have been modified within close proximity to primary settlements. Further modification or encroachment on natural features would significantly impact the scenic value of these areas.

Sweeping Shorelines and Coastal Headlands exhibit high scenic quality and value and can be viewed from a number of vantage points from coastal and inland locations.

These areas have limited capacity to accommodate further change. Given this, the area is assessed as having a high level of susceptibility to change.

Sensitivity to Change

The landscape elements and features that are particularly sensitive to change include:

- Low lying coastal areas
- Native coastal vegetation
- Medium and long-range views.

In accordance with the sensitivity matrix, the Sweeping Shorelines and Coastal Headlands Scenic Landscape Area is assessed as having an overall high sensitivity to change.

Pattern of Viewing

Views are typically enclosed from east to west between ocean points. Primary views from within the character areas are towards the ocean and across the bays.

The gradual slopes that frame coastal settlements provide opportunities for views across residential and urban areas towards the coastline.

Based on this pattern of viewing, the primary areas of interest for visual considerations in the Sweeping Shorelines and Coastal Headlands Scenic Character Areas include:

- Residential areas of Penguin and Ulverstone, particularly those at higher elevations.
- Roads that have high scenic amenity including Penguin Road, Preservation Drive, and sections of the Bass Highway.
- Foreshore areas, specifically in locations such as Penguin and Ulverstone that contain significant history and environmental values and are highly frequented by residents and visitors.

Visual Receptors

- Residents in abutting coastal settlements. Particularly those located at higher elevations where views are afforded.
- Visitors to foreshore areas.
- Walkers, runners and cyclists along coastal roads and paths.



32 Johnsons Beach (Penguin)



33 Sulphur Creek

5.2 Rivers, Rivulets and Valleys

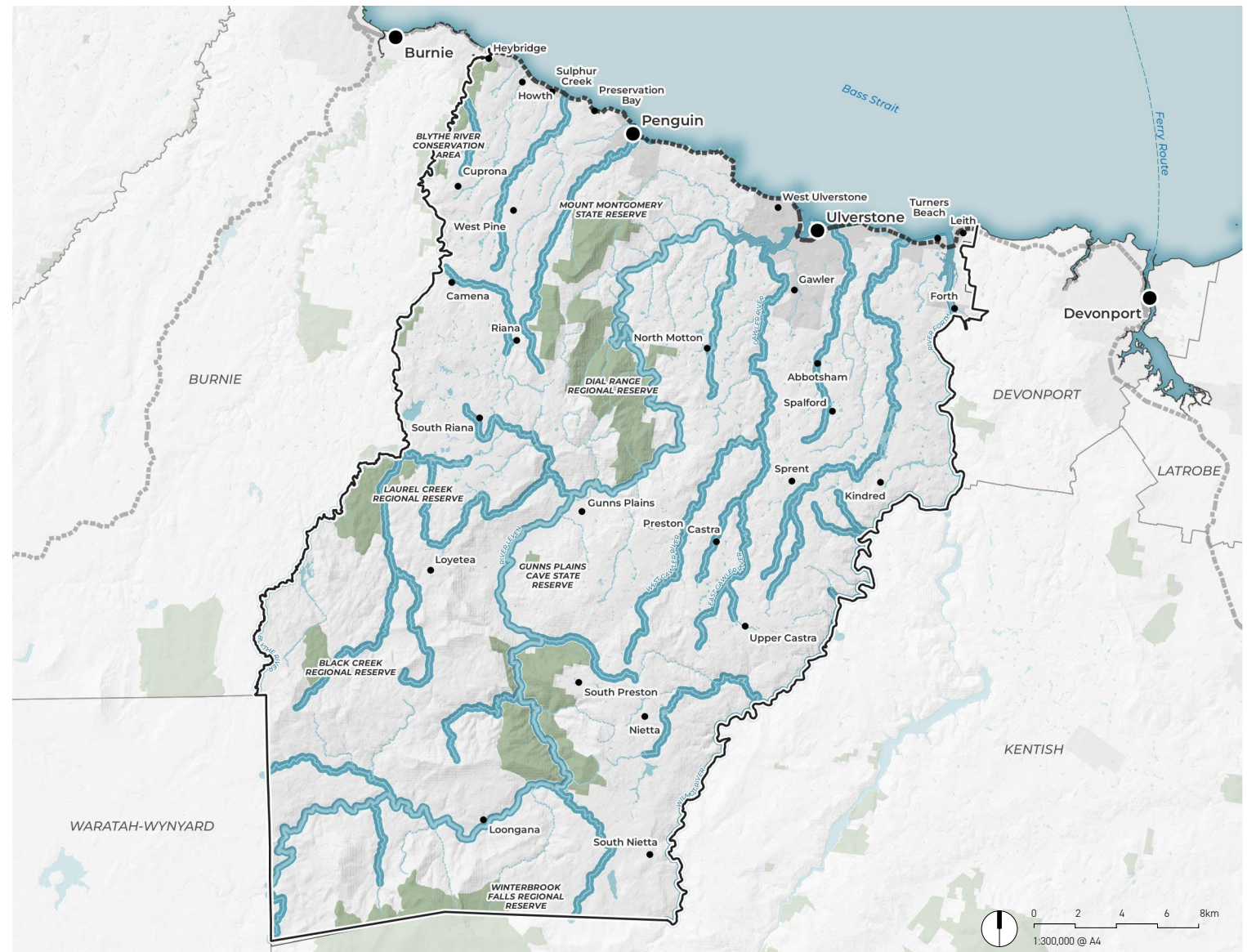
Character Area Description

The Rivers, Rivulets and Valleys Scenic Landscape Character Area encompasses all major and minor rivers and creeks that flow through defined valleys of varying depth and width.

Rivers flow from the highland towards toward the northern coastline. Ulverstone and Turners Beach/Leith and Heybridge are settled around river mouths that include extensive estuary environments. A number of smaller inland hamlets also about the municipalities waterways. Short and medium range views are afforded across riverbanks and through valleys to surrounding sloping terrain including the Dial Ranges and Leven Canyon Reserves.

Key Elements and Features

- Significant stands of vegetation line the valleys, rivers and creek corridors with the exception of areas that have been cleared for agricultural purposes
- Deep river valleys dissect rural and agricultural landscapes including a number of inland hamlets.
- Majority of the rivulets, creeks and tributaries are connected to the main rivers including: the River Forth, River Leven, Blyth River and Gawler River.
- Saltmarsh and wetlands surround estuaries, whilst both wet and dry eucalyptus forest and woodland is common further upstream.
- Rainforest and related scrub abuts river and creek corridors further south.
- Views are afforded between valleys and to surrounding sloping terrain including the Dial Ranges and Leven Canyon Reserves.



LEGEND

- LGA Boundary
- Rivers, Rivulets and Valleys
- Roads
- Watercourses
- Railway
- Reserves

34 Rivers, Rivulets and Valleys Map
Source: Ethos Urban, 2024

Scenic Landscape Character Value

Considering the policy analysis and noting the key elements and features of this scenic landscape character area, the Rivers, Rivulets and Valleys character area is assessed as having a high scenic landscape character value given its regional significance. The perceived naturalness of the existing waterways in conjunction with existing policies and strategies that seek to protect and conserve rivers and water resources were considered in determining the landscapes overall value.

Susceptibility to Change

The rivers, rivulet and valley areas are vulnerable to expanding patterns of settlement. This is due to impacts of development encroaching on the riparian zone. Disruption to the riparian zone can be detrimental to overall aesthetic value and quality of existing landscape elements in these areas. From a scenic perspective, views across river valleys are of a high quality and value. Given this, the area is assessed as having an exceptional level of susceptibility to change.

Sensitivity to Change

The landscape elements and features that are particularly sensitive to change include:

- Riparian corridors
- The sloping sides of valley

In accordance with the sensitivity matrix, the River, Rivulets and Valleys Scenic Landscape Area is assessed as having an overall high sensitivity to change.

Pattern of Viewing

Key rivers and their estuary environments are a dominant feature that can be viewed from the urban areas of Heybridge, Ulverstone and Turners Beach/Leith. Further upstream these rivers can be viewed from key lookout locations and vantage points.

Waterways and their surrounding vegetation that sit within low lying valleys can also be viewed from abutting rural residential areas and local roads.

Based on this pattern on viewing, the primary areas of interest for visual considerations in the Rivers, Rivulets and Valleys Scenic Character Area include:

- Key lookouts points including Cruikshanks Lookout in Leven Canyon.
- Urban areas of Heybridge, Ulverstone and Turners Beach/Leith.
- Rural and rural residential areas of hamlet.
- Tourism cruises along the River Leven.

Visual Receptors

- Visitors and tourists
- Residents in Heybridge, Ulverstone, Gawler West, Turners Beach, Leith and Forth. Also from smaller coastal and inland Hamlets
- Canoeists and kayakers
- Recreational fishers
- Bush walkers.



35 Gawler River



36 River Forth

5.3 Undulating pastures and productive land

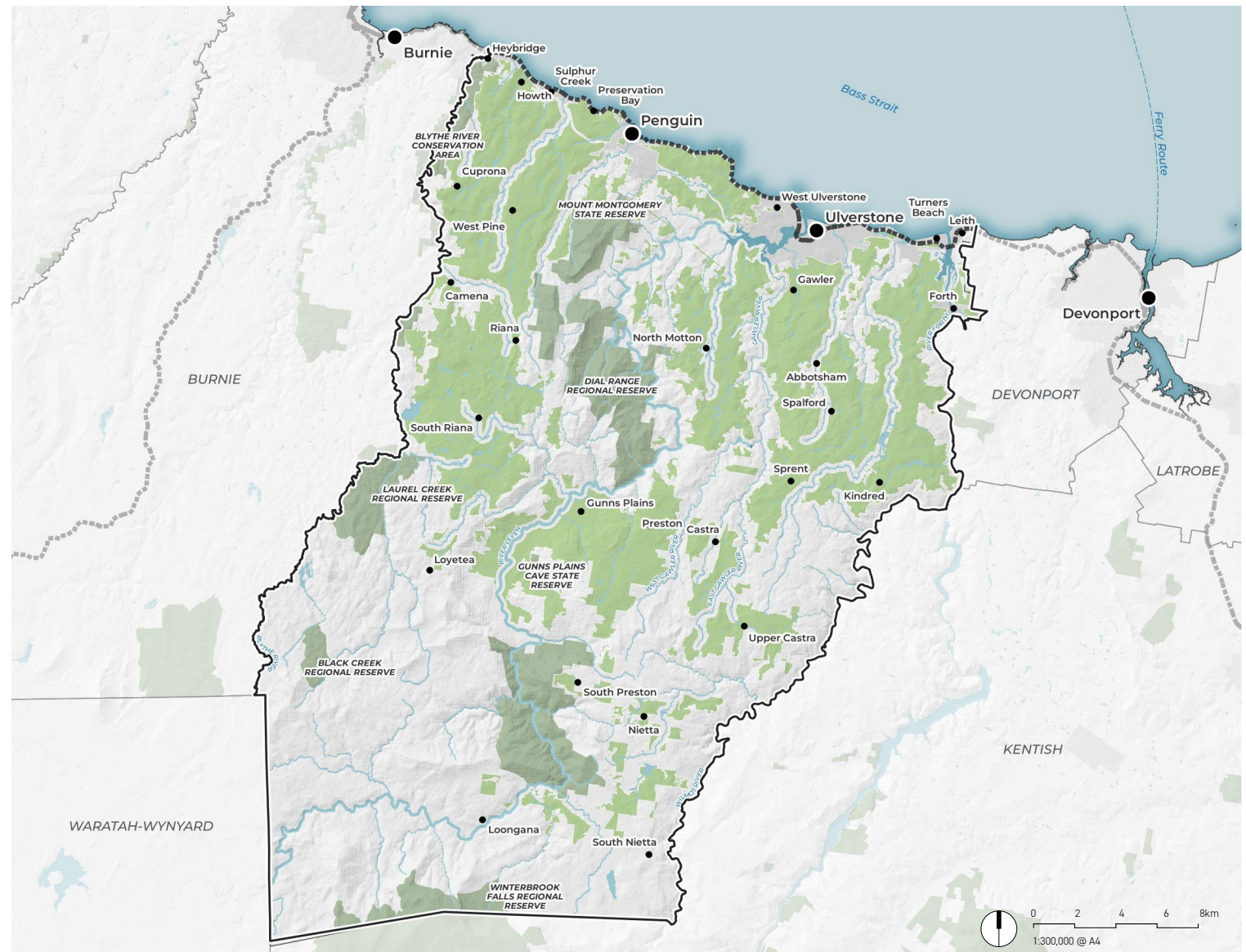
Character Area Description

The Undulating Pastures and Productive Land Scenic Landscape Character Area encompasses all agricultural land used for cropping, grazing and horticulture practices, predominantly located in the lowlands of the municipality. The character area is interspersed by hamlets and rural residential properties that are scattered across the 'patchwork quilt' of expansive agricultural fields.

These areas are characterised by large paddocks and undulating hills. Views are afforded at highpoints towards distant mountain ranges and larger settlements. Land has generally been cleared for agricultural uses and comprises grassed areas with occasional stands of trees, often eucalypts and larger groupings of shelter belt vegetation.

Key Elements and Features

- Visual character is highly dependent on the climate or time of year.
- Scenic rural landscape with sweeping/ gently rising topography.
- Long and medium range views to adjacent hills, valley sides and distant mountain ranges, specifically the Dial Ranges.
- Hamlets and rural residential properties sit within the wider rural landscape.
- Visual dominance of gently rising, cropped open pasture.
- Sparsely located native trees and larger groupings of shelter belt vegetation.
- Limited built form.



LEGEND

- LGA Boundary
- Roads
- Watercourses
- Railway
- Reserves
- Undulating Pastures and Productive Land

37 Undulating pastures and productive land Map
Source: Ethos Urban, 2024

Scenic Landscape Character Value

Considering the policy analysis and noting the key elements and features of this scenic landscape character area, the Undulating Pastures and Productive Land is assessed as having a moderate scenic landscape character value given its local significance. Although agricultural land is highly valued and the vast sweeping pastures contribute to the scenic rural landscape, there is limited variation in the natural components that contribute to the scenic landscape character.

Susceptibility to Change

Although a highly modified landscape, limited built form exists in these areas. New development may impact on the vastness of the landscape or existing rural character of hamlets if not located in appropriate locations. Existing vegetation belts and the gently undulating topography provide opportunities to screen future development. Given this, the area is assessed as having a moderate level of susceptibility to change.

Sensitivity to Change

The landscape elements and features that are particularly sensitive to change include:

- Visible hills and highpoints.
- Medium and long-range views to surrounding sloping hills and distant mountains.
- Sense of openness/vastness
- Existing remnant native vegetation.

In accordance with the sensitivity matrix, the Undulating Pastures and Productive Land Scenic Landscape Area is assessed as having an overall low sensitivity to change.

Pattern of Viewing

Internal views are largely contained within the wide valleys and surrounding hillsides.

Medium and long-range views are afforded at highpoints across the landscape towards adjacent hills, distant mountain ranges, and more heavily vegetated areas including plantation forests to the south.

Based on this pattern of viewing, the primary areas of interest for visual considerations in the Undulating Pastures and Productive Land Scenic Character Areas include:

- Rural residential areas of all smaller Hamlets and the peripheries of larger settlements along the northern coastline.
- Key roads that have high scenic amenity including Gawler and Top Gawler Road, Kindred Road, Isandula Road, Preston Road, and Pine Road.

Visual Receptors

- Residents in rural areas
- Agricultural workers
- Motorists along main roads/highways.



38 View west towards Dial Ranges (Gawler)



39 Kindred

5.4 Mountainous Eucalypt Forests and Woodlands

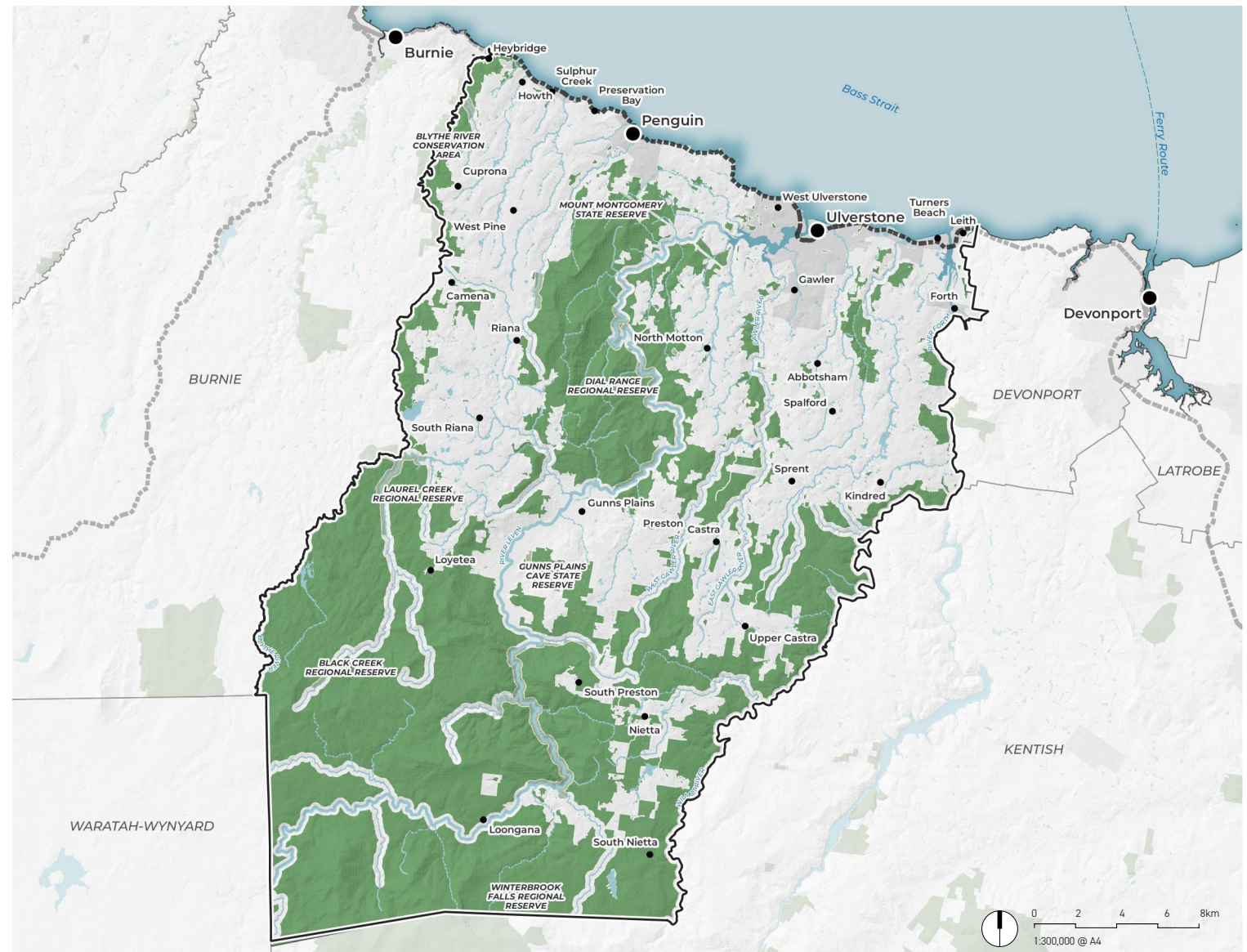
Character Area Description

The Mountainous Eucalypt Forests and Woodlands had been identified as a Scenic Landscape Character Area that dominates all major reserves, hills and mountain ranges across the municipality. It is characterised by densely vegetated elevated terrain that exhibits steep to sloping topography and minimal to no built form.

The dominant form of vegetation in these areas, being the eucalypt forests and woodlands, is commonly reserved for the purpose of conserving, protecting and maintaining natural and cultural values, natural resources, habitat and visual amenity. Further south, rainforests and other related scrub is found on the peripheries of the eucalypt forests and woodlands in the Leven Canyon Regional Reserve and Black Creek Forest Reserve.

Key Elements and Features

- Scenic natural landscape defined by steep to sloping, mountainous topography.
- Densely vegetated with dry and wet eucalypt forests and woodlands
- A number of recreation trails for bushwalking and mountain biking are located in these areas.
- Little to no built form.
- A key mountain range is the Dial Range that is a prominent natural landmark that can be viewed from the major coastal settlements in the north of the municipality.
- Groupings of shelter belt vegetation.
- Limited built form.



40 Mountainous Eucalypt Forests and Woodlands Map
Source: Ethos Urban, 2024

Scenic Landscape Character Value

Considering the policy analysis and noting the key elements and features of this scenic landscape character area, the Mountainous Eucalypt Forests and Woodlands is assessed as having an exceptional scenic landscape character value given its state and regional significance. These areas possess a high level of natural and cultural values, and the majority of land is recognised as state, regional or natural recreation reserve land.

Susceptibility to Change

These areas are largely undisturbed and contain a diverse geophysical, habitat, scenic and recreational resources. There is limited capacity for these areas to accommodate change due to their steep to sloping topography and dense, highly valued vegetation and natural assets. A number of highpoints also exists in these areas and provide sweeping views across the municipality. Given this, these areas are assessed as having an exceptional level of susceptibility to change.

Sensitivity to Change

The landscape elements and features that are particularly sensitive to change include:

- Densely vegetated mountain ranges, that are a prominent natural landmark
- High level of native forest canopy cover
- Ridgelines and escarpments that are free of built form.

In accordance with the sensitivity matrix, the Mountainous Eucalypt Forest and Woodlands Scenic Landscape Area is assessed as having an overall very high sensitivity to change.

Pattern of Viewing

Views within the character area are contained within the densely vegetated forest environment with long range views across the municipality provided at key vantage points and lookouts.

The character area, specifically the Dial Ranges, is a key scenic element in the background of many vistas from nearby settlements and major roads.

Based on this pattern of viewing, the primary areas of interest for visual considerations in the Mountainous Eucalypt Forest and Woodlands Scenic Character Area include:

- Key lookouts points within the forest and mountain range landscapes.
- Rural and Urban settlements across the municipality, particularly in the north, northwest, central and southern areas.
- Key roads that have high scenic amenity including Gawler and Top Gawler Road, Kindred Road, Isandula Road, Preston Road, and Pine Road.

Visual Receptors

- Visitors and tourists
- Recreational users of trails and waterways.
- Urban and rural residents from surrounding settlements
- Motorists along main roads/highways



41 View south along Dial Road (Penguin)



42 View from Mount Dial looking north east

5.5 Coastal Plains and Urban Environments

Character Area Description

The Coastal Plains and Urban Environments Scenic Landscape Character Area encompasses all urban settlements along the northern coastline. These areas are characterised by flat topography surrounded by steep to sloping land that encloses townships along the coastline.

The scenic character of these areas is relatively contained within the existing neighbourhoods that oftentimes exhibit heritage and cultural values. It is often the surrounding landscape features of these areas that contribute to the overall scenic value. This includes bisecting rivers, adjacent coastline, surrounding hills and distant mountainous landforms, specifically the Dial Ranges.

Key Elements and Features

- Largely modified landscape due to urban, resource and infrastructure development
- Limited existing native vegetation
- The Bass Highway connects the coastal settlements and is a highly scenic road
- The character of newer and older residential areas including the size and siting of development contributes to the overall density of vegetation and sense of openness in certain locations
- Aesthetic significance of heritage places and precincts
- Interfaces with highly valued coastal parklands and foreshore areas
- Relatively flat topography
- Views from these areas to surrounding character areas including the Sweeping Shorelines and Coastal Headlands, Undulating Pastures and Productive Lands, and the Mountainous Eucalypt Forests and Woodlands.



LEGEND

- | | |
|--------------|---------------------------------------|
| LGA Boundary | Coastal Plains and Urban Environments |
| Roads | |
| Watercourses | |
| Railway | |
| Reserves | |

43 Coastal Plains and Urban Environments Map
Source: Ethos Urban, 2024

Scenic Landscape Character Value

Considering the policy analysis and noting the key elements and features of this scenic landscape character area, the Coastal Plains and Urban Environments are assessed as having a moderate scenic landscape character value given its local significance. The level of urban development in these areas varies with the majority of the aesthetic value placed on the natural elements of surrounding character areas that can be viewed from this character area.

Susceptibility to Change

The key settlements are often framed by sloping topography that affords views across the Coastal Plains and Urban Environments but also to surrounding scenic landscape areas.

These areas are already highly developed. Given this, the area is assessed as having a moderate level of susceptibility to change.

Sensitivity to Change

The landscape elements and features that are particularly sensitive to change include:

- Low lying areas abutting the coastline and estuaries.
- Limited existing native vegetation
- Medium and long-range views from highpoint to highpoint.

In accordance with the sensitivity matrix, the Coastal Plains and Urban Environments Scenic Landscape Area is assessed as having an overall low sensitivity to change.

Pattern of Viewing

The highly modified urban landscape limits views to within the existing neighbourhoods except for at high points and areas closer to the coastline where the scenic value of the coastal landscape is most prominent.

Based on this pattern on viewing, the primary areas of interest for visual considerations in the Coastal Plains and Urban Environments Scenic Character Areas include:

- Town centres, residential areas, parks and open spaces within the existing settlements.
- Main roads including the Bass Highway.
- Foreshore areas, specifically in locations such as Penguin and Ulverstone that contain significant history and are highly frequented by both residents and visitors.

Visual Receptors

- Residents
- Visitors
- Workers.
- Motorists
- Cyclists



44 View north east across Ulverstone



45 Sulphur Creek foreshore facing development



Key Considerations

06

5.6 Key Considerations

Six key scenic landscape character considerations have been identified for the future planning, design and development of housing in Central Coast.

These considerations are:

- Future settlement balance
- Varied topography
- Viewlines
- Loss of native vegetation
- Coastal development
- Rural Hamlets
- Identified Scenic Landscape Character areas.

Each consideration presents constraints or opportunities. In some cases, they present both constraints and opportunities for the future planning and development of housing in Central Coast.

1. Future Settlement Balance

Description:

The extent of settlements has the opportunity to impact scenic landscape character. Valued scenic landscape character elements include sloping topography that is highly vegetated, deep river and creek valleys and the natural coastline. Consideration should be given to these landscape features in light of enabling adequate and secure access to quality and diverse housing options.

Informed by this Study, the Housing Strategy and Structure Planning process will provide considerations and recommendations for the potential application of zones and overlays that seek to balance growth with the retention of identified landscape values.

Locations affected:

- Interface with the Sweeping Shorelines and Coastal Headlands, Mountainous Eucalyptus Forests and Woodlands, and Rivers, Rivulets and Valleys Scenic Character Areas.
- Rural fringes of Penguin. Specifically to the south at the base of the Dial Ranges.
- Rural fringes of Ulverstone. Specifically to the south west adjacent to the estuary environs and riparian corridors.

2. Varied Topography

Description:

The highly varied topography in Central Coast provides constraints and opportunities for when considering suitable locations for future development. Sweeping valleys may provide opportunities for the natural screening of new development to minimise impact on the scenic character. In more visually prominent locations such as hilltops and highpoints, development may be restricted.

Locations affected:

- Sweeping valleys within the Undulating Pastures and Productive Land Scenic Character Area provide opportunities to screen future development. Development should be located away from highpoints or highly visible locations in these areas.
- Development in the Coastal Plains and Urban Environments Character area should respond to surrounding topographic features including slope, rivers and vegetation.

3. Viewlines

Description:

The location of future housing should respond to the existing valued viewlines across the scenic character areas. These include medium and long-range views towards:

- the coast
- mountainous and highly vegetated areas such as the Dial Ranges, and
- across river corridors, undulating pastures and agricultural land.

Viewlines provide high scenic amenity to residential development. There are opportunities to encourage view sharing in locations of new development whilst ensuring the protection of existing environmental and landscape values.

Locations affected:

- Elevated residential areas are afforded scenic views towards the coastline and distant mountain ranges. These areas are located in the east of Ulverstone, West Ulverstone, southwest of Ulverstone and east of Penguin.
- Key lookouts provide a formal viewing point towards scenic landscapes. Lookout points are scattered across the municipality. See Figure 27 on page 42 for specific locations.
- Intermittent scenic views are offered from a number of main roads and highways. Specifically Bass Highway and Penguin Road.

4. Loss of native vegetation

Description:

Large portions of arable land has been cleared for agricultural purposes. Stands of native trees and shrubbery do exist and contribute to the overall scenic value of the rural landscape. It is important that future development considers opportunities to retain vegetation where possible.

Locations affected:

- Due to being highly modified, the Undulating Pastures and Productive Land and Coastal Plains and Urban Environments Scenic Character Areas contain limited vegetation. New development should consider the retention and planting of vegetation to protect scenic amenity in these areas.
- Vegetation within the riparian corridors of the Rivers, Rivulets and Valleys and in the sloping landscape of the Mountainous Eucalyptus Forests and Woodlands is highly valued from a scenic perspective. Urban expansion should be located away from these areas to ensure the protection of viewlines and overall scenic character.

5. Coastal Development

Description:

The existing scenic character of the Sweeping Shorelines and Coastal Headlands Scenic Landscape Character Area is highly valued. New development in these areas should have high consideration for the existing scenic landscape character. This would include supporting the sharing of views and reduce risk of encroachment on natural landscape features including vegetation and waterways.

It is important to take advantage of high scenic amenity locations to attract residents without detriment to environment and landscape value.

Locations affected:

- All settlements and their rural fringes located along the northern coastline. This includes: Heybridge, Howth, Sulphur Creek, Preservation Bay, Penguin, West Ulverstone, Ulverstone, Tuners Beach and Leith.
- Future urban expansion of settlements must consider the interface with the Sweeping Shorelines and Coastal Headlines.

6. Rural Hamlets

Description:

The rural hamlets sit across a number of scenic landscape character areas. Each of these comprise different landscape character features. It is important that future residential development considers the local and regional scenic landscape characteristics. This includes protecting long range views across the undulating pastures and river valleys.

Locations affected:

- Hamlets are located across the Undulating Pastures and Productive Land Scenic Character Area and consideration needs to be given to the interface with the Rivers, Rivulets and Valleys and Mountainous Eucalyptus Forest and Woodlands Character Areas.
- Inland hamlets benefit from vast open views across the rural landscape. New development in these areas must be located away from highly visible locations including hilltops and ridgelines to avoid detrimental impact to scenic landscape character.

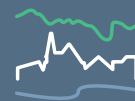
7. Identified Scenic Landscape Character Areas

Description:

Five scenic landscape character areas have been identified in Central Coast. These areas each exhibit unique landscape character elements and features that contribute to an areas overall value. Opportunities exist for future development to respond to localised and regional character attributes that contribute to the municipalities overall scenic landscape character. Consideration of colours and materials used, appropriate setbacks, building heights and bulk of development will all be important in future development across the different scenic landscape character areas.

Locations affected:

- Building height and bulk of new development must be considered in areas abutting the Sweeping Shorelines and Coastal Headlands Scenic Landscape Character Area.
- The expansion of settlements must have consideration for interfaces between Scenic Landscape Character Areas including their valued topographical features to protect both local and regional scenic landscape character.



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COAST
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