



Character Type 3
Goldfields

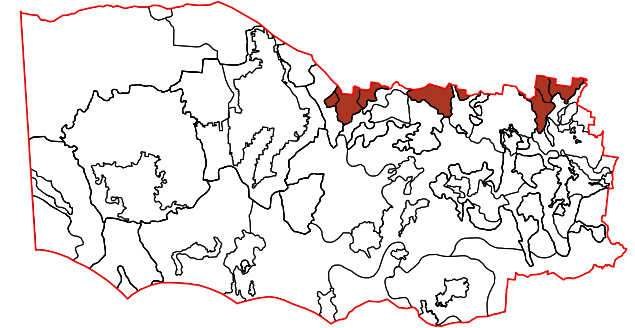
3 GOLDFIELDS

Gold transformed Victoria and the Goldfields were at the heart of this transformation. This is a landscape of undulating agricultural land, slashed by steep sided ridges and peaks (predominantly with a northern aspect) and incised by deep narrow gorges. Fingers of the Goldfields Character Type weave into the adjacent Central Victorian Uplands.

This area is dominated by agriculture with large blocks of public land. Remnant forested areas cover the lower slopes or poorer soils. Exposed quartz, granite and basalt bedrock hint towards the geological make up of the land below. Throughout this Character Area are visible reminders of the gold rush period, with old miners huts and mining shafts found in the forests, and coppiced regrowth of trees once cleared to supply timber for mining operations.

Within Character Type 3, four distinctive Character Areas have been determined and will be discussed in more detail within the Character Area Papers.

- 3.1 Agricultural Plateau
- 3.2 Goldfields Forests
- 3.3 Central Goldfields
- 3.4 Ararat Hills

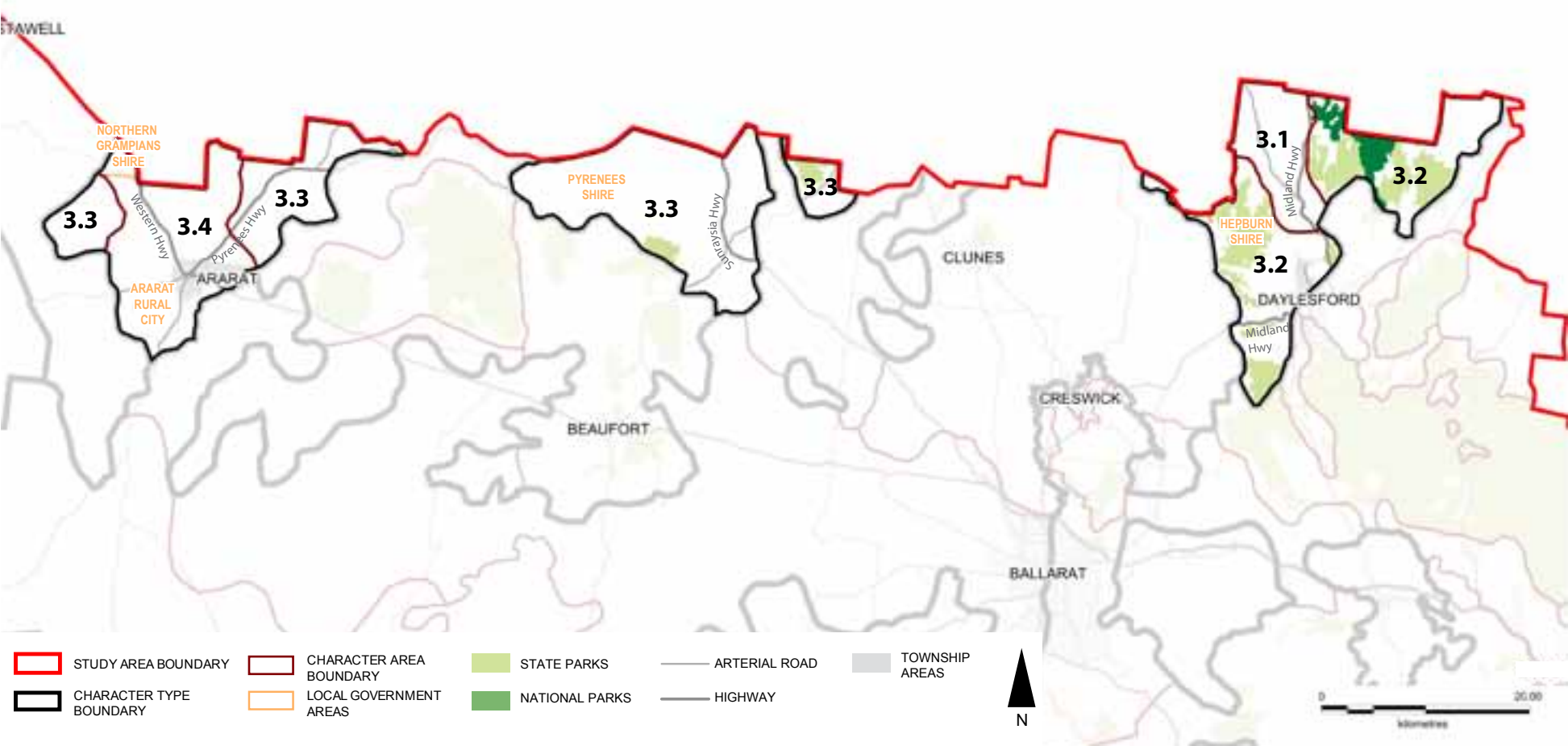


A visually layered landscape of productive use in the undulating foreground, rising ridges in the mid-ground and views toward the Pyrenees range to the rear



One Tree Hill, Ararat, features views over the parallel ridges

Figure 1 Goldfields Location



Key Features

- Rolling plains and low hills primarily used for agriculture
- Poor quality soils
- Topography of steep ridges and valleys
- Exposed granitic outcrops
- Gold mining remains

Landscape Characteristics

Landform

The Goldfields Character Type has a distinctive topography of undulating lowlands divided by steep sided peaks and ridges. These are particularly prominent around Ararat, where a series of parallel ridges provide a picturesque setting for the town and feature the high peaks of Mount Ararat (618m) and One Tree Hill (579m). The landscape surrounding the settlement of Amphitheatre in the Central Goldfields Character Area is quite similar with steep slopes and rounded hill tops, however the hills in the eastern part of this Type have a lower profile, with more subtle ridgelines creating an undulating landscape.

Soils are rough textured with quartz and granite fragments. Exposed basaltic and granite boulders feature in a number of areas.

Occasional volcanic rises such as Mount Franklin occur in southern parts adjacent to the Victorian Volcanic Plain.

Waterform

A number of regionally important rivers transect the area, originating from catchments in southern uplands and flowing north towards the Murray and terminal lakes in the Wimmera Region. These include the Wimmera, Avoca, Loddon, Campaspe and Goulburn Rivers. The Hopkins River is an exception, in that it drains south to Bass Strait.

The Goldfields features numerous creeks which, together with the aforementioned rivers, create deep gorges with exposed bedrock. Mineral Springs are found in the western parts of this Character Area, around Daylesford and Hepburn Springs, and scenic waterfalls such as the Trentham Falls are found in the forests.

Vegetation

Remnant vegetation is a feature of the Goldfields Character Type with Red Gums strewn through paddocks in many locations. On the lower slopes Box Ironbark Forest, Heathy Dry Forest and Grassy Dry Forest are prevalent.

The granitic and sedimentary terrain is dominated by Grassy Woodlands much of which has been cleared.

There are a number of State Forests with thick vegetation cover that creates a backdrop to the cleared agricultural land. Occasional plantations occur; Mount Franklin is covered with dense planting of Radiata Pine.

Exotic tree species are common around well established areas, and old Hawthorne hedges lining paddocks have been left to grow wild in some areas. Weed species such as Blackberry, Spear thistle and Gorse are also prevalent.

Land Use & Built Form

The majority land use is agricultural, grazing with some cropping. Agricultural buildings and associated machinery and infrastructure feature on the lower slopes, often set back from the roadsides. In the west vineyards are common where the land adjoins the wine growing region of the Pyrenees Ranges. Bird netting over vines and orchards can be a prominent feature of the landscape.

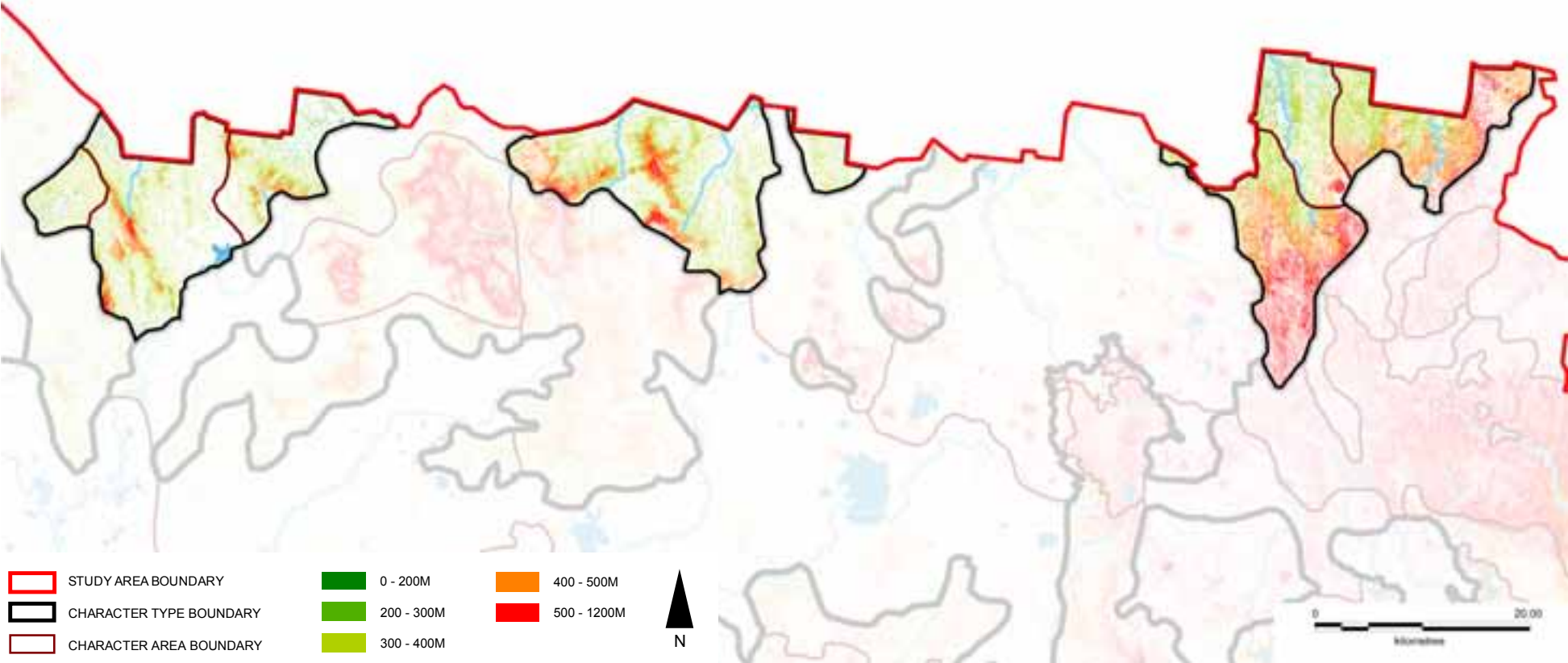
At township edges residential dwellings feature adjacent to roadsides in cleared paddocks, occasionally with exotic vegetation at property boundaries. In more rural locations dwellings are set back from roadsides and are often screened by vegetation. Rural residential subdivisions have developed strongly in a number of areas near major towns.

In some locations properties have been built atop hills or on ridgelines making them visually prominent in the landscape.



Exposed boulders within the Wombat State Forest

Figure 2 Goldfields Contours & Waterform



PATTERN OF VIEWING

The slopes and hills of the Goldfields region allow for a varied and often picturesque viewing experience, with low ranges creating close range views and interesting silhouettes on the horizon. Rocky granitic outcrops punctuate the cleared agricultural land and hillslopes in some areas.

There are a number of key viewing corridors which traverse this landscape Character Type.

- The Pyrenees Highway
- The Western Highway
- The Midland Highway
- The Sunraysia Highway



Looking east from Rhymney Road towards Ararat Hills Park. Built form is generally sited at the base of hillslopes and screened by vegetation. Where built form sits atop ridge lines it becomes more visible in the landscape, altering the natural silhouette.



Exposed rocky granite outcrops on hillsides near Ararat

LANDSCAPE VALUES

Landscape values include aesthetic (visual and non-visual), historic, environmental, scientific, social and other values. It is acknowledged that many of the values overlap (i.e. a place or item may have historic and social value), but they are generally only listed once. A range of sources have been used to identify the landscape values of the Goldfields, such as the field survey, existing studies and documentation, and community consultation.

Historic

- Castlemaine Diggings Heritage Park, listed on the National Heritage List as a Historic Heritage
- Mount Franklin, an important Aboriginal place linked through stories to Mount Tarrengower

Environmental/Scientific

- Mineral springs & groundwater
- Many reserves which are protected areas on the IUCN list
- Significant vegetation

Social

- Wombat State Forest, a tourist destination
- Part of the Grampians winery region, a tourist attraction
- Mineral springs which have attracted tourists to the eastern part of this area since the 1860s
- Goldfields Touring Route between Castlemaine & Daylesford and Stawell & Ararat
- Agriculture, also valued for economic reasons



The dark green pine forest of Mount Franklin creates a strong silhouette on the horizon

CHANGE IN THE LANDSCAPE

Landscape Morphology

The goldfields landscape has changed dramatically over the last couple of hundred years, particularly since European settlement.

There are several Aboriginal groups who strongly associate with the Goldfields and adjoining areas, including the Dhuudhoroa, DjaDja Wurung, Taungurung, Wotjabaluk and Yorta Yorta with many places or sites of archaeological, cultural and spiritual significance across the area.

Fire-stick farming and the use of woody plants for food and materials by aboriginal groups is likely to have altered the landscape, resulting in a mosaic of cleared and remnant vegetation and a relatively open landscape.

It was this open landscape that so appealed to the early European explorers such as Hume and Hovell, and Mitchell, who saw the potential for agriculture. This area, as per adjacent areas, was settled by European pastoralists but the prominent historical difference in the Goldfields is the discovery of gold and the extensive development of mining in the area.

The discovery of gold led to an influx of miners in their tens of thousands. Some of the hopefuls claimed their patch of land by lying stretched out on the ground to secure their eight foot by eight foot claim.

The miners used shovels, picks, buckets and ropes and washed the gold from the dirt of the alluvial fields. Deep lead mining occurred on hillsides, escarpments and valleys, where miners sunk shafts and excavated drives to uncover gold-bearing material in the beds of ancient rivers. This mining used huge amounts of timber cut from the native forest and woodlands for mining methods

as well as for fires and shelter. By the 1870s the native vegetation was becoming depleted.

During the gold rush period of the 1850s and beyond, miners, market gardeners and timber workers established their homes in the forests. The impacts that this had on the landscape was significant, with much of the vegetation completely removed in some areas.

The forests and woodlands of the area are characterised by poor soils and this, along with the historical clearing of the natural landscape, gives the perception of poor fertility. Only 25% still has a cover of native vegetation, and less than 4% is in formal reserves. However, it still contains examples of most of its original vegetation types. Four species of flora and fauna are extinct, whilst of the remaining species, 135 species are considered threatened, including 76 plants, 4 mammals, 40 birds, 5 reptiles/amphibians, 6 fish and 4 invertebrates.

Currently most of the Goldfields Character Type is in private ownership with agriculture (grazing and mixed cropping) being the dominant land use. Rural residential sub-divisions have developed strongly in a number of areas near major cities and towns. There are a number of large blocks of public land. The economic importance of agricultural industries is still prominent.

Recently there has been an increase in settlement of the area for lifestyle reasons. Some of these new landowners are stewards of the landscape, revegetating the area with native species, while others are neglecting the responsibilities of controlling weeds and predators.

Sensitivity to Change

The hilly topography and reasonable vegetation cover give the Goldfields a low sensitivity to change. Development and interventions can often be sited within the topography and screened by vegetation.

Anticipated Landscape Change

- Reduction in grazing and an increasing demand for “lifestyle” properties near regional centres has meant changing land use priorities which may continue
- Scattered remnant vegetation has regenerated in some areas as previous grazing activities have declined
- New property owners interested in nature conservation may demand information and advice on environmental management and enhancement
- An increase in enterprises such as viticulture and olives
- An increasing influx of people onto small land holdings, previously used for dryland agriculture
- New bushfire regulations may lead to an increased clearing of vegetation around properties
- The State Governments planning zones review may lead to an increase in tourism, retail and accommodation uses in rural areas, a potential increase in rural living density and a potential increase in smaller lots and dwellings in the farming zone.

Figure 3 Goldfields Cultural Heritage Sensitivity



FUTURE LANDSCAPE CHARACTER DIRECTIONS

The rugged granitic outcrops will continue to be a standout feature of the Goldfields landscape, with the rich history of mining identified and preserved. Regrowth of forested areas will be supported through ongoing conservation and habitat links strengthened through public and private land. Views to and from the characteristic jagged ridgelines will be preserved through the careful siting of buildings and other infrastructure. New plantations will also be sited and designed to make a positive contribution to the landscape.

Opportunities

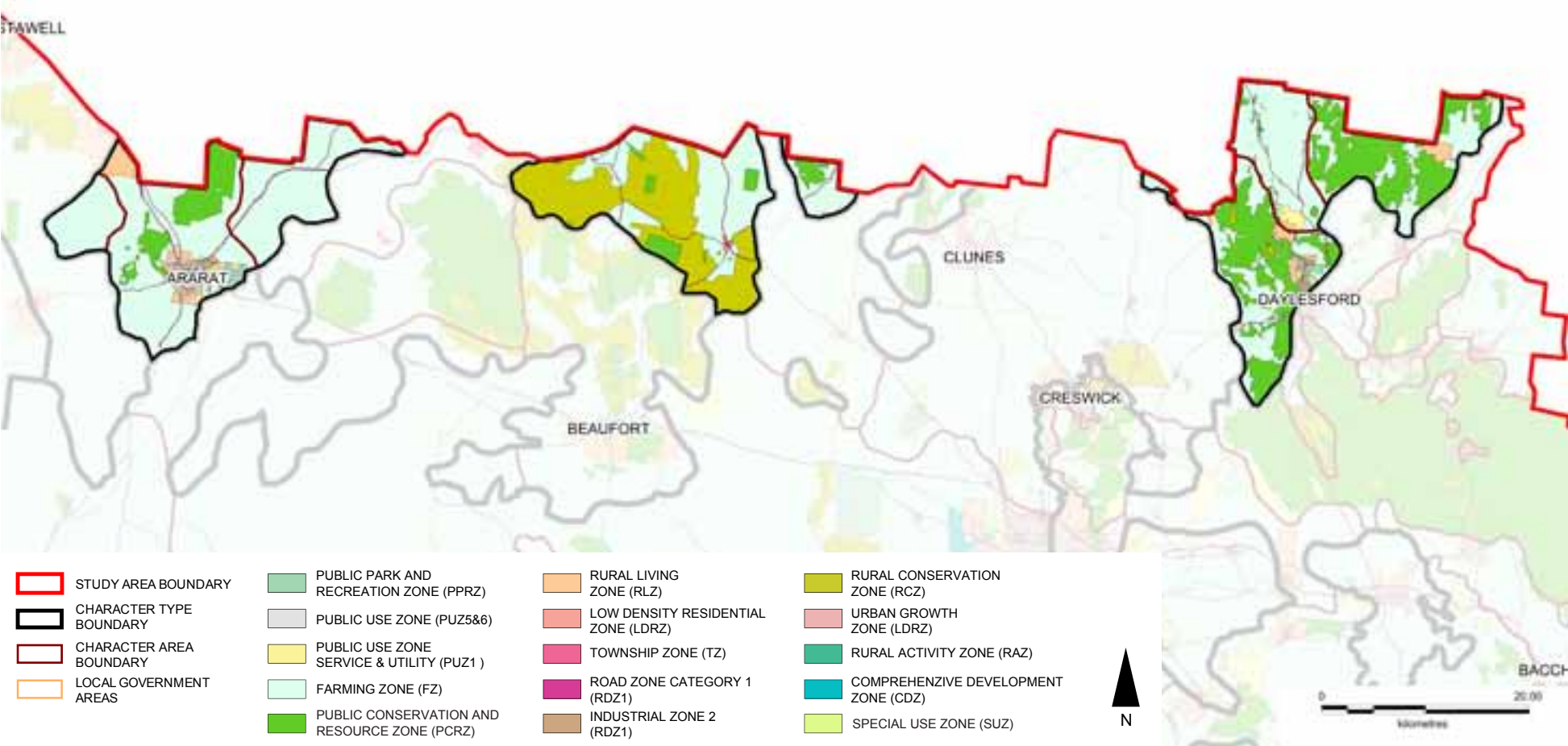
- Historical tourism industry
- Native revegetation
- The creation of linked habitat corridors
- Improving views towards landscape features
- Active local Landcare groups

Threats

- Plantation forestry 'scarring' the landscape
- Inappropriate fire management
- Pest plants and animals
- Recreational activities such as 4 wheel driving and trail bike riding
- Logging
- Firewood removal
- Interface between public and private land which affects public land management in terms of fire management
- Impacts of adjacent land use and threats posed by some domestic animals e.g. cats and dogs
- Poorly sited buildings and structures on hill faces and ridges
- Channel modification (reference to rivers, estuaries and floodplains)
- Degradation of riparian vegetation
- Drainage of wetlands
- Uncontrolled stock access
- Sedimentation
- Habitat fragmentation/reduced connectivity
- Significant disturbance events (fire, flood, storms)



Figure 4 Goldfields Zones



LANDSCAPE PROTECTION & MANAGEMENT

Planning Scheme Policies & Controls

The following Planning Schemes apply to the Goldfields:

- Ararat
- Northern Grampians
- Hepburn
- Pyrenees

Key Clauses

- Hepburn Clause 22.02 Mineral Springs Protection

Key Zones

- Farming Zone (FZ)
- Public Conservation & Recreation Zone (PCRZ)
- Rural Living Zone (RLZ)
- Rural Conservation Zone (RCZ)
- Public Park and Recreation Zone (PPRZ)
- Public Use Zone (PUZ)

Key Overlays

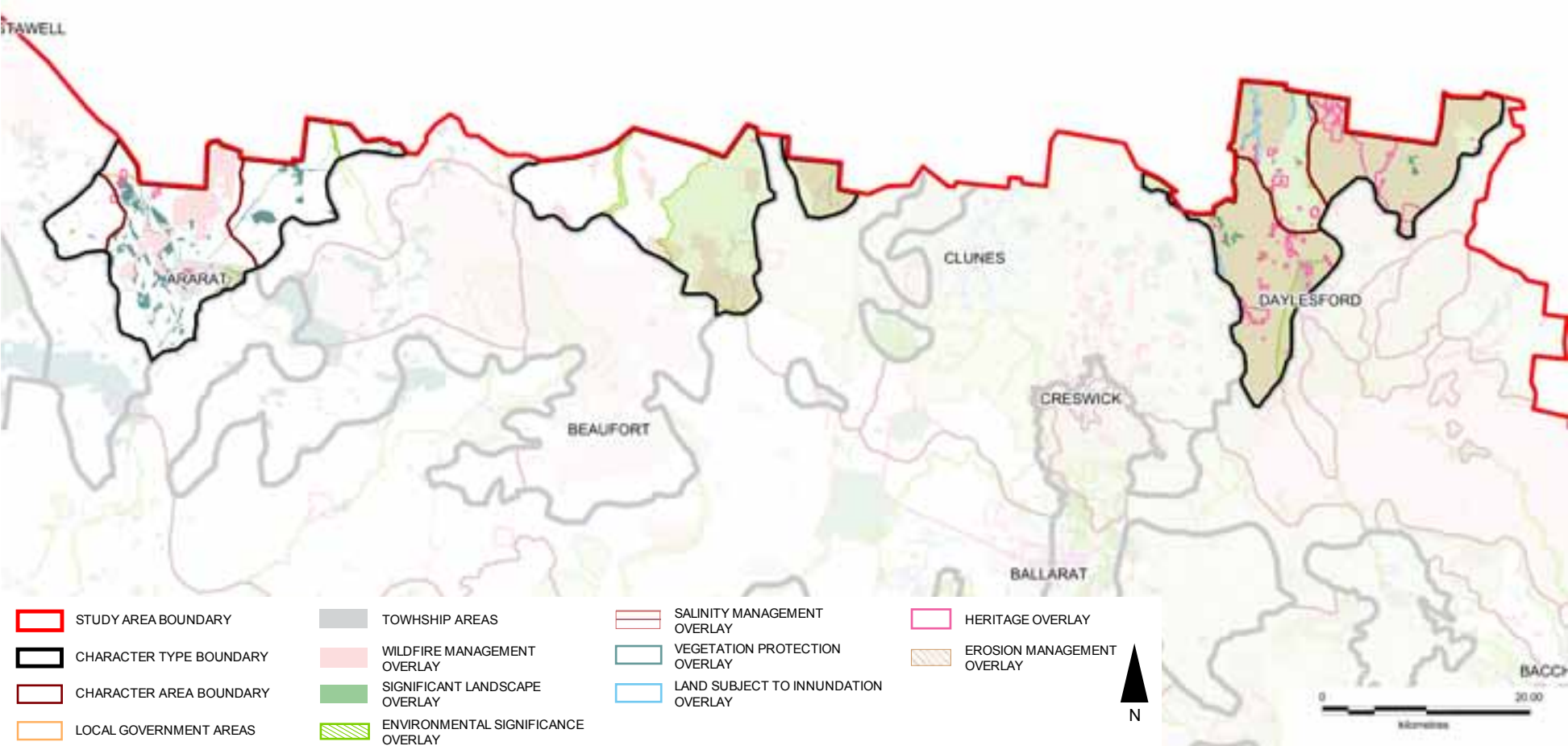
- Environmental Significance Overlay (ESO)
- Heritage Overlay (HO)
- Vegetation Protection Overlay (VPO)
- Wildfire / Bushfire Management Overlay (WMO / BMO)
- Land Subject to Inundation Overlay (LSIO)
- Restructure Overlay (RO)
- Erosion Management Overlay (EMO)

Landscape Management Objectives

To achieve the future landscape character directions for the Goldfields, the following landscape management objectives are recommended:

- To maintain the positive contribution that productive agricultural landscapes make to the character of the Goldfields area.
- To increase indigenous planting in the heavily cleared areas of the landscape and to further emphasise natural features such as ridge landform.
- To create linked corridors of indigenous vegetation throughout the Goldfields area.
- To stabilise land which is prone to erosion
- To ensure that established plantings continue to contribute to the character of the Goldfields landscape.
- To avoid shelterbelt planting that blocks viewlines to important landscape features.
- To encourage the appropriate siting and design of commercial timber plantations.
- To improve outviews from main road corridors and significant viewing locations by minimizing the visibility of plantations.
- To retain views to landscape features such as ridge rises and notable exposed bedrock features, particularly from identified significant viewing locations and road corridors.
- To minimise the visual impact of buildings and structures on the Goldfields landscape.
- To retain or re-establish the dominance of topography and vegetation on the character of the landscape.
- To ensure that buildings and structures demonstrate a high standard of design and respond to the character of the surrounding environment.
- To incorporate best practice environmental sustainability principles in building siting and design.
- To improve the appearance of rural living development located on the outskirts of settlements or outside townships.
- To minimise the visual impact of signage and infrastructure, particularly when visible from identified significant viewing corridors and viewing locations.
- To contain existing settlements and prevent their unchecked expansion into the surrounding landscape.
- To protect and respect the cultural heritage values of the Uplands landscape.

Figure 5 Goldfields Overlays





Landscape Management Guidelines

The Goldfields

Landscape Management Guidelines

Landscape Element	Objective	Design Response	Avoid
LANDSCAPE MANAGEMENT	To maintain the positive contribution that productive agricultural landscapes make to the character of the Goldfields area.	Encourage the contribution of sustainable land management practices and productive agricultural activities that have a positive impact on the landscape.	<p>Unkempt and poorly managed agricultural lands.</p> <p>Uses, development and management practices that reduce the productivity of agricultural lands.</p> <p>Uses and development that interfere with the ongoing management of agricultural lands.</p>

Landscape Element	Objective	Design Response	Avoid
INDIGENOUS VEGETATION	<p>To increase indigenous planting in the heavily cleared areas of the landscape and to further emphasise natural features such as ridge landform.</p> <p>To create linked corridors of indigenous vegetation throughout the Goldfields area.</p> <p>To stabilise land which is prone to erosion</p>	<p>Where practical, protect and rehabilitate significant stands of remnant indigenous vegetation, particularly at roadsides, throughout paddocks, on hill faces and ridges, and along river and creek corridors, subject to considerations such as farming requirements, fire protection and safety.</p> <p>Encourage farmers to protect and manage original stands of indigenous vegetation by fencing around old trees, trimming diseased or shattered branches, leaving dead trees standing for wildlife habitat (where practical), and planting new trees, particularly in bare paddocks.</p> <p>Minimise indigenous vegetation removal in new development.</p> <p>Where vegetation loss cannot be avoided, balance the loss of vegetation with rehabilitation on the site or nearby areas, and replace any native or indigenous trees lost with indigenous trees that will grow to a similar size.</p> <p>Screen buildings, structures and large areas of hard surfaces with appropriately scaled indigenous vegetation that is appropriate to the landscape character of the area.</p> <p>Consider the existing landscape character of the area as a guide to the selection of vegetation and the layout of private gardens.</p> <p>Encourage the rehabilitation of hill slopes and ridges, and reinforce vegetative linkages to natural features such as existing river and creek environs.</p> <p>Encourage the removal of environmental weeds and their replacement with local indigenous species.</p>	<p>Loss of significant stands of vegetation.</p> <p>Ad hoc clearing and removal of vegetation.</p> <p>Development which requires permanent clearing of vegetation.</p> <p>Lack of landscaping and substantial vegetation in new development.</p> <p>Landscaping that provides little connection to the surrounding natural environment and existing landscape character.</p> <p>Hard surfaces and hard edges in landscaping.</p> <p>Continuous spreading / planting of environmental weeds.</p> <p>Degradation of significant flora.</p>

Landscape Element	Objective	Design Response	Avoid
SHELTER BELTS & ESTABLISHED PLANTING	<p>To ensure that established plantings continue to contribute to the character of the Goldfields landscape.</p> <p>To avoid shelterbelt planting that blocks viewlines to important landscape features.</p>	<p>Retain existing shelter belts wherever possible.</p> <p>Replace lost or degraded shelter belt trees with the same species or an alternative indigenous species, suitable to the local area.</p> <p>Encourage the planting of indigenous shelterbelts, as opposed to exotic, adjacent to identified significant viewing corridors.</p> <p>Encourage the retention of substantial garden plantings associated with homesteads or areas of rural living.</p>	<p>Loss of shelterbelts as a landscape feature.</p> <p>Unkempt, broken or incomplete shelter belts.</p> <p>New exotic shelterbelts adjacent to identified viewing corridors.</p> <p>Loss of established garden plantings.</p>

Landscape Element	Objective	Design Response	Avoid
PLANTATION FORESTRY	<p>To encourage the appropriate siting and design of commercial timber plantations.</p> <p>To improve outviews from main road corridors and significant viewing locations by minimizing the visibility of plantations.</p>	<p>Encourage agro forestry (integration of forestry trees with grazing stock or other crops) as an alternative to tree plantations in areas of identified landscape significance.</p> <p>Strongly discourage plantations in the foreground of identified significant views to the Brisbane, Lerderderg and Pyrenees mountain ranges and volcanic landscape features, and adjacent to identified significant viewing corridors.</p> <p>Soften the boundaries of plantations using sympathetic boundary lines (i.e. not incongruous to the surrounding landscape), gradual changes in density or age class, or with use of a species of different form, colour and texture.</p> <p>Where possible, ensure that plantation design follows existing landscape lines such as gullies, spurs, ridges, other contour lines, tree lines, creek lines etc., and avoids lines that are incongruous to the surrounding landscape e.g. property or fence lines that are geometric in nature rather than free flowing.</p> <p>Minimise the visual impact of plantations by:</p> <ul style="list-style-type: none"> ▪ Creating small, curvilinear coupes that blend with the landscape. ▪ Avoiding geometrically shaped harvest areas that contrast with the natural forms and lines of the landscape. ▪ Sequencing operations over time. ▪ Avoiding harvest areas that breach the skyline in middle or background views. ▪ Maintaining visual permeability through an open or clumped planting density, or non-uniform thinning technique. <p>Ensure that proposed timber plantations are accurately depicted and executed through a 'Timber Management Plan' as required within the Code of Practice for Timber Production.</p>	<p>Plantation forestry that is solid at the roadside and blocks outviews, particularly those from identified significant viewing corridors.</p> <p>Plantations in prominent locations that will create visual scars with periodic harvesting.</p> <p>Loss of scenic outviews from roads and lookouts.</p> <p>Plantation design that is incongruous to the surrounding landscape.</p>

Landscape Element	Objective	Design Response	Avoid
VIEWS & VISTAS	To retain views to landscape features such as ridge rises and notable exposed bedrock features, particularly from identified significant viewing locations and road corridors.	<p>Development should be avoided in the foreground (up to 500 metres from the viewing location) of views of ridge rises and notable exposed bedrock features, particularly identified significant views, or designed and sited to retain the character and scenic qualities of the views from that location.</p> <p>Buildings, structures and other development should be set back from identified viewing corridors, and designed and sited to minimise visual intrusion (e.g. low building heights, minimal building footprints, appropriate colours and materials to the setting, and integration with vegetation).</p> <p>Consider the cumulative impact of developments visible from identified significant viewing corridors, other roads and key viewing locations, on the character and views of the surrounding landscapes.</p> <p>Design vegetation planting and regeneration works to retain views towards the Brisbane, Lerderderg and Pyrenees Ranges where possible.</p>	<p>Unsympathetic / intrusive buildings and structures that obscure prominent views.</p> <p>Conspicuous or incongruous (out of place) buildings, structures or infrastructure visible in the foreground of views to notable landscape features.</p>

Landscape Element	Objective	Design Response	Avoid
BUILDINGS & STRUCTURES: SITING	<p>To minimise the visual impact of buildings and structures on the Goldfields landscape.</p> <p>To retain or re-establish the dominance of topography and vegetation on the character of the landscape.</p>	<p>Ensure that buildings, structures and other infrastructure are sited:</p> <ul style="list-style-type: none"> ▪ Within existing clusters of buildings where possible. ▪ Away from visually prominent locations such as ridge lines and hill faces. ▪ Away from landscape features such as gorges, river and creek corridors. ▪ Among established vegetation and/or screened with substantial landscaping of locally appropriate species. ▪ To follow the contours and/or natural form of the landscape. ▪ To minimise visibility from identified significant viewing corridors and other main roads. <p>Where development cannot be avoided on prominent hill faces or in steep locations:</p> <ul style="list-style-type: none"> ▪ Site development in the lower one third of the visible slope, wherever possible. ▪ Integrate buildings and structures with existing vegetation, and/or establish settings of indigenous vegetation. ▪ Design buildings to follow the contours or step down the slope to minimize earthworks. ▪ Articulate buildings into separate elements, and avoid visually dominant elevations. <p>In open rural areas, ensure that buildings and structures are set back sufficient distances from roads to ensure minimal visual intrusion.</p> <p>Prevent ribbon development along identified significant viewing corridors and other main roads, including the outskirts of settlements.</p> <p>Minimise the number and floor area of storage areas, outbuildings and ancillary structures, wherever possible.</p>	<p>Buildings and structures that are visually dominant or located in prominent locations.</p> <p>Buildings and structures that break the ridgeline silhouette.</p> <p>Development of residences and other buildings and structures at the roadside.</p> <p>Buildings and structures that impact on the character and environmental quality of watercourses.</p> <p>Buildings and structures that do not have sufficient vegetative screening.</p> <p>Buildings that do not follow the natural contours of the site, and require excessive cut and fill.</p> <p>Conspicuous or intrusive developments on prominent hill faces.</p> <p>Numerous storage areas / outbuildings on a site.</p> <p>Scattering of buildings and structures across a site.</p> <p>Visual clutter.</p> <p>Buildings and structures that protrude above the dominant tree height of the vegetated (or proposed vegetated) backdrop.</p>

Landscape Element	Objective	Design Response	Avoid
BUILDINGS & STRUCTURES: DESIGN	<p>To ensure that buildings and structures demonstrate a high standard of design and respond to the character of the surrounding environment.</p> <p>To incorporate best practice environmental sustainability principles in building siting and design.</p> <p>To improve the appearance of rural living development located on the outskirts of settlements or outside townships.</p>	<p>Ensure that the design and external appearance of buildings and structures complement the surrounding landscape by:</p> <ul style="list-style-type: none"> Utilising colours and finishes that best immerse the building within the landscape and minimise contrast with the surrounds (such as muted colours and matte finishes, or corrugated iron or timber that will weather over time). Making use of building materials with minimal environmental impact and encouraging the use of recycled materials where possible. Utilising materials and finishes that reduce distant visibility (e.g. darker colours on hill slopes, and lighter colours on sky lines.) <p>Ensure that development does not visually overwhelm the landscape setting by:</p> <ul style="list-style-type: none"> Designing building and structures of a scale that does not dominate the surroundings, tucked in to the landscape wherever possible. Achieving a minimal building footprint, and ensuring that adequate space is available on the site for the retention of existing vegetation and/or new landscaping. Using building forms and heights that sit beneath the existing or future tree canopy height. <p>Utilise open style fencing that is not visually obtrusive and is traditionally used in rural areas, such as post and wire or post and rail fencing.</p> <p>Use permeable surfacing for unbuilt areas to minimize surface run-off and to support vegetation.</p> <p>Incorporate best practice environmental sustainability principles into the design and construction of all new buildings.</p>	<p>Buildings or structures that do not harmonise with the character of the surrounding natural / rural environment.</p> <p>Ad hoc or large scale urban development outside of settlements.</p> <p>Large, bulky building masses / footprints that are conspicuous elements within the spacious landscape setting.</p> <p>Sheer, visually dominant elevations.</p> <p>Mock historical style buildings with excessive use of 'reproduction' or decorative detailing.</p> <p>Highly colourful materials and finishes.</p> <p>Building design that has little or no regard to environmentally sustainable design practices, such as residential buildings with excessive western or southern orientation.</p> <p>High, solid or non-permeable fencing.</p>

Landscape Element	Objective	Design Response	Avoid
SIGNAGE & INFRASTRUCTURE	To minimise the visual impact of signage and infrastructure, particularly when visible from identified significant viewing corridors and viewing locations.	<p>Roads and driveways should be built to conform to topography, avoiding steep, visually prominent hillsides wherever possible.</p> <p>Group signage, including tourism signage, at particular locations to minimise visual impact, avoid signage clutter, and to maintain scenic outlooks.</p> <p>Infrastructure should be sited to avoid highly scenic locations, particularly identified significant views, and in the case of powerlines and other utility services, be underground wherever possible.</p> <p>Locate powerlines, access tracks and other infrastructure in areas of low visibility, preferably in previously cleared locations.</p> <p>Use materials and colours that minimise contrast with the surrounding landscape and distant visibility, and use vegetation to screen infrastructure from identified significant viewing corridors, viewing locations and other main roads.</p> <p>All new infrastructure development should be accompanied by a landscape plan utilising appropriate indigenous plant species and demonstrating how the affected area will be screened and remediated after development.</p>	<p>Signage clutter in the landscape.</p> <p>Visually obtrusive and/or colourful signage in natural landscape settings.</p> <p>Highly visible infrastructure.</p> <p>Infrastructure that dominates views, particularly from identified significant viewing corridors or locations.</p> <p>Landscape scarring as a result of vegetation removal.</p> <p>No consideration of siting, design, vegetation or remediation in association with the development of infrastructure.</p>

Landscape Element	Objective	Design Response	Avoid
SETTLEMENT EDGES	To contain existing settlements and prevent their unchecked expansion into the surrounding landscape.	<p>Ensure that settlements maintain their individual character and physical distance from each other.</p> <p>Ensure settlements have a definite visual edge, delineating the boundary between urban development and the natural / rural landscape beyond.</p> <p>Carefully site buildings and structures at settlement edges to integrate with existing topography and vegetation.</p> <p>Ensure that views to landscape features from the public realm within townships are not compromised by the inappropriate siting and/or design of new development.</p>	<p>Development 'clutter' at the edges to settlements.</p> <p>The expansion of rural living development into the landscape.</p> <p>Ribbon development between settlements.</p> <p>Suburban style residential development, with large areas of hard paving, in the rural environment.</p> <p>Lack of vegetation in rural living areas.</p>
CULTURAL HERITAGE	To protect and respect the cultural heritage values of the Uplands landscape.	<p>Relate landscape character to the relevant heritage values of significant places by setting back, avoiding or carefully designing buildings, structures and other landscape alterations.</p> <p>Identify and preserve landscape conditions and settings of places of Aboriginal cultural heritage value.</p> <p>Respect the Aboriginal cultural heritage values of significant places by setting back, avoiding or carefully designing buildings, structures and other landscape alterations to avoid impacts on places, objects or landscapes that have Aboriginal heritage value.</p>	<p>Loss of cultural heritage values associated with the landscape.</p> <p>No regard for the cultural heritage values of the landscape in new development.</p>



Character Area 3.1 Agricultural Plateau

3.1 AGRICULTURAL PLATEAU

The Granite Plateaus Character Area is mostly cleared with an undulating topography which is dissected by rivers and creeks, creating incised gorges with exposed bedrock. Rough textured rocky soil is a feature of this area.

Built form is sparse and set back from roadsides and often screened by vegetation.

Key Features

- Cleared rolling/steep sided hills with a forested backdrop
- Residential properties screened by exotic vegetation
- Some remnant vegetation
- Exposed bedrock
- Some cropping
- Local erosion
- Mount Franklin

Settlements

- Clydesdale
- Franklinford



Exposed bedrock is visible throughout this Character Area



Mount Franklin creates a navigational landmark



Cleared rugged terrain with local erosion

Figure 1 Agricultural Plateau Overview

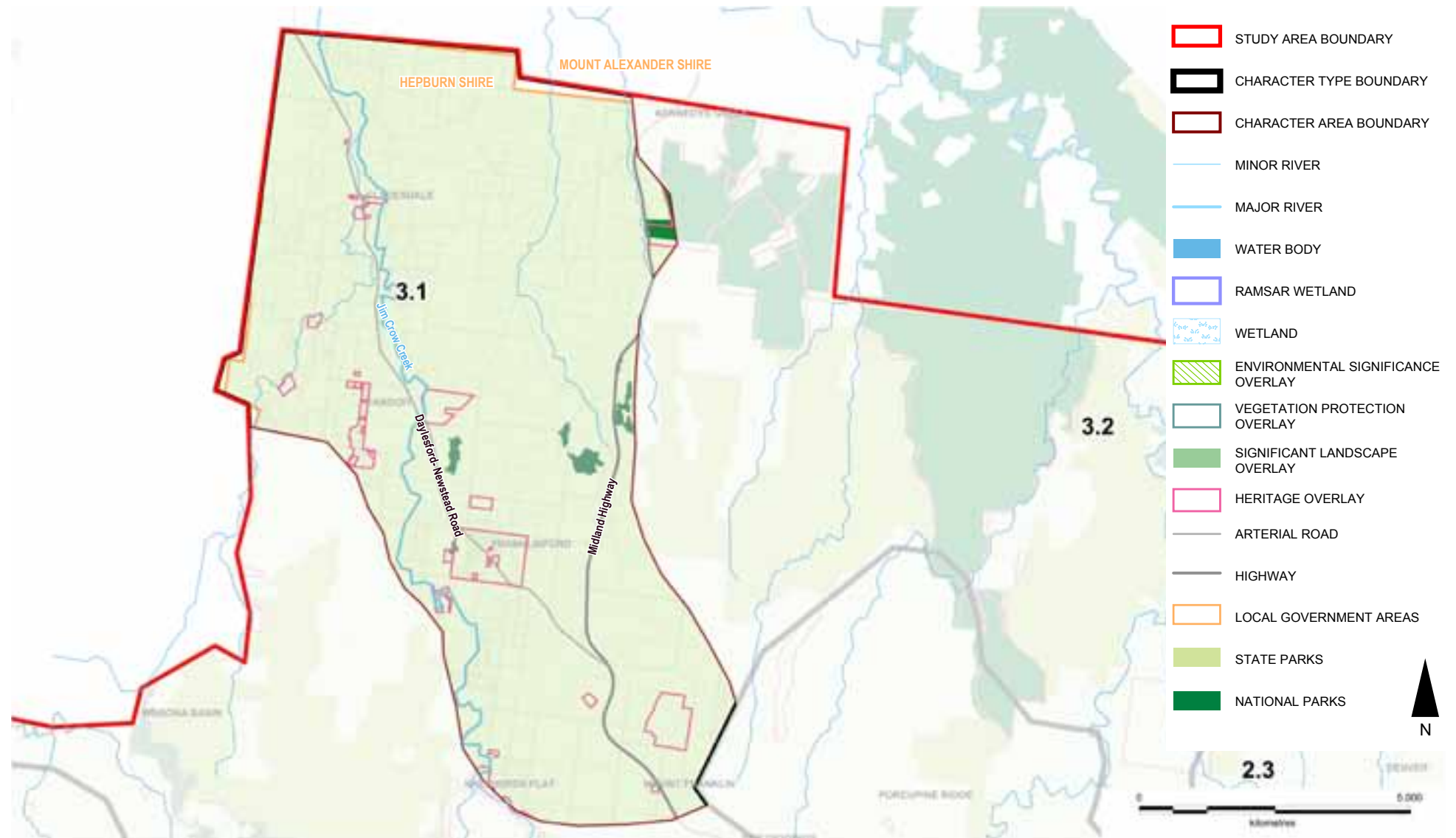


Figure 2 Agricultural Plateau Landform

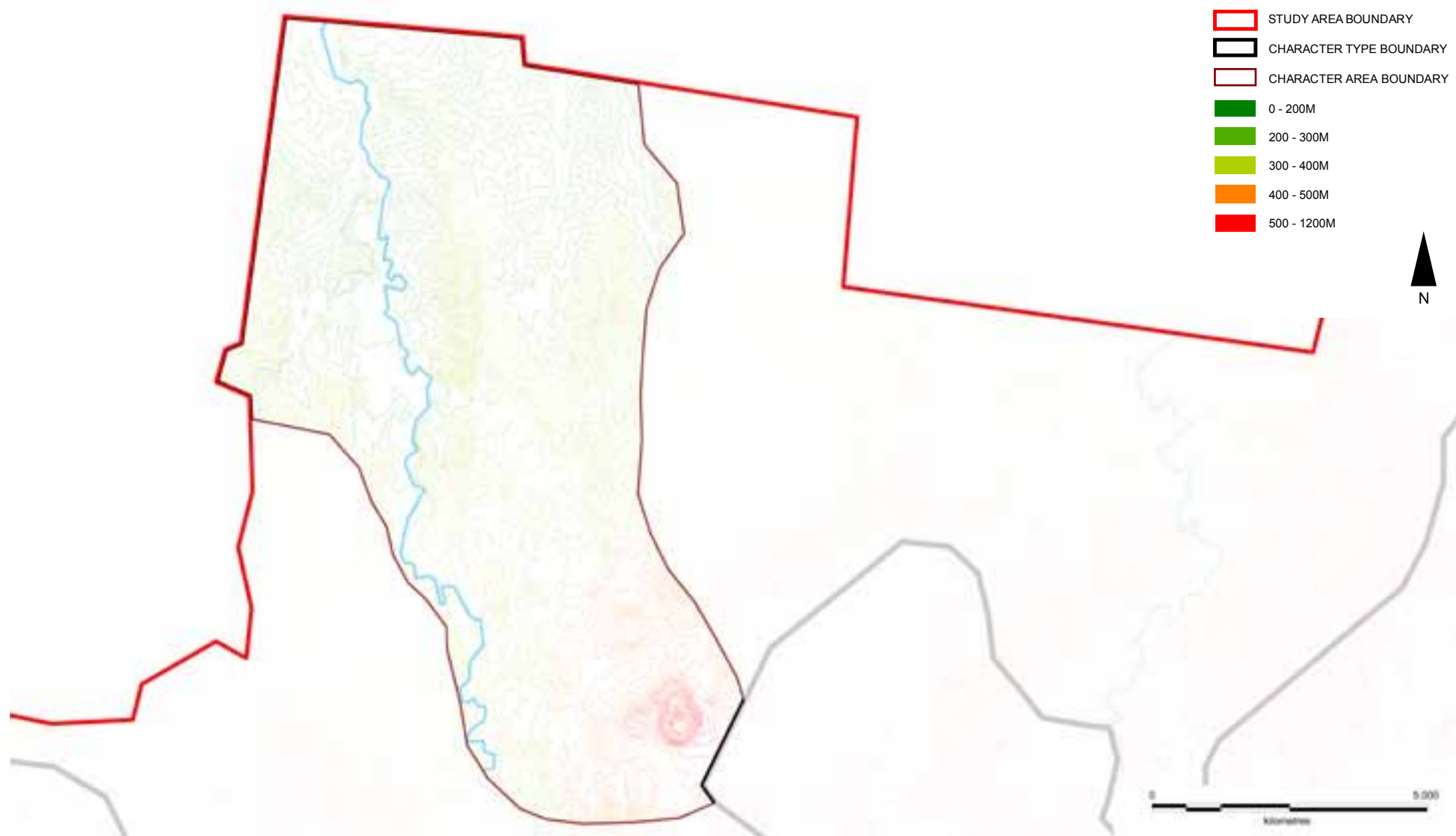
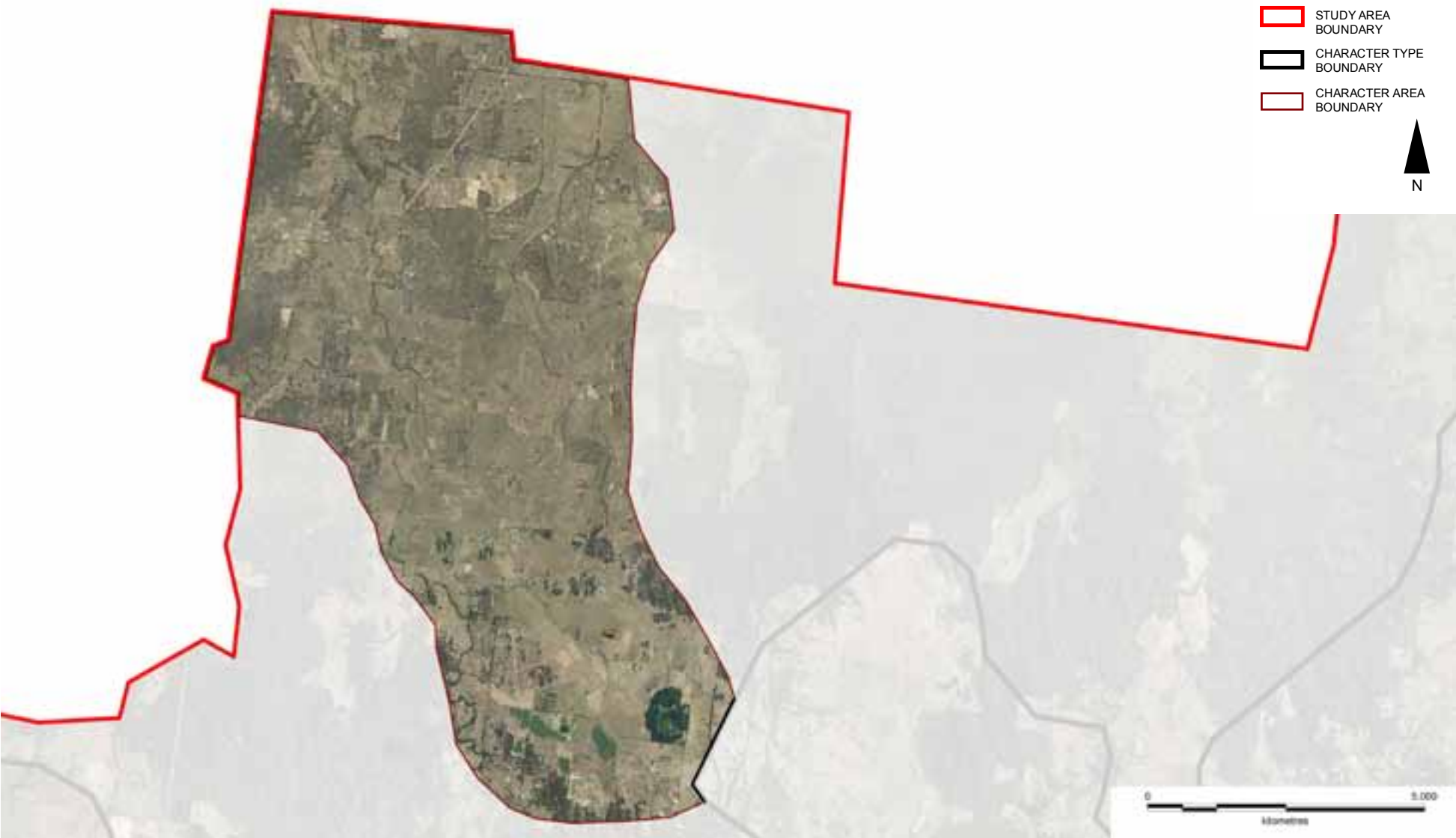


Figure 3 Agricultural Plateau Aerial



PATTERN OF VIEWING

The main viewing corridors for this Character Area are:

- Midland Highway
- Daylesford - Newstead Road
- Limestone Road
- Flemmings Road
- Hepburn - Newstead Road

Views within this Character Area are generally medium in range, terminating in a wooded backdrop or rising topography.

Intermittent roadside vegetation occasionally screens views.

To the south of this Character Area, the forested green slopes of Mount Franklin feature constantly on the horizon, creating a navigational landmark within the surrounding area. Views are also available from Mount Franklin through breaks in the Pine forest that cover the volcanic cone over the undulating agricultural land.



A residential property is sited atop a hill increasing its visibility from the Daylesford - Newstead Road



Views across agricultural land and steep rises on Flemmings Road



The dark green Pine forest of Mount Franklin creates a strong silhouette on the horizon



Looking north on Limestone Road across cleared paddocks



Vines follow the contours of the land, adjacent to the Midland Highway

LANDSCAPE VALUES

Historic

- Castlemaine Diggings Heritage Park, to the east & partially within the Character Area, listed on the National Heritage List as a Historic Heritage, also protected by Hepburn HO981
- Mount Franklin
 - important Aboriginal place linked through stories to Mount Tarrengower, identified by DPCD
 - lookout & picnic area, identified by DSE
 - Aboriginal ceremonial stone alignments
 - government-run mission / station for Aborigines 1841-1864

Environmental/Scientific

- Mineral springs & groundwater, protected by Hepburn ESO2, a natural, cultural & economic asset
- Locally significant vegetation, protected by Hepburn VPO1
- Protected areas on the IUCN list
 - Franklinford & Jim Crow Creek Streamside Reserves, Category III (Natural Monument or Feature)
 - Clydesdale & Rise & Shine Bushland Reserves, Category IV (Habitat/Species Management Area)

Social

- Water catchments which provide domestic water supply, protected by Hepburn ESO1

LANDSCAPE PROTECTION & MANAGEMENT

Planning Scheme Policies & Controls

Only the Hepburn Planning Scheme applies to this Character Area.

Key Clauses

- Clause 22.02 Mineral Springs Protection

Key Zones

- FZ
- PCRZ
- RLZ at Shepherds Flat
- PUZ
- PPRZ

Key Overlays

- ESO1: Proclaimed Catchment Protection
- ESO2: Mineral Springs & Groundwater Protection
- VPO1: Roadside Conservation & Remnant Vegetation
- HO including:
 - Homesteads
 - Stone buildings
 - Churches
 - HO626 Jim Crow Creek Heritage Mining Precinct (Dredging remains)
 - HO642 Mount Franklin Reserve (includes Mount Franklin & parts of the former Loddon Aboriginal Protectorate Station & former Mount Franklin Aboriginal Reserve)
 - HO646 Loddon Aboriginal School Site & Loddon Aboriginal Protectorate Buildings Site
 - HO759 Mine Workings
 - HO760 Yandoit Township Heritage Precinct
- WMO / BMO
- LSIO

