

Submission

Macedon Ranges draft Landscape Assessment (Study) – October 2018

29/11/18

1 EXECUTIVE SUMMARY OF MRRA'S FINDINGS

There is no argument that additional protection for Macedon Ranges' landscapes is needed. Deficiencies were recognised with the New Format Planning Panel's 1999 recommendation (#4.2 after adoption), *to review landscape policies based on the Macedon Ranges Cultural Heritage and Landscape Study to reassess application of the SLO.*

Although the draft Landscape Assessment [the Assessment] recommends expanding overlay protection – on face value an improvement – at the end of the day it is a "Very Significant Landscape Features and Views Only Assessment", and then primarily in the context of how those features and views relate to tourism. In this regard, the Assessment echoes the 2015 draft Central Victorian Landscape Study's "only the best" priorities. This selective and piecemeal approach is damaging, leaving the rest of the Shire's landscapes, features and views – everything in between landscape features, including the towns – unassessed, not significant, and by implication not worthy of protection.

This alarming situation is further compounded by the Assessment stepping outside its jurisdiction to recommend deletion of Statement of Planning Policy No. 8 (Clause 22.01) from the Shire's planning scheme, which removes the bases not only for future protection, but retaining existing planning controls for protecting landscape and character. This action would also remove policy - and the policy basis - for existing planning controls for a range of other critical issues.

The Assessment fails to recognise MRPAC, the Distinctive Areas and Landscapes legislation and Macedon Ranges' "declared area" status, or address threats identified in the Macedon Ranges' Declaration. It instead it turns to the 2017 draft Localised Planning Statement - which only aims to protect State significant landscapes – for strategic support.

There are errors and inconsistencies in the assessment of Landscape Areas and significance, and ambiguities and inconsistencies in application of planning controls. At times the objective appears to be priority only for views, and how a feature is viewed, rather than the fundamental principle of protecting the landscape for its own value. The Assessment is also at odds with previous authoritative studies, and there are notable omissions in what it chooses to protect, and not protect. All of this serves to lessen rather than increase protection for Macedon Ranges.

These matters are further shadowed by the State government's recent introduction of Amendment VC148, which requires a reformatting of planning schemes which will ultimately result in loss of existing policy as well. This is reflected in the Assessment's references to 'rationalisation' of existing policy and controls in order to make the VC148 conversion.

Big studies like this Assessment are uncommon, and are often only produced once in a generation. It is critically important that they be of the highest standard in terms of credibility, and reliability, and that they adopt a conservative 'precautionary principle' approach – what may not appear to be endangered or threatened today may well become so in the future, and especially so if not provided with protection in a timely way.

In the Association's view, the Assessment – with its very narrow and selective significance, piecemeal protection and errors and inconsistencies - does not meet these standards. Preferences for significance, what's important, and what's in and what's not are baffling, leaving many gaps, and questions. The Association cannot, and does not, endorse the draft Macedon Ranges Landscape Assessment, and laments the magnitude of the opportunity, and protection, that is lost. Further work will be necessary to overcome the Assessment's deficiencies if the Shire's landscapes are to survive.

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2 ASSESSMENT FORMAT

The Assessment is presented in three separate stages, with each stage report addressing different aspects of the assessment, assigning different names and reference numbers to landscape areas and features, and with non-continuous page numbering (each stage report starts at 1). This tends to create some duplication and makes navigation and getting the bigger picture difficult.

In this submission referenced page numbers include a letter to indicate the Stage report they are sourced from:

C (e.g. 24C) is the Stage 2 Landscape Character and Types report.

S (e.g. 24S) is the Stage 4 Landscape Significance and Values report.

R (e.g. 24R) is the Stage 5 Implementation and Recommendations report.

See Page 4 for an overview of the Assessment's Stages.

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Location	Stage 2 Landscape Character Areas	Existing SLO? Landscape Area	Stage 4 Landscape Areas - Significance and Values	Stage 5 Implementation
CHARACTER TYPE: UPLANDS				
<i>Trentham East, Blackwood North, Woodend (southern), Bullengarook</i>	1.1 Wombat & Lerderderg Forests	Part SLO1 1.1 Wombat & 1.2 Lerderderg	2 Lerderderg Forest – State 2 Wombat Forest - Regional	SLO2
<i>Ashbourne</i>	1.2 Bushland Living	No	Not assessed	-
<i>Tylden, Lauriston, Malmsbury</i>	1.3 Spring Hill & Reservoirs	No	Not assessed	<i>FZ schedule change. New Policy for views from five roads.</i>
<i>Mt. Macedon & Hanging Rock</i>	1.4 Macedon Ranges	SLO1 (Ranges) / Part Rochford	1 Mt. Macedon & Hanging Rock - State	SLO1 RCZ5 to replace RCZ1 New Policy for views from roads
<i>Newham, Cobaw, Rochford</i>	1.5 Newham Rises	1.3 Macedon Ranges & Hanging Rock		
<i>Cobaws, Benloch, Pastoria East</i>	1.6 Cobaw Ranges	SLO1 (Ranges) 1.4 Cobaw Ranges	3 Cobaw Ranges - High	SLO3
<i>Baynton, Sidonia, Pipers Creek</i>	1.7 Granitic Uplands	SLO1 Black & Bald Hills only 1.5 Black Hill Reserve 1.6 Baynton Road Hills	4 Mc Harg Ranges and Granitic Uplands - High	SLO4 (Deletes SLO1 from Black and Bald Hills. Not replaced with SLO6)
<i>Goldie, Springfield, Chintin</i>	1.8 Mt. William Ridge & Chintin Hills	No	5 Mt. William Ridge and Deep Creek - Regional	SLO5
CHARACTER TYPE: CENTRAL VOLCANIC PLAIN				
<i>Macedon, Barringo, Gisborne South, New Gisborne, Riddells Creek, Clarkefield</i>	2.1 Rural Living	No	Not assessed	-
<i>Woodend (northern), Tylden, Kyneton, Carlsruhe</i>	2.2 Campaspe Plains	No	Not assessed	-
<i>Lancefield, Romsey, Bolinda, Monegeetta, Darraweit</i>	2.3 Lancefield & Romsey Plains	No	Not assessed	-
<i>Fenton Hill</i>	2.4 Clarkefield Valley	No	Not assessed	-
<i>Bullengarook & surrounds</i>	2.5 Bullengarook Plateau	No	Not assessed	-
CONES & RISES				
<i>Mt. Macedon</i>	Anzac Road (south), Mt. Towrong	SLO2 / 2.8 Anzac Rd Mt. Towrong	Delete SLO2, include in SLO1	SLO6
<i>Rural Living</i>	Mt. Gisborne	SLO2 / 2.2 Mt. Gisborne	High - Regional	SLO6
<i>Rural Living</i>	Mt. Aitken	SLO2 / 2.3 Mt. Aitken	Moderate to High - Regional	SLO6
<i>Rural Living</i>	Magnet Hill	SLO2 / 2.9 Magnet Hill, Gisborne North	Moderate - Local	SLO6
<i>Wombat & Lerderderg</i>	Mt. Bullengarook	No	Moderate to High - Regional	SLO6
<i>Wombat & Lerderderg</i>	Little Mt. Bullengarook	No	Moderate - Local	SLO6
<i>Campaspe Plains</i>	Golf Course Hill	SLO1 / 1.7 Golf Course Hill	Moderate to High - Regional	SLO6
<i>Campaspe Plains</i>	Woodend North cone (Red Hill)	SLO2 / 2.7 Woodend North cone	Moderate - Local	SLO6
<i>Newham Rises</i>	Jim Jim	SLO2 / 2.1 The Jim Jim	Moderate to High - Regional	SLO6
<i>Newham Rises</i>	Rochford Rd cone	SLO2 / 2.4 Rochford Rd cone	Moderate - Local	SLO6
<i>Lancefield / Romsey Plains</i>	Melbourne Hill	SLO2 / 2.5 Melbourne Hill	Moderate - Local	SLO6
<i>Lancefield & Romsey Plains</i>	Joyce's Rd cone	SLO2 / 2.6 Joyces Rd cone	Moderate - Local	SLO6

3 PROPOSED PLANNING CONTROLS & CHANGES

3.1 A PIECEMEAL APPROACH TO PROTECTION OF LANDSCAPE

The Assessment proposes a piecemeal approach to landscape protection. Other than landscape features and views of the highest significance only, and five roads west of Kyneton, all other landscapes and views (including those previously identified as significant) are not addressed or protected.

Table 1 summarises proposed controls.

EXISTING CONTROLS	PROPOSED CONTROLS <i>Page 7R Executive Summary</i>
Clause 21.05 Environment and Landscape Values	Delete Overview, Objectives. <i>“Rationalise” and move to new Municipal Planning Statement ¹ VC148)</i>
Clause 22.01 SPP8	Delete (outdated)
	New Local Policy for views, <i>“Protection of Significant Views from Road Corridors” – applies in ‘central square area’ Mt. Macedon and Hanging Rock area, and five roads near Kyneton reservoirs. “Nest” under Clause 12.0-5S (State policy for Environments and Landscapes)</i>
Rural Conservation Zone 1	Replace RCZ1 with RCZ5 within ‘central’ (Mt. Macedon / Hanging Rock / Newham Rises) area. <i>Add two new ‘conservation values’ and rationalise existing 6 values (only 5 objectives in total are allowed).</i>
RCZ 2 (Cobaw Biolink)	<i>Add two landscape-focused ‘conservation values’ to existing 3 values in RCZ2 zone schedule.</i>
Existing SLO1 and SLO2 schedules	Delete. <i>Introduce new SLO 1, 2, 3, 4, 5, and 6 (cones and rises).</i>
Farming Zone	Introduce in the Farming Zone 1 ² schedule a permit trigger for a building within 100 metres of five roads, Springhill Reservoir area.
	Draft Localised Planning Statement / Statement of Planning Policy <i>to be translated into policy and inserted at Clause 11.03-5 Distinctive Areas and Landscapes. Page 9R</i>

Table 1 Summary of Proposed Changes

Figure 1 (below) shows a map representing the extent of protection proposed.

Overlays are proposed for landscapes determined to be significant at State (**Red**) and Regional (**Green**) level.

Blue indicates the ‘central block’ area loosely subject to the Assessment’s proposed *“Protection of significant views from road corridors”* policy. Within this area, however, the policy would only apply to those parts zoned RCZ2 and RCZ5. Where applied, the new policy only sets requirements for development which needs a permit within 100 metres of a road, and only if it could potentially “block” views to Mt. Macedon, Hanging Rock and the Jim Jim, and the Lauriston and Coliban (should be Upper Coliban) Reservoirs.

New Significant Landscape Overlays only require consideration of impacts *adjacent* or *immediately adjacent* to (some) roadsides, and/or impacts on views from specific viewing locations. A view is significant only if it includes a view of a State or Regionally significant ‘landscape’ (i.e. a landscape feature).

¹ A Municipal Planning Statement supports but does not form part of the new PPF (Planning Policy Framework). It instead provides strategic justification for controls and policies in the PPF and planning scheme. An MPS may be no more than 5,000 words.

² The Assessment refers to FZ1 – the Macedon Ranges planning scheme does not include FZ1.

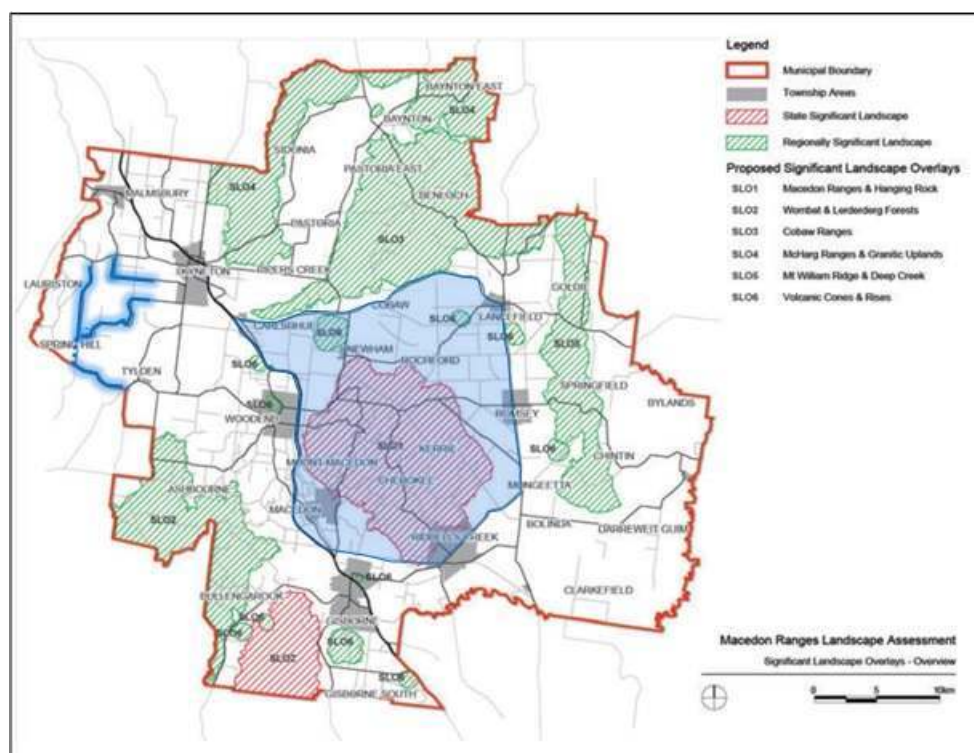


Figure 1 Extent of the Assessment's landscape protection

(Source map: draft Macedon Ranges Landscape Assessment, Implementation, page 17 – proposed SLOs)

3.2 LESS NOT MORE

3.2.1 Loss Of Landscape Protection

The Assessment has overtones of the 2015 draft *Central Victorian Landscapes Study* (prepared by DELWP), which similarly identified only the most highly significant landscape features, views and lookouts, primarily based upon their value to and role in tourism. This Assessment is similarly confined to only the most significant landscape features, and excluding all other areas as well as the towns and their role in the broader landscape.

This selectivity is the opposite of previous long-standing studies and reports – particularly *Statement of Planning Policy No. 8* and the *Macedon Ranges Cultural Heritage and Landscape Study*. These not only recognised significant *landscapes*, but also the fundamental need to protect the landscape as a whole and the towns for their qualities, role and contribution in the area's long-recognised overall landscape significance.

3.2.2 Loss of SPP8 And Planning Principles Justifying Landscape and Township Protection

The Assessment steps well outside its expertise and jurisdiction by recommending deletion of Statement of Planning Policy No. 8 (Clause 22.01), which addresses catchment protection, embargoes on further subdivision north of Macedon and development of old and inappropriate subdivisions, fire, tourism and conservation, as well as landscapes. In particular SPP8 requires all development in URBAN and RURAL areas to be planned to achieve harmony with the natural environment, and to maintain both the generally rural character and high landscape values of the policy area. This SPP8 policy underpins much of the protective policy and controls in the current planning scheme. Its deletion would not only remove longstanding policy for protection of landscapes and character, but also the strategic basis for current planning scheme policy, and zone and overlay application.

Also not considered is the Macedon Ranges Protection Advisory Committee's recommendations, particularly that "*Landscape, biodiversity, cultural heritage and township protection must be a cornerstone of policy protection for the Macedon Ranges. The conservation of the Shire's landscapes is of critical importance.*" (page 69, July 2016 report)

3.2.3 Other Concerns With Proposed Changes

- a) Implications of Amendment VC148 which, among other things, does not allow Decision Guidelines to be included in zones, or more than five (5) objectives/conservation values to be identified. VC148's influence is found in the Assessment's recommendation to move Clause 21.05 overview and objectives to a new VC148 Municipal Planning Statement (replacing the current Municipal Strategic Statement), and forecast "rationalisation" of existing objectives/conservation values necessary to fit within VC148 restrictions.
- b) The proposal to rezone all current Rural Conservation Zone 1 (RCZ1) to RCZ5 within the 'central area' bounded by the Calder Freeway, Three Chain Road, Lancefield/Melbourne Road, and Kilmore/Hamilton Road. This change conflicts with the Macedon Ranges Biodiversity Strategy's proposal to rezone some of this RCZ1 to RCZ2. It also similarly seems to overlook that the RCZ1 addresses more issues than landscape alone.
- c) The Assessment proposes moving a revised version of the Overview and Objectives of existing Clause 21.05 (Environment and Landscape Values) to any new Municipal Planning Statement ³ required by VC148, and adding the Assessment's findings in regard to significance. However, the Assessment does not explain why moving Clause 21.05 is considered necessary, or what benefits or disbenefits this action would create.

4 INCONSISTENCIES IN ASSESSMENT OF SIGNIFICANCE (STAGES 2 & 4)

Another concern with the Assessment is the number of anomalies (error and inconsistencies) it contains. It's a large report, and some anomalies are to be expected. However, a key difference with the Assessment is that its assessments and significance ratings rely on and relate directly to these weaknesses, reducing relevance and credibility.

4.1 ASSESSMENT'S USE OF 2017 LOCALISED PLANNING STATEMENT

The Assessment utilises the 2017 draft Localised Planning Statement for strategic support, although that LPS (and the subsequent 2018 draft Statement of Planning Policy) only support protecting STATE SIGNIFICANT landscapes, which in itself doesn't support the Assessment's recognition of Regionally significant landscape features.

The Assessment does not acknowledge or address the Distinctive Areas and Landscapes legislation, or the August 2018 Declaration of Macedon Ranges Shire as a Distinctive Area and Landscape, or the declared area's significant attributes and the threats to them it identifies.

4.2 KEY INFLUENCES AND SOURCES

Sources are at times included in the text, but a full list of reference documents and sources relied on is not provided.

It is not only the nature and quality of information used as the basis for assessing significance that is of concern, but the lack of reference to known authoritative documents that have addressed landscape and landscape feature significance, such as the *Macedon Ranges Cultural Heritage and Landscape Study 1994* and the *Macedon Ranges Habitat Quality and Conservation Significance Study 2004* (Sposito).

In reaching conclusions on initial assessments, and subsequently significance, the Assessment relies heavily upon information which is not related to visual assessment, is incomplete or incorrect, is selectively applied and is not normally associated with assessment of landscapes. The material relied on includes:

- a) The existing Macedon Ranges planning scheme, which has never been completed, and with significant errors in Assessment's translation and interpretation of existing zones and overlays. For example, the significance assessment claims VPO and ESO are applied throughout in concluding the Wombat and Lerderderg Forests are a landscape of significance (Page 32S), when the VPO is not; and that ESO and VPO are in place throughout the landscape at Mt. William Ridge and Deep Creek (Page 389S) when neither are. Additional examples of inconsistencies are presented later in this submission.

³ A Municipal Planning Statement is not to be more than 5,000 words.

- b) Heritage places listed on the Victorian Heritage Register. Processes to correct known significant deficiencies with heritage protection in the Shire are underway.
- c) Tourism information – Tourism Victoria, Tourism Australia, and Council’s website (tourism promotion).
- d) The pre-VEAC presence of existing National, State or Regional parks.
- e) Presence of some significant biodiversity species. For example, Snow Gums are referenced several times in relation to Mt. Macedon (to the point these appear to be almost the only significant vegetation) while the equivalent significance of Mountain Ash and Alpine Ash is not recognised; and the Assessment confines the migratory path of the Swift Parrot to the McHarg Ranges area.

The bases used for assessment of significance are sufficiently fragile to create uncertainty over whether significance would require review if improvements to heritage overlays, Victorian Heritage Register registrations, and VEAC’s proposed elevation and additional of National, Conservation and Regional parks, or revised tourism information, eventuated.

4.3 NOTABLE ANOMALIES AND EXCLUSIONS

4.3.1 Cones and Rises

The National Trust’s 1998 presentation to the New Format Macedon Ranges Planning Panel included extracts from *“Eruption Points of the Newer Volcanics Province of Victoria – An Inventory and Evaluation of Scientific Significance”*⁴ (Appendix 1) that identify the presence of vastly more volcanic features than are recognised by the Assessment. Other than introducing SLO4 to the Three Sisters, the Assessment proposes planning controls only for ‘cones and rises’ that already have existing SLOs. For example, even though the Assessment recognises Spring Hill has 700m elevation (Page 23C), its significance and landscape contribution is not further discussed.

4.3.2 Townships Excluded

The Shire’s townships are an integral component of overall character and significance. The Assessment excludes them, merely noting the “Rural Living” Landscape Area *...is heavily settled for residential use and accommodates the Gisborne township (pages 43C, 44C).*

4.3.3 Bullengarook Plateau

The Bullengarook Plateau Landscape Area includes land on both sides of Gisborne-Bacchus Marsh Road, from west of Gisborne to the Shire’s boundary. This corridor sits between the Regionally significant Wombat Forest and State significant Lerderderg State Park Landscape Areas. The Assessment does not assess the Plateau’s landscape significance, and discards it as non-significant, not warranting protection. The contradiction comes in a discussion at Page 26R of the application of proposed SLO2 to the mainly publicly-owned forested areas circling the Bullengarook Plateau, where it is noted that, *‘fringe areas are considered important to the future character and significance of the landscape as they are most susceptible to change... potential to impact how the forest is viewed from road corridors, and elsewhere in the southern area of the Shire’.*

The Assessment does not apply an SLO or policy to the Bullengarook Plateau, leaving private land around the Bacchus Marsh Road without protection, despite its proximity to the forests. This omission doesn’t make sense, and as with the “Bushland Living” Landscape Area at Ashbourne, could be seen as playing to the previous council’s plans to undertake strategic work for Ashbourne and Bullengarook (proposed in Amendment C84 but deleted by the Panel as not having a strategic basis). Lack of protection for the Bullengarook Plateau is compounded by the Assessment **not** recommending the new *“Protection of Significant Views from Road Corridors”* policy it proposes be applied to areas around the State significant Lerderderg State Park. See also 6.1.2.

⁴ (Neville Rosengren: a report prepared for the National Trust of Australia (Victoria) and the Geological Society of Australia (Victorian Division), 1994).

4.3.4 Black Forest ESO6

Not addressed in the Assessment, this overlay is applied to protect landscape values along Black Forest Drive, south of Woodend. Neither ESO6 nor the Black Forest itself is recognised, resulting in no basis for retaining the ESO.

4.3.5 Southern Boundary Buffer

The landscape between the Shire's southern boundary and Mount Macedon has historically been recognised in authoritative documents as of immense importance, and in need of strong protection. It is the face Macedon Ranges Shire presents to metropolitan Melbourne. Part (south of Hamilton Road (from Jacksons Creek) to the top of Mount Macedon) has previously been identified as of National significance. Until approval of Amendment C84, the Macedon Ranges planning scheme set the requirement to *"Maintain the open rural landscape between the Shire's southern boundary and Mount Macedon as a buffer to metropolitan Melbourne"*. In this Assessment is swept into the Rural Living Landscape Area, doesn't have any significance, is apparently regarded as a blot on the landscape, and not worthy of protection or even recognition. See also 4.5.

4.3.6 Gisborne – Jacksons Creek Escarpment RCZ4

Although the Jacksons Creek area was identified several times as visually important in community consultation (page 87S), it is not addressed – at all – in the Assessment. Much of the escarpment is currently zoned Rural Conservation Zone 4, to protect its high landscape values, and this is further reinforced in the Gisborne Outline Development Plan (Clause 21.13-1 in the planning scheme). As the Assessment does not consider the escarpment has any landscape importance, there is no longer a basis for retaining the existing RCZ4 zoning.

4.3.7 Landscape To The East of Mt William Ridge

In discussion of the application of SLO5, at Page 40R, the Assessment consciously omits a landscape feature, saying *the landscape further east, while picturesque, does not warrant inclusion in the SLO. It is less visually dramatic and removed physically and visually from the most significant landscape feature – Mt. William.*

4.3.8 Sidonia Hills

This is another clear example of selectivity, and piecemeal protection. Despite several references to the value of the Sidonia Hills in community consultation, at Page 36R the Assessment concludes, *"The granite hills around Baynton East have been included in SLO4, and not those around SIDONIA, as the landscape is more exemplary in this location i.e. the "best of type" within the Macedon Ranges Shire. This is due to elevation, steeper and more visually dramatic hills, and greater prevalence of granite outcrops and boulders."*

4.3.9 Steep Land

The Assessment makes numerous references to steep land, and acknowledges instances where steep land has deliberately been included in an overlay, but doesn't specifically address development requirements and restrictions for these areas.

4.3.10 Other Omissions

The Assessment does not take up:

- The appropriateness of existing zoning in relation to landscape values, e.g. RLZ areas where a permit is not required for a dwelling on lots more than 0.5ha (well below the minimum subdivision size), or the zoning and controls in the Kyneton and Riddells Creek areas proposed to be included in SLO1.
- Whether more protective zoning should/could be applied to better protect landscape (only conversion of RCZ1 to RCZ5 is discussed). For example, SLO1 Mt. Macedon and Hanging Rock includes some small Farming Zone and Rural Living 1 areas which are not proposed to be rezoned to Rural Conservation Zone.
- The policy vacuum – relating to landscapes *and* other major issues – created by the Assessment's recommendation to delete Statement of Planning Policy No. 8 (Clause 22.01).
- Development impacts on vulnerable open landscapes. Focus is instead on elevated and forested areas.

4.4 UNPRECEDENTED “RURAL LIVING” EMPHASIS - ‘NON-SIGNIFICANT’ LANDSCAPE AREAS

4.4.1 *Landscape Areas Identified But Not Further Assessed*

In Stage 2, the Assessment identifies landscape areas that take in the entire Shire. Several of these go no further than being identified, and lacking existing overlays are then discarded without further assessment.

- 1.2 Bushland Living
- 1.3 Spring Hill and Reservoirs – five roads subsequently have policy applied
- 1.8 Chintin Hills
- 2.1 Rural Living
- 2.2 Campaspe Plains
- 2.3 Lancefield and Romsey Plains
- 2.4 Clarkefield Valley
- 2.5 Bullengarook Plateau

4.4.2 *Excessive Descriptions of Rural Residential*

The Assessment employs an amazing range of prejudicial descriptions for rural residential development – many inappropriate – which set an immediate bias against landscape values in these areas, and make Rural Conservation, Rural Living and Farming zones sound like low density bushland living ghettos. These descriptions are summarised below, and those Landscape Areas determined to not have significance, and not further assessed, are marked *

Landscape Area 1.1 - WOMBAT AND LERDERDERG FORESTS Page 18C

- *“Rural Conservation Living Landscape Areas” are low density rural residential areas*
- *Low-density residential area south of Woodend*
- *Macedon township*

**** Landscape Area 1.2 - BUSHLAND LIVING*** Page 20C Page 21C

- *Hobby farming and lifestyle properties tucked into bushland... around Ashbourne.*
- *...at the edge of this bushland living enclave*
- *Partially cleared rural lifestyle valley*
- *Bushland living landscape*
- *Rural living landscape*
- *Rural living area*
- *Bush living / hobby farming*
- *lifestyle properties*

Landscape Area 1.3 - SPRING HILL AND RESERVOIRS Page 24C

Policy applied to five roads

- *Some rural residential development*

Landscape Area 1.4 – MACEDON RANGES Page 26C Page 27C

- *Established gardens of the residential areas on the southern slopes...*
- *Hobby farms and rural living development is located elsewhere, predominantly within a well vegetated bushland setting.*

Landscape Area 1.6 – COBAW RANGES Page 32C Page 33C

- *Some rural living hamlets are tucked into the foothills.*
- *Some rural residential hamlets are located in semi-cleared areas within and adjacent to the ranges including... Nulla Vale...*

Landscape Area 1.7 - GRANTIC UPLANDS Page 36C

- *Low density rural living development is located in south-west of landscape area, on the outskirts of Kyneton.*
- *Development is tucked into one of the more heavily vegetated areas of the landscape, and is therefore well integrated and visually unobtrusive.*

*** Landscape Area 1.8 – CHINTIN HILLS** Page 38C

- Areas of rural residential development in the landscape, one well beyond the eastern edge of Lancefield... and the other on the western edge of Wallan. Note, this landscape area is not near Wallan.
- These low density residential areas...

*** Landscape Area 2.1 – RURAL LIVING** Page 43C Page 44C

- A close settlement pattern of rural living and lifestyle properties resulting in a highly modified landscape.
- Dwellings and farm buildings are highly visible
- Highly modified, low density living landscape
- In the low density residential areas of the landscape
- ...as it is heavily settled for residential use and accommodates the Gisborne township.
- Heavily modified
- Heavily vegetated residential area of Macedon
- The peri-urban sprawl of hobby farms and large houses extends to the outskirts of the townships and beyond
- With the exception of Macedon... enclaves of rural residential development are characterised by large houses set close to the road, often associated with large sheds, prominent gates and fences and exotic vegetation.
- In the less densely settled area... hobby farms, horse properties and small vineyards exist, with houses and farm buildings often visible... sited up slopes to take advantage of surrounding views.
- Between the western slopes of Mt. Gisborne and the Lerderderg Forest... rural properties are less conspicuous, tucked into the native vegetation.

*** Landscape Area 2.2 – CAMPASPE PLAINS** Page 46C Page 47C

- Farmhouses and sheds are dotted throughout
- Township of Woodend is located at the southernmost part of this landscape
- A number of townships are located in the landscape area, the largest of which is Kyneton... outside the township boundary are two large areas of lower density, rural living development – east... and south/south-west
- Large sprawling homes, constructed close to roads with elaborate gates and fences
- These areas are proposed in the Kyneton Structure Plan to be retained but not extended.
- Tylden... includes two areas of rural living development, and farmland to the south.

*** Landscape Area 2.3 – ROMSEY AND LANCEFIELD PLAINS** Page 50C

- The settlement of Romsey... areas of rural living development primarily on its northern outskirts
- Lancefield... includes land zoned for rural living...
- The areas of rural living within this landscape have generally been developed at very low densities...

*** Landscape Area 2.4 – CLARKEFIELD VALLEY** Page 52C

- Farming and Rural Living landscape
- Rural Living Nature of this Landscape area
- A number of hobby farms and low density rural living developments

*** Landscape Area 2.5 – BULLENGAROOK PLATEAU** Page 54C

- Characterised by hobby farming and lifestyle properties
- Dwellings and hobby farming structures are mostly set back from the main roads
- Which forms the backdrop of this bushland living enclave
- Partially cleared rural lifestyle plateau
- ...is another feature of the rural living landscape
- With the cleared rural living areas
- The bush living / hobby farming use of this Landscape Area which comprises dwellings and associated structures on lifestyle properties...
- The subdivision pattern is smaller adjacent to areas of denser settlement such as around Bullengarook itself.

4.5 PREJUDICIAL ASSESSMENT

a) ***Bushland Living Landscape Area 1.2 Page 20C Page 21C***

The Assessment singles out the Ashbourne surrounds as a separate, and non-significant, landscape area. Despite the area being water catchment, immediately upstream of the Campaspe Reservoir (domestic supply to Woodend) and in the vicinity of the headwaters of Campaspe River, the Assessment calls this landscape area “Bushland Living”, a name which has no relationship with land use, geographical location or features. This lacks obvious rationale and plays to the previous council’s plans to undertake strategic work for Ashbourne (and Bullengarook and Benloch), as put forward in Amendment C84 but deleted by the Panel as not having a strategic basis. If felt necessary to persist with this small discrete landscape area, “Campaspe Headwaters” would be a more geographically accurate and relevant name.

b) ***Rural Living Landscape Area 2.1***

Like the “Bushland Living” Landscape Area, the “Rural Living” title of this Landscape Area is more a reference to some of the land use in the area (existing and aspirational) than a geographic location. This Landscape Area extends much further than the existing Rural Living Zones in the south of the Shire, tapping into Rural Living Zones of 40ha and 8ha minimum subdivision size, additional to the 2ha and 4ha subdivision pattern introduced by Amendment C110. It also includes parts of Macedon township, the Jacksons Creek escarpment (not identified as a landscape or even a landscape feature), and Rural Conservation Zones around Gisborne South, Barringo, and Riddells Creek as well as the township of Clarkefield. Naming this Landscape Area “Rural Living” has the effect of expanding rural living into existing Rural Conservation areas.

Concurrent with overplaying the ‘rural / low density living’ card, the Assessment notably shows no concern, makes no recommendations for remedial action, and offers no protection.

4.5.1 ***Landscape Feature Names***

- a) Rochford Road Cone – this volcanic feature has long been identified as Western Hill.
- b) Woodend north cone – this volcanic feature has long been identified as Red Hill.
- c) Black Hill – Page 35C (and elsewhere), and
- d) Baynton Road granite outcrops / hills:

SLO 4 MCHARG RANGES AND GRANITIC UPLANDS Page 36R

- *An existing SLO is applied to Black Hill and the granitic outcrops...*
- *The entire LANGLEY reserve is retained within proposed overlay as the whole is considered part of the setting and significance of Black Hill.*
- *Proposed SLO4 is largely a new area with the exception of LANGLEY Bushland Reserve and Baynton Rd granite outcrops*

The draft Landscape Assessment introduces the notion that Black Hill Reserve (near Kyneton) is also known as Langley Reserve. This is unknown. Langley Bushland Reserve (i96 Parks Victoria) is a well-known bushland reserve in the east of the Cobaw Ranges Landscape Area, and is addressed in the Assessment, although nearby Langley Flora Reserve is not.

The Assessment also insists upon calling the Bald Hill area the Baynton Road granitic outcrop / hills, despite the presence of Bald Hill Road, and the Bald Hill Reserve. The current SLO1 for the area at Bald Hill is reduced in the Assessment’s proposals (Page 36R). In addition, although the Assessment notes, at Page 53S, that there are flora and fauna species of National significance at Mt. Gisborne, it fails to equally recognise flora species of National significance at Bald Hill Reserve. See also 8.1.3.

4.5.2 Landscape Area Names

a) Newham Rises Landscape Area 1.5 Page 29C

The Assessment says of the Newham Rises, “*Landscape Area 1.5 is characterised by a gently undulating pastoral landscape...*”, and “*the landform of the Newham Rises Landscape Area is gently undulating... between higher peaks of the Macedon Ranges to the south and the Cobaw Ranges to the north.*” The Macedon Ranges Cultural Heritage and Landscape Study 1994 classified this area as the “Newham Flats” and “Lancefield Flats” landscape units.

b) Clarkefield Valley Landscape Area 2.4

This is the Fenton Hill area. Clarkefield settlement is included in the “Rural Living Landscape Area”.

4.6 UNRELIABLE AND INCONSISTENT INFORMATION

4.6.1 Incorrect and Omitted Local Policy References

The Assessment’s Stage 2 report references *Local Policy 22.18 (Cobaw Biolink)* at 1.5 Newham Rises (page 30C), a policy deleted from the Macedon Ranges planning scheme by Amendment C84 in September 2015 (which raises interest in when the Assessment commenced).

Policy relevant to Cobaw Biolink, and to other “Policy Areas” - i.e. Living Forest, Southern Catchments, Northern Catchments and – in particular – Agricultural Landscapes - remains in the planning scheme in Clauses 21.05 – 21.09, but the Assessment does not identify or reference them.

4.6.2 Zones and Overlays – Planning Controls and Policy Information

Inconsistencies are present in the “*Planning Scheme Controls and Policies*” sections of the Stage 2 Landscape Area character assessments. Those found are shown in Table 2. As the draft Landscape Assessment often relies upon existing planning scheme controls as a measure or confirmation of significance, the importance of correct representation of zones and overlays is obvious.

Page 18C	Landscape Area 1.1 – Wombat and Lerderderg Forests
RCZ1	Dominant private land zone – RCZ1 missing.
ESO4 & ESO6	Applied over most of SLO area north of Wombat Forest – ESO4 missing. Applied Black Forest Dve – ESO6
VPO8	Included in assessment but where is this applied (would also require inclusion of RCZ2).
VPO1	Missing.
RLZ1	Eastern edge of Woodend?
21.05 – 21.09	Environmental Living / Living Forests & Southern Catchments policy areas. Not referenced.
Page 21C	Landscape area 1.2 - Bushland Living (Ashbourne)
ESO5	ESO5 incorrectly included - not applied at all to this landscape area.
VPO2, VPO6, VPO9	Says “covers the entire area” – this is incorrect for VPO2 and VPO6.
VPO7	VPO7 Yarra Gums included – this needs to be checked for accuracy.
21.05 – 21.09	Environmental Living / Living Forest policy – not referenced.
Page 24C	Landscape Area 1.3 - Spring Hill and Reservoirs
VPO9	Says VPO9 “applies throughout”. VPO9 is not applied in this area.
21.05 – 21.09	Agricultural Landscapes policy – not referenced.
Page 27C	Landscape area 1.4 - Macedon Ranges and Hanging Rock
RLZ2	Says “on northern edge of Riddells Creek” – RLZ1 is applied, but not RLZ2 anywhere in Riddells Creek.
FMO	“Fire Management Overlay” – the VPPs do not contain “FMO”. The correct overlay is BMO.
ESO2	Monegetta Piggery – this ESO2 is not within the “Macedon Ranges” landscape area.
VPO8	If this overlay is within the landscape area, so too would be RCZ2 – RCZ2 is missing.
21.05 – 21.09	Environmental Living / Living Forests policy – not referenced.
Page 30C	Landscape area 1.5 – Newham Rises
PPRZ	Said to be applied to Hanging Rock Reserve. It is applied to the East Paddock only, not the Reserve.
22.18	This policy has not existed in the Macedon Ranges planning scheme since 2015.
Page 44C	Landscape area 2.1 – Rural Living
RCZ4	Omitted - applied specifically to protect the landscape of the Jacksons Creek Escarpment. <i>The town of Gisborne was included to emphasise sprawl, but this specific control was overlooked.</i>
Page 47C	Landscape area 2.2 – Campaspe Plains
RCZ2	“zoned for... the southernmost part for Rural Conservation Zone 2” The southernmost part is zoned RCZ1. RCZ2 is applied in the east of the landscape area.
RCZ1	Not included - RCZ1 is applied in this landscape area (southernmost area, and to the east).
RCZ1	“applied to the Woodend Golf Course” – RCZ1 is applied to private land, not the Golf Course.
SLO2	“applies to Golf Course Hill”. Only SLO1 is applied to Golf Course Hill.
VPO1, VPO2, VPO3, VPO5, VPO6, VPO7, VPO9	“covers the entire Landscape area” None of these overlays “covers the entire Landscape area”, including VPO9 which is only applied where land is zoned RCZ1.
VPO8	Missing – If VPO2 is applied, VPO8 should be too.
21.05 – 21.09	Agricultural Landscapes policy also applies – not included.
Page 50C	Landscape area 2.3 – Romsey and Lancefield Plains
ESO5	Is this correct? Does this overlay apply in this Landscape area?
RLZ2	Also applied at Romsey.
ESO7	Only applies at Riddells Creek, not at three locations across the landscape area.
21.05 – 21.09	Agricultural Landscapes policy also applies – not included.
Page 52C	Landscape area 2.4 – Clarkefield Valley
21.05 – 21.09	Agricultural Landscapes policy also applies – not included.
Page 55C	Landscape area 2.5 – Bullengarook Plateau
RCZ3	RCZ3 is missing but also applies.
ESO4	ESO4 is not applied in this area.
VPO2, VPO6, VPO7, VPO9	<ul style="list-style-type: none"> “covers the entire area...” None of the four overlays listed “covers the entire area”. VPO7 is not applied in this area. VPO9 applies only in conjunction with RCZ1, at the northern fringe of the area.
21.05 – 21.09	Part of the Southern Catchments policy area – not referenced.

Table 2 Inconsistencies in “Planning Scheme Controls and Policies” – Landscape Character Areas (Stage 2)

4.6.3 Inconsistencies In Other Information

Landscape Area 1.1 - WOMBAT AND LERDERDERG FORESTS Page 17C

- Fails to mention LCC / VEAC Reference Area (at Bullengarook) as environmentally important.
- *Lerderderg State Park includes headwaters of... Campaspe River, Loddon River* - both rivers are north flowing. Loddon River is not in Macedon Ranges Shire, and Campaspe River headwaters are at Ashbourne (source: Murray-Darling Basin Authority) and in the Wombat State Forest, not Lerderderg State Park.

Landscape Area 1.2 - BUSHLAND LIVING Page 20C Page 21C

- Fails to identify Ashbourne as the headwaters of the Campaspe River, or proximity to Campaspe Reservoir (domestic water storage for Woodend).

Landscape Area 1.4 – MACEDON RANGES Page 26C Page 27C

- *Waterforms*: Omitted - the Macedon Range is also the headwaters of the Campaspe (Murray Darling) river system.
- *Waterforms*: Omitted - Smokers Creek.
- *The residential communities of Macedon and Mount Macedon* - Macedon is not included in the proposed SLO.
- *Land Use and Built Form: The residential settlement of Mount Macedon is tucked into the foothills of the range in a heavily vegetated area...* - Is this describing Mount Macedon, or Macedon?

Landscape Area 1.5 – NEWHAM RISES Page 29C Page 30C

- *Waterforms*: - Monument Creek is omitted.
- *Vegetation: "The policy [Macedon Ranges-Cobaw Biolink] is implemented via the Vegetation Protection Overlay (VPO8) and a Local Policy (22.18)."* - Clause 22.18 was deleted from the planning scheme by C84 in September 2015.

Landscape Area 1.6 – COBAW RANGES Page 33C

- *Land Use and Built Form: Some rural residential hamlets are located in semi-cleared areas within and adjacent to the ranges including... Nulla Vale...* - Nulla Vale is not in Macedon Ranges Shire.

Landscape Area 1.7 - GRANTIC UPLANDS Page 36C Land Use and Built Form

- *Pipers Creek and Sidonia are small settlements* – these are localities or districts, not settlements.
- Omitted - Bald Hill Reserve (which is never named) is zoned PPRZ.

Landscape Area 1.8 – CHINTIN HILLS Page 38C Land Use and Built Form

- *Areas of rural residential development in the landscape, one well beyond the eastern edge of Lancefield... and the other on the western edge of Wallan* - This Landscape Area stops well short of being anywhere near Wallan (which isn't in Macedon Ranges Shire).

4.6.4 Zone Map Page 12c

- Map and Map Legend*: Omits Neighbourhood Residential and Urban Growth zones (both applied in Macedon Ranges).
- Map legend*: Includes Residential Growth, Mixed Use and Urban Floodway zones (not applied in Macedon Ranges).

c) *Map:*

- Shows Township Zones as Residential Growth Zones (a zone applied almost exclusively in metropolitan Melbourne).
- Shows Special Use zones applied, but Map Legend shows all of these as Special Use Zone 8 (there is no SUZ8 in the Macedon Ranges planning scheme).

5 INCONSISTENCIES IN VIEWS OF SIGNIFICANCE *Page 56S*

Significant views are assessed based upon views from only 9 viewing points (3 around Gisborne, 1 at Woodend, Hanging Rock, and 4 on Mt. Macedon). All are elevated except Gisborne Marshlands, and all are confined to the southern and central areas of the Shire (there are none north of Hanging Rock).

From page 56S and 57S (Stage 4 report), views are significant only if they include a view of a state or regionally significant landscape (feature), and:

- The viewing location is a designated lookout point
- Easily accessible preferably by vehicle
- Well known locally
- Meets various criteria including composition
- Is popular with tourists / widely promoted

Some of these 9 viewing points then become the viewpoints from which views are to be protected in the Significant Landscape Overlays.

Page 5S acknowledges other notable views (those available from other viewing locations that did not meet the selection criteria to be 'significant'), are listed at page 79S.

These 24 notable views are not addressed any further in the draft Landscape Assessment.

6 INCONSISTENCIES IN IMPLEMENTATION - SLO

6.1 GAPS IN PROTECTION

6.1.1 *SLO1 Macedon Ranges & Hanging Rock Page 22R*

The Assessment refers repeatedly to the very high significance of the landscape and views between the Cobaw Ranges and Mount Macedon, which incorporate Hanging Rock and the Jim Jim.

At page 22R, the Assessment says SLO1 applies to landscape areas 1.4 Macedon Ranges and 1.5 Newham Rises, but SLO1 doesn't cover all of the Newham Rises Landscape Area. The 'gap' area (shown as **blue** on Figure 2) is subject only to the proposed Local Policy "*Protection of Significant Views from Road Corridors*".

North of Three Chain Road, between that road and the start of SLO3 further north, is another "gap" where neither SLO nor policy is proposed for this landscape of primary importance (shown as **orange** on Figure 2).

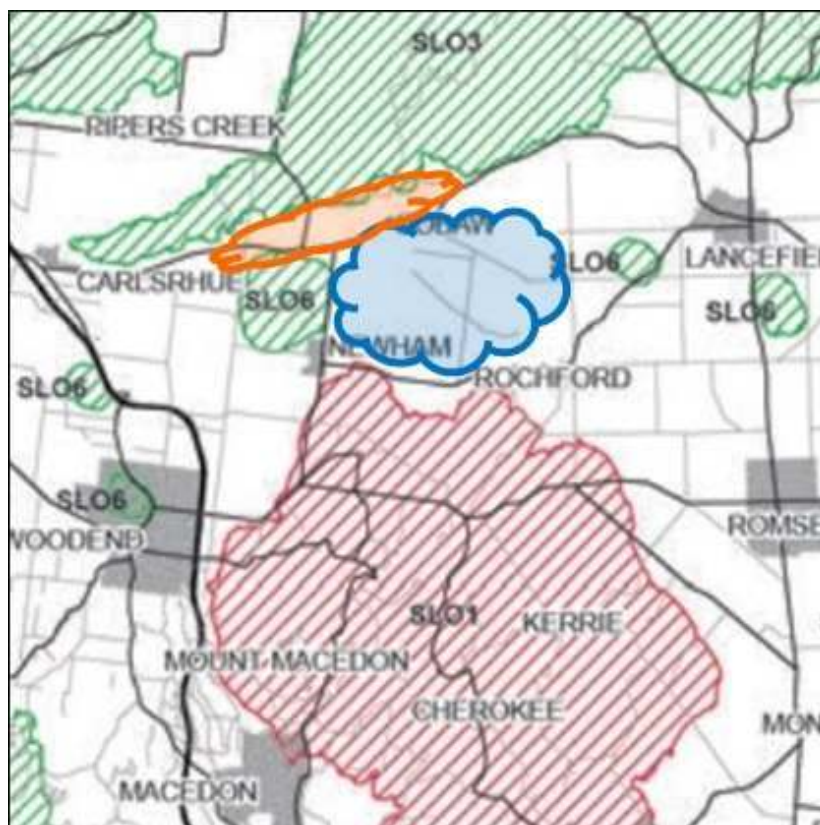


Figure 2

Blue area - no SLO between the vicinity of Hanging Rock and Three Chain Road.
 Orange area - 'gap' between Three Chain Road and commencement of SLO3
 where neither overlay nor policy apply.

6.1.2 Omitted Application Of Proposed Policy

The Assessment proposes a new "Protection of Significant Views from Road Corridors" policy, to be applied only to land zoned RCZ2 and RCZ5 within an area bounded by the Calder Freeway, Three Chain Road, Melbourne-Lancefield Road, and Kilmore-Hamilton Roads, encompassing the 1.4 Mt. Macedon and 1.5 Newham Rises Landscape Areas.

The purpose of the policy is said to be to protect views to State significant landscapes.

However, although the Lerderderg State Park (SLO2, Wombat and Lerderderg Forests, page 26R) is, with Mt. Macedon and Hanging Rock, also classified as a State significant landscape, the policy is not proposed to be applied to protect views to it in this area.

7 IMPLEMENTATION - ISSUES WITH PROPOSED SLO SCHEDULES

While there is some merit in the proposed SLO schedules, there is also confusion and some inconsistencies and ambiguity which may affect their effective implementation.

7.1 1.0 SLO STATEMENT OF NATURE AND KEY ELEMENTS OF LANDSCAPE

7.1.1 SLO3 Page 35R

...Particularly significant views to Cobaws from south and eastern high points (Mount Macedon, Hanging Rock and Mt. William). Scenic vistas from local wineries.

- **SLO3:** Are 'scenic vistas from local wineries' relevant? Does this constitute an identified viewing location?

7.1.2 SLO 4 Page 39R

Numerous scenic vistas predominantly from within the area to other hills and peaks of the McHarg Range... The heavily forested Cobaw Ranges provides contrasting backdrop to many of the vistas available from within the landscape.

- **SLO4:** The importance of Bald Hill (i.e. the Baynton Road granite outcrops) and the Three Sisters is not referenced.

7.2 2.0 SLO LANDSCAPE CHARACTER OBJECTIVES TO BE ACHIEVED

7.2.1 Objective 2 To minimise the visual impact of development on:

SLO1: Page 25R the Macedon Ranges and Hanging Rock from identified significant viewing locations, including views of the landscape from road corridors that traverse the area.

SLO2: Page 30R the Wombat and Lerderderg Forests, including views of the landscape from road corridors that traverse the area.

SLO3 Page 35R the Cobaw Ranges from identified significant viewing locations, including views of the landscape from road corridors that traverse the area.

SLO4 Page 39R on the McHarg Ranges and Granitic Uplands, including views of the landscape from road corridors that traverse the area.

SLO5 Page 43R the Mt. William Ridge and Deep Creek including views of the landscape from road corridors that traverse the area.

SLO6 Page 55R the identified volcanic cones and rises, including views of the landscape features from identified significant viewing locations, and from road corridors that traverse the area.

- Only **SLO1, SLO3 and SLO6** require views of the landscape from 'identified significant viewing locations' to be considered.
- All **SLO schedules** include 'from road corridors that traverse the area'. Please define "area" – is this roads within the SLO area or further afield?

7.2.2 Objective 3 To ensure development demonstrates a high standard of design and responds to the identified character and significance of surrounding landscape.

- All **SLO schedules**:

Where is "identified character" described?

Is the "surrounding landscape" confined to that within the SLO, or more broadly?

7.3 3.0 SLO PERMIT REQUIREMENT

7.3.1 Schedules for SLO4 (McHarg Page 39R) and SLO5 (Mt. William Page 43R)

These schedules include permit exemptions for certain buildings and works that are located less than 500 metres above sea level, as follows:

A permit is not required for following buildings and works within Farming zone provided height is not more than 500m ASL:

- Buildings used for agriculture not more than 5m above natural ground level and not more than 100sqm floor area.
- Alteration or extension to existing building used for agriculture not more than 5m height natural ground level, not more than 50sqm additional floor area.
- Construction of farm access track that does not change the topography of the land.
 - **SLO4:** At Page 36R, the Assessment says, at SLO4 McHarg Ranges and Granitic Uplands, that the McHarg aureole is relatively low topographically – 400m – 500m. As the McHarg area is at an altitude less than the permit trigger of 500m, as worded the schedule appears to exempt all buildings and works.
 - **SLO4, SLO5:** The exemptions do not address or restrict colour or materials, or buildings and works on ridgelines or prominent hills, etc.
 - **SLO1:** The exemptions are not also applied to small areas of Farming Zone in SLO1. Should they be?

7.4 4.0 SLO APPLICATION REQUIREMENTS

7.4.1 Site analysis – landscape features and views to the site:

SLO1 Page 25R from roads, nearby settlements and/or identified viewing locations (i.e. Camel's Hump, the Hanging Rock summit, the Mount Macedon Memorial Cross, Major Mitchell Lookout, and Mount Towrong Summit), if relevant.

SLO2 Page 30R from roads, nearby settlements and/or identified views in the southern part of the Shire, if relevant.

SLO3 Page 35R from roads, nearby settlements and/or identified viewing locations (i.e. Camel's Hump, the Hanging Rock summit), if relevant.

SLO4 Page 39R from roads, nearby settlements and/or identified viewing locations, if relevant.

SLO5 Page 43R from roads, nearby settlements and/or identified viewing locations, if relevant.

SLO6 Page 55R from roads, nearby settlements and/or identified viewing locations (i.e. Camel's Hump, the Hanging Rock summit and Golf Course Hill), if relevant.

- **All SLO Schedules:** 'from roads' – is this all roads, or roads inside the SLO?
- **All SLO Schedules:** why aren't all viewing locations included?
- **SLO2:** 'identified views' – is this intended to be different from all other schedules, which have "identified viewing locations"?
- **SLO4, SLO5:** where are identified viewing locations located?

7.4.2 Visual impact assessment of the proposal from:

SLO1 Page 25R

- identified significant viewing locations (i.e. Camel's Hump, the Hanging Rock summit, the Mount Macedon Memorial Cross, Major Mitchell Lookout, and Mount Towrong Summit), (if proposal is visible) and
- adjacent road corridors (towards views of Hanging Rock and/or Macedon Ranges) with particular consideration of proposal on foreground of views, adjacent to the roadside.

SLO2 Page 30R any adjacent road corridors zoned RDZ1 or RDZ2 with particular consideration of proposal on foreground of views, adjacent to the roadside.

SLO3 Page 35R

- the identified significant viewing locations (i.e. Camel's Hump, the Hanging Rock summit) (if proposal is visible) and

Macedon Ranges: an ENDANGERED environment

- adjacent road corridors (particularly the Burke and Wills Track, Three Chain Road and Baynton Road-Mission Hill Road), if relevant, with particular consideration of proposal on foreground of views, adjacent to the roadside.

SLO4 Page 39R adjacent road corridors, especially Sidonia Road, Burke and Wills Track, Three Chain Road, and Baynton Road-Mission Hill Road if relevant, with particular consideration of proposal on foreground of views, adjacent to the roadside.

SLO5 Page 43R adjacent road corridors, especially Mt. William Road, Lancefield-Kilmore Road and Romsey Road if relevant, with particular consideration of proposal on foreground of views, adjacent to the roadside.

SLO6 Page 55R the identified significant viewing locations of the Camels Hump, Hanging Rock and Golf Course Hill (if the proposed development is visible), and from adjacent road corridors (towards view of any volcanic cones or rises), with particular consideration of the impact of the proposal on the foreground of views, adjacent to the roadside.

- **SLO2:** The Assessment, at Wombat and Lerderderg Forests Page 26R, refers to SLO2 including Hobbs Road which it identifies as being a significant viewing corridor. However the SLO2 schedule only requires views to be considered from RDZ1 and RDZ2 roads. Hobbs Road is neither.
- **All SLO Schedules:** “adjacent to the roadside”. What constitutes “adjacent” – Decision Guidelines require buildings and works to be set back a ‘sufficient’ distance, which seems in tension with ‘adjacent to the roadside’.
- **SLO4:** Is Three Chain Road correct?

7.5 5.0 SLO DECISION GUIDELINES

7.5.1 Visual impact of buildings or works on landscape significance of:

SLO1 Page 25R Macedon Ranges and Hanging Rock landscape.

SLO2 Page 30R Wombat and Lerderderg Forest landscape.

SLO3 Page 35R Cobaw Ranges and surrounds.

SLO4 Page 39R McHarg Ranges and Granitic Uplands area.

SLO5 Page 43R Mt William Ridge and Deep Creek landscape area.

SLO6 Page 55R Scale of buildings and works and...on the volcanic cones and rises throughout Macedon Ranges Shire.

- **All SLO Schedules:** What is the difference between “landscape”, “and surrounds”, “area” and “landscape area” used here?
- **SLO6:** Why is the scale of buildings and works included here for SLO6 instead of with requirements for scale for the remaining schedules?

7.5.2 Whether buildings and works are sited:

a) To avoid visually prominent locations:

SLO1 Page 25R ridgelines, prominent hill faces and other elevated positions

SLO2 Page 30R ridgelines, prominent hill faces

SLO3 Page 35R ridgelines, prominent hill faces

SLO4 Page 39R ridgelines, prominent hill faces

SLO5 Page 43R ridgelines, escarpments and prominent hill faces

SLO6 Page 55R such as the top of volcanic cones and rises, and prominent hill faces, and where possible, their immediate bases.

- Why are elevated positions only included for SLO1, and escarpments only for SLO5?

b) Sufficient distance from roads to minimise visual impact when viewed from road corridor

- What is a ‘sufficient’ distance?
Macedon Ranges: an **ENDANGERED environment**

c) **Adequate distance from watercourses**

- *What is an 'adequate' distance?*

d) **Scale of Buildings and Works**

SLO1 Page 25R *Scale buildings and works and visual impact on its surrounding including relationship to tree canopy height.*

SLO2 Page 30R *Scale buildings and works and visual impact on its surrounding particularly relationship to tree canopy height.*

SLO3 Page 35R *Scale of buildings and works and visual impact on its surrounding particularly relationship to tree canopy height.*

SLO4 Page 39R *Scale – not included*

SLO5 Page 43R *Scale – not included*

SLO6 Page 55R *Not included here - see first decision guideline*

- ***All SLO schedules:** At Scale, add height and bulk. Height is a particular concern.*
- ***SLO4, SLO5:** Include a requirement for scale (height and bulk) to be considered.*

7.5.3 **Whether buildings and works are designed**

a) **Utilising colours and finishes that best immerse the building within:**

SLO1 Page 25R *the landscape and minimise contrast*

SLO2 Page 30R *the forest or forest edges and minimise contrast*

SLO3 Page 35R *the heavily forested native landscape and minimise contrast*

SLO4 Page 39R *landscape*

SLO5 Page 43R *landscape*

SLO6 Page 55R *landscape*

- ***SLO4, SLO5, SLO6:** Why isn't "minimise contrast" a requirement in these schedules?*

b) **Building materials that reduce distant visibility... with 'lighter colours against the sky'.**

- ***All SLO Schedules:** Lighter colours against the sky would only be appropriate for structures in cleared areas on top of hills and ridgelines. Otherwise this requirement will simply result in damaging light coloured rooves throughout, and should be deleted.*

c) **Visible impact of the buildings or works from:**

SLO1 Page 25R

- *Significant viewing locations including Camels Hump, Hanging Rock, Mount Macedon Cross, Major Mitchell Lookout, Mount Towrong summit.*
- *Road corridors that provide significant views of Hanging Rock and/or the Macedon Ranges, particular consideration to foreground views, immediately adjacent to roadside.*

SLO2 Page 30R *Road Zones 1 and 2 within the landscape area.*

SLO3 Page 35R

- *Viewing locations to the south of the landscape, including the significant viewing locations of Camels Hump and Hanging Rock.*
- *Road corridors that travel through or adjacent to the area and provide views of the Cobaw Ranges, including the Burke and Wills Track, Three Chain Road, and Baynton Road – Mission Hill Road, with particular consideration to foreground views, immediately adjacent to roadside.*

SLO4 Page 39R Road corridors that travel through the area, including Sidonia Road, the Burke and Wills Track, Three Chain Road and Baynton Road-Mission Hill Road, with particular consideration to the foreground of views, immediately adjacent to the roadside.

SLO5 Page 43R Road corridors that travel through the landscape, especially Mt. William Road, Lancefield-Kilmore Road and Romsey Road with particular consideration to the foreground of views, immediately adjacent to the roadside.

SLO6 Page 55R

- Road corridors from which the volcanic landscape features are visible, with particular consideration to the foreground of views, immediately adjacent to the roadside.
- Significant viewing locations such as Camels Hump, Hanging Rock and Golf Course Hill.
- **All SLO Schedules:** is there any particular relevance behind interchanging “landscape” and “area”?
- **All SLO schedules:** “Immediately adjacent to the roadside”. At Application Requirements, this is “adjacent to roadsides”. Why is this further narrowed in Decision Guidelines?

d) **Visual impact of subdivisions and the density on the character and significance of the landscape.**

- **All SLO Schedules:** Visual impact – the location and scale of subdivisions would also be relevant, additional to density.
- **All SLO Schedules:** ‘On the character’ – where is this defined?

8 IMPLEMENTATION – INCONSISTENT SLO APPLICATION

8.1 APPLICATION OF PLANNING CONTROLS

8.1.1 Criteria for Applying Significant Landscape Overlays

The Assessment provides criteria for applying overlays, at Page 15R, which includes overlay application to the full extent of the significant landscape or landscape feature, to the significant landscapes irrespective of land tenure, and with consideration of the ‘setting’ of the significant landscape or landscape feature.

The Assessment notes that ‘setting’ distances were quantified in the *South West Landscape Assessment Study* (i.e. minor features of less than 5km wide were assigned a setting or buffer of 1:5 or a 500m offset from the feature per 100m in height, and for large features or those of State significance of any size, a setting or buffer ratio of 1:10.

The Assessment notes that this could be an appropriate approach in the Shire’s flat to gently undulating Central Volcanic Plains landscape, but would not be the best approach for the Uplands landscape areas. Instead, the Assessment says it has taken an individual approach to mapping and setting distances with the significant landscapes of Macedon Ranges.

And at page 16R, the Assessment notes a further consideration for the application of the SLO is ‘visibility’.

Following are examples where minimalist or reduced SLO application appears inconsistent with the criteria.

8.1.2 Application Of SLO To Golf Course Hill, Woodend

The Assessment notes Golf Course Hill is one of the 'cone' landscape features where the existing SLO follows title boundaries and does not accurately cover or protect the feature. The Assessment, at 1.7 Golf Course Hill (Page 13S) recommends the Significant Landscape Overlay "should include the full extent of the landscape feature and its setting" and recommends application of the new SLO6.

Application of SLO6 to most other 'cones' is based upon a 1:5 ratio (i.e. an overlay 5 times the height used to reflect both the feature and its setting), but not Golf Course Hill. The proposed overlay instead extends to base of slope only on the southern and eastern sides, and does not change to the north or west, where it remains based on title boundaries, as now.

In assessing Golf Course Hill's significance, the Assessment at 2.5 (page 49S) says "Golf Course Hill and its surrounding landscape and associations are unique and uncommon". However this is not reflected in:

- the Assessment's conclusions, which focus solely on the Hill's importance to the northern gateway location (ignoring the western Tylden Road gateway), or
- the proposed SLO, which only covers half of the hill and, although claiming SLOs are applied regardless of land tenure, studiously avoids extending the overlay west and north on "Villawood" land by retaining the existing overlay's western and northern boundaries (based on title boundaries) unchanged.

The Assessment, at Page 45R, goes so far as to claim the rural setting of the volcanic **to the north and its contribution to significance has been retained within SLO boundaries.**



Figure 3

- (a) Left: Proposed SLO6 (hatched) expanded into grey area to the east and south only (page 49S) and
 (b) Right: Existing overlay boundaries (red dashed line) unchanged; remaining hill left outside SLO6 (black dotted line)



Figure 4 Golf Course Hill from the western Tylden Road approach, looking north.
The Assessment applies the SLO to the eastern end of the Hill, but not the western end.

NOTE: Golf Course Hill and Surrounds Page 45R

- *Golf Course Hill SLO takes in additional blocks of RCZ and PUZ8... - there is no PUZ8 in the Macedon Ranges planning scheme.*

8.1.3 Baynton Road Granite Hills, Kyneton

The Assessment notes, at SLO4 McHarg Ranges and Granitic Uplands Page 36R, that the proposed SLO currently applied to the “Baynton Road granite hills” (i.e. Bald Hill) area is retracted slightly, based on topography and significance extent. As this cleared, generally undeveloped area with views to the hills is very exposed from Pipers Creek Road, it is not clear why this area no longer warrants landscape overlay protection.

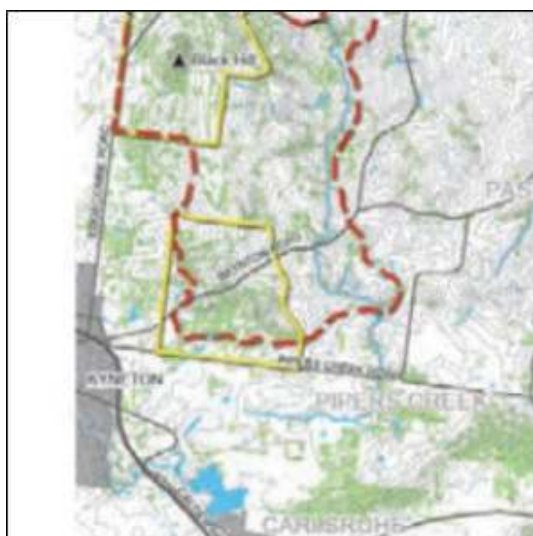


Figure 5 Page 36S – the yellow line is the existing SLO1, the red dashed line is the proposed SLO4

8.1.4 Magnet Hill, Gisborne North (P19S) / New Gisborne (P46R)

The Assessment refers throughout to the “south western face” of Magnet Hill, when it is the north western face (Figure 6).

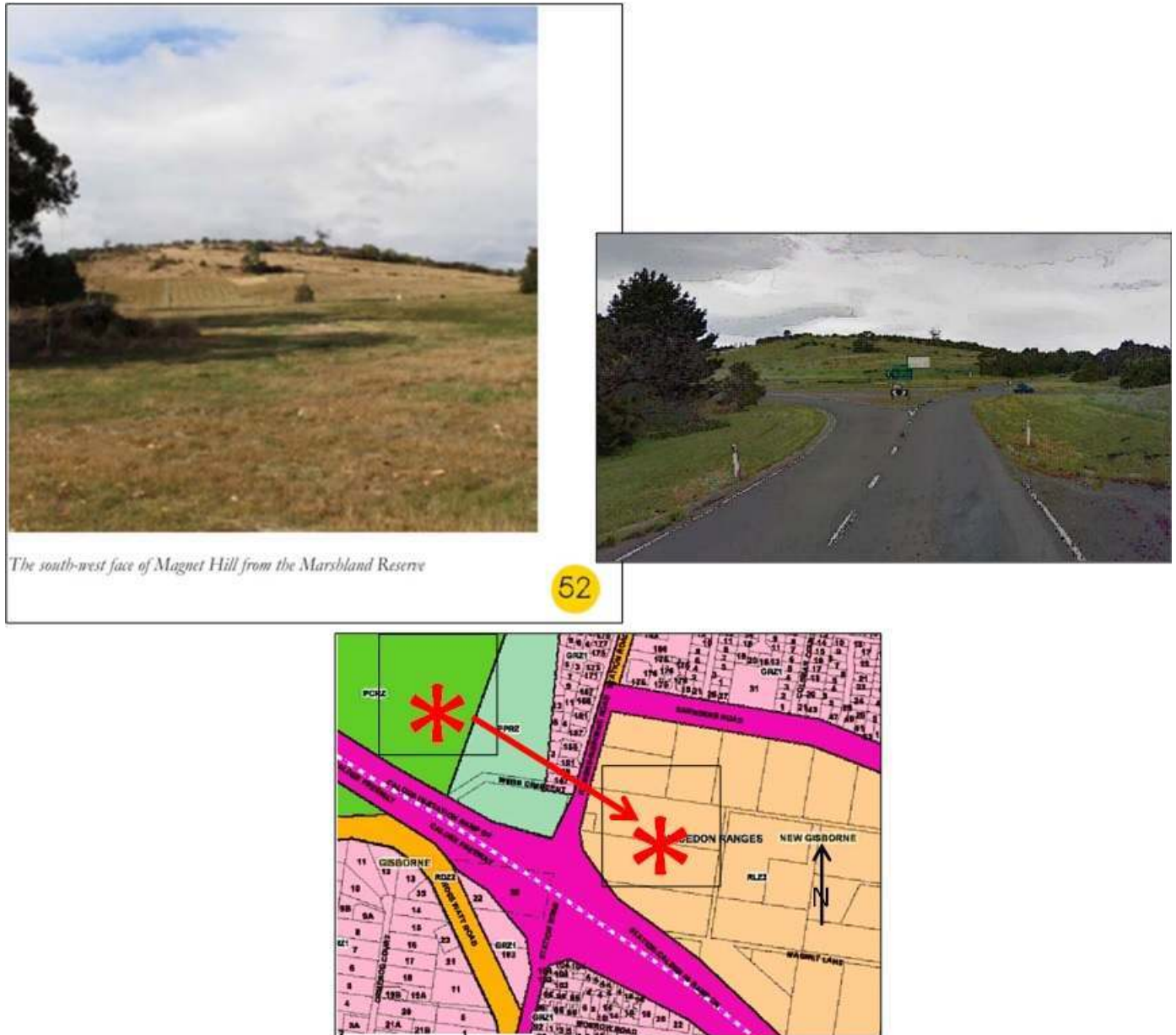


Figure 6

(Top left) Image from the draft Landscape Assessment of the “south western face” (Page 52S);

(Top right) same view from Calder Freeway south-bound off ramp to Gisborne;

(Below) Planning scheme Map 36: the view from the Gisborne Marshlands is to the north western face of Magnet Hill.

As those who live in, visit or travel through Macedon Ranges Shire know, this face of Magnet Hill is a landmark of the area announcing Gisborne and New Gisborne and, with Magnet Hill’s southern slopes, highly visible particularly from local roads and the Calder Freeway.

The current SLO2 covers land associated with Magnet Hill, from Saunders Road to the Calder Freeway and to Station Road. The Assessment proposes to reduce the area covered by SLO6 to about halfway down the hill, leaving most of the “south western face”, properties already developed for rural living to its east, and the important southern slopes, without any overlay or policy protection for landscape values. The 1:5 ratio for overlay extent is not applied to the SLO6 proposed for Magnet Hill.

At Page 46R, the Assessment justifies a reduced SLO6 overlay, noting that the land is zoned Rural Living and:

- *Magnet Hill has been largely developed;*
- *The break of slope is visually “blurred”;*
- *Due to development and varying topography, Magnet Hill is not highly visible in the landscape;*



Figure 7 Extent of SLO6 proposed (hatched area) and extent of existing SLO2 (red dotted line)

The Association understands the “south western face” is owned by Council (presently fully covered by the existing SLO, as are houses to the east). Removal of SLO protection from these areas, and the southern slopes, leaves these highly visible slopes vulnerable to inappropriate development – and redevelopment of existing housing.

8.1.5 Application of SLO to Mt. Gisborne

The assessment makes the following recommendation, at 2.2 Mt. Gisborne, Page 15S:

- *Recommendation - SLO boundaries should encompass the entire volcanic feature based on topography, with consideration of break of slope, visibility and views.*

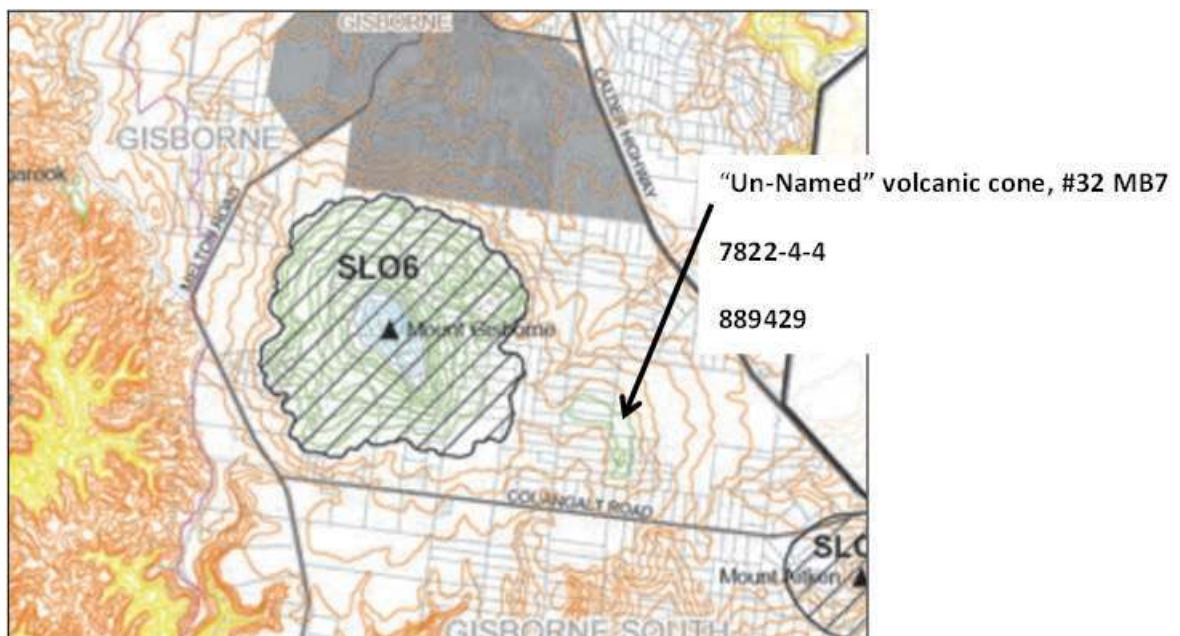


Figure 8 Extent of SLO6 applied to Mt. Gisborne, and exclusion of associated cone

The SLO6 proposed for Mt. Gisborne takes a narrow view of landscape and excludes an associated identified volcanic cone and high point (Figure 8), which is above 600m in height, with clear synergies with Mt. Gisborne (630m above sea level). This is a minimalist approach to landscape protection, and is not fulfilling criteria for applying the overlay.

7722 - BACCHUS MARSH

1. **BALD HILL** (Balliang East)
7722-2-1 730158

2. **BALD HILL** (Blakeville)
7722-4-1 533427

3. **BLACK HILL** (Gordon)
7722-4-4 420360

4. **CLEEVER HILL**
7722-4-1 497422

5. **ELAINE**
7722-3-4 365172

6. **GREEN HILLS** (Greendale)
7722-1-4 603460

7. **HOPWOODS HILL**
7722-4-4 438332

8. **MT ANAKIE**
7722-2-3 597032

9. **MT BLACKWOOD**
7722-1-4 667399

10. **MT BULLENGAROOK**
7722-1-1 790457

11. **MT DARRIWILL**
7722-1-3 596315

12. **MT GORONG**
7722-4-1 571339

13. **MT HYDEWELL**
7722-4-2 550321

14. **MT STEIGLITZ**
7722-4-1 555388

15. **MT WALLACE**
7722-3-1 545182

16. **O'DONNELL HILL**
7722-4-4 435377

17. **ONE TREE HILL**
7722-2-1 775105

18. **POVERTY POINT**
7722-4-4 438393

19. **PYKES HILL**
7722-1-4 593375

20. **RYANS HILL** (Bungal)
7722-4-3 440242

21. **SPRING HILL** (Balliang East)
7722-2-1 778161

22. **THE BLUFF** (Yallock Vale)
7722-1-3 590218

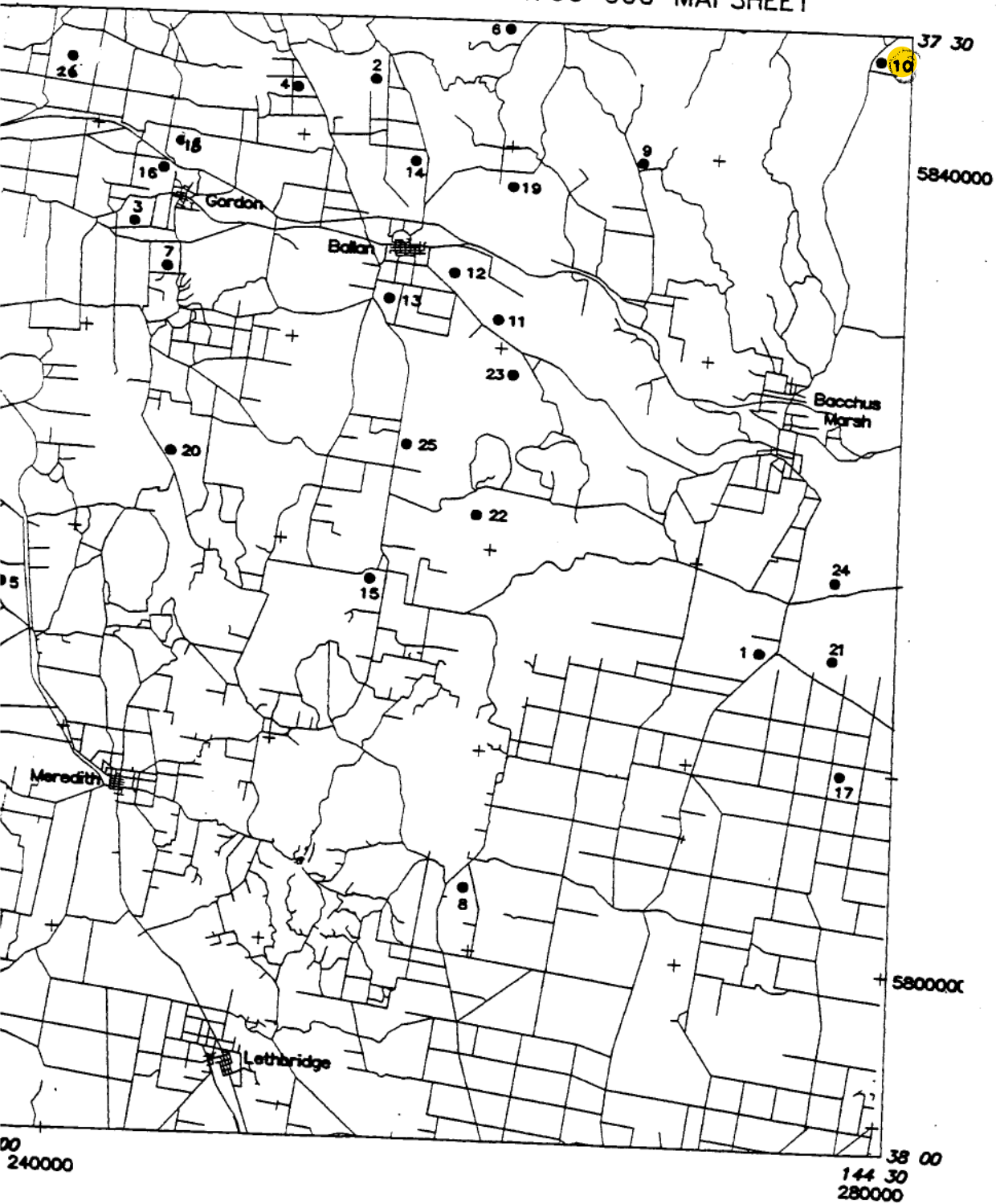
23. **UNNAMED BM1**
7722-1-3 617309

24. **UNNAMED BM2**
7722-2-1 & 7722-1-2 770195

25. **UNNAMED BM3**
7722-4-2 565257

26. **UNNAMED BM4**
7722-4-4 385 427

7722 BACCHUS MARSH 1:100 000 MAPSHEET



7723 - CASTLEMAINE

1. **BABBINGTON HILL**
7723-3-1 564602

2. **BALD HILL** (Kyneton)
7723-1-2 777759

3. **BALD HILL** (Daylesford)
7723-3-1 439647

4. **BEAVERS HILL**
7723-3-2 465528

5. **BLUE MOUNTAIN**
7723-2-3 608537

6. **BULLAROOK HILL**
7723-3-3 365547

7. **BULLS HILL**
7723-3-2 517610

8. **BURNT HILL**
7723-3-4 413622

9. **CRANNEYS HILL**
7723-2-3 649583

10. **CURRYS HILL**
7723-3-1 532616

11. **DOLPHINS HILL**
7723-3-2 518578

12. **DONNELLY HILL**
7723-3-3 385566

13. **EASTERN HILL**
7723-3-4 394621

14. **FERN HILL**
7723-3-1 490651

15. **GOOCHES HILL**
7723-3-1 535672

16. **GREEN HILL** (Newlyn)
7723-3-3 363570

17. **GREEN HILL** (Metcalf)
7723-1-2 719849

18. **HEAGHNEY HILL**
7723-4-3 344752

19. **KANGAROO HILL** (Denver)
7723-2-4 611716

20. **KANGAROO HILLS** (Kingston)
7723-3-4 345618

21. **KELLYS HILL**
(Korweinguboorra)
7723-3-2 458530

22. **KIDDS HILL**
7723-2-4 576694

23. **LANGDON HILL**
7723-3-3 397546

24. **LEONARDS HILL**
7723-3-3 450541

25. **LOWES HILL**
7723-2-4 583688

26. **MALONEY HILL**
7723-2-3 663596

27. **MOSSOPS HILL**
7723-3-2 518560

28. **MT CONSULTATION**
7723-4-1 482913

29. **MT FRANKLIN**
7723-3-1 471720

31. **MT PROSPECT**
7723-3-3 393585

32. **MT STEWART**
7723-3-1 463733

33. **MT WILSON**
7723-3-2 563524

34. **MUSES HILL**
7723-2-4 612633

35. **PATTENS HILL**
7723-1-3 621773

36. **SNAKE HILL**
7723-3-1 521652

37. **SNOWDEN HILL**
7723-2-4 636713

38. **SPRING HILL** (Trentham)
7723-2-4 643666

39. **SUGARLOAF HILL**
(Spring Hill)
7723-2-4 606677

40. **THE BLUFF** (Daylesford)
7723-3-1 521725

41. **TIPPERARY HILL**
7723-3-3 373472

42. **UNNAMED CN1**
7723-1-2 740799

43. **UNNAMED CN5**
(Lady Franklin)
7723-3-1 472680

44. **UNNAMED CN3**
7723-3-3 379472

45. **UNNAMED CN4**
7723-3-1 464717

46. **UNNAMED CN2**
7723-2-1 697621

47. **UNNAMED CN6**
7723-3-3 379533

48. **UNNAMED CN8**
7723-4-3 365738

49. **UNNAMED CN7**
7723-3-4 366726

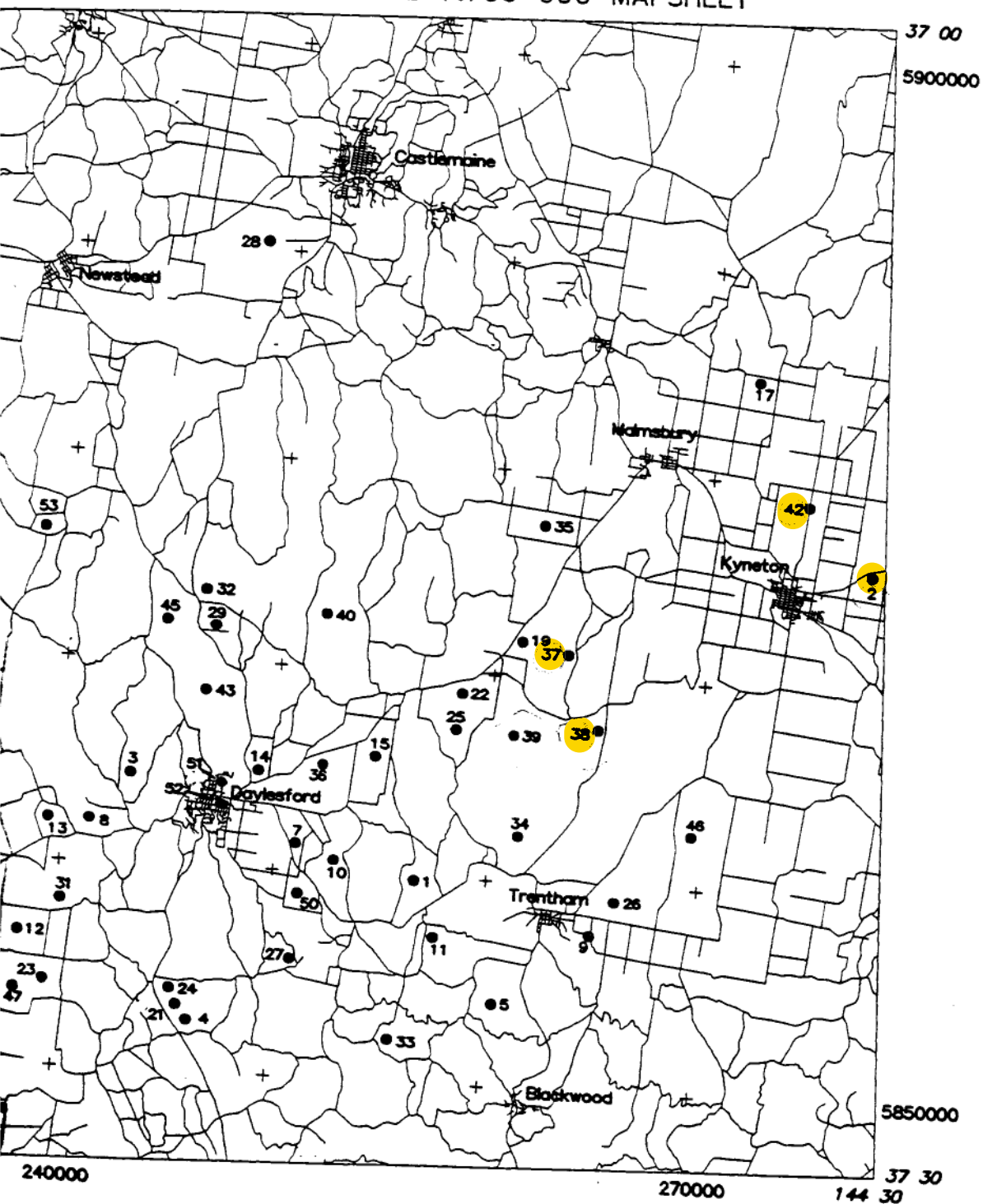
50. **WHEELERS HILL**
7723-3-2 512589

51. **WOMBAT HILL** (Adami's Hill)
7723-3-1 475630

52. **WOMBAT HILL** (Daylesford)
7723-3-1 47546301

53. **YANDOIT HILL**
7723-4-3 386762

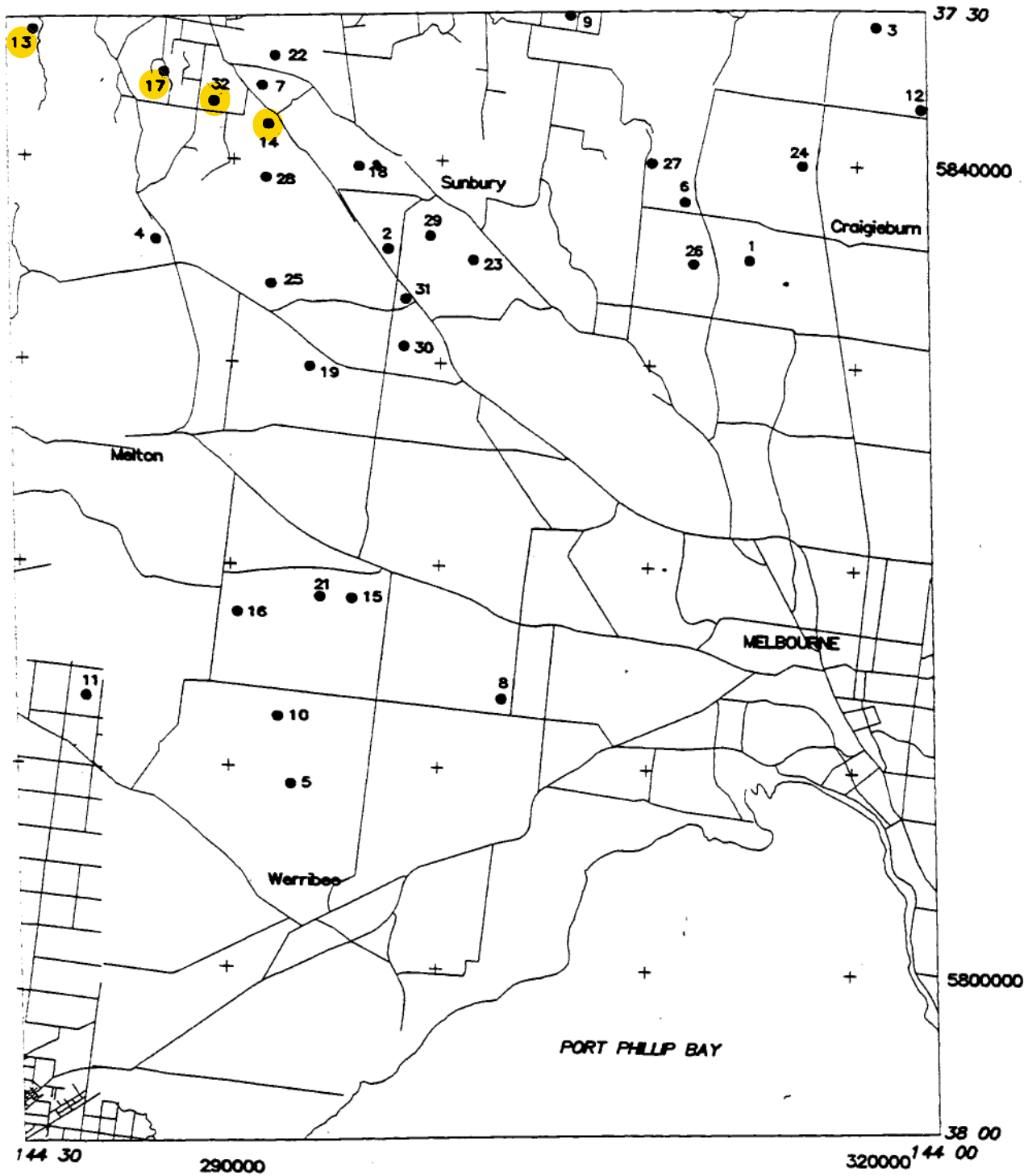
7723 CASTLEMAINE 1:100 000 MAPSHEET



7822 - MELBOURNE

- | | | |
|---|---|--------------------------------------|
| 1. AITKEN HILL
7822-1-1 150353 | 12. HAYES HILL
7822-1-1 233431 | 23. REDSTONE HILL
7822-1-4 016351 |
| 2. BALD HILL (Sunbury)
7822-4-1 974355 | 13. LITTLE
BULLENGAROOK
7822-4-4 800460 | 24. MT RIDLEY
7822-1-1 174398 |
| 3. BALD HILL (Kalkallo)
7822-1-1 211470 | 14. MT AITKEN
7822-4-1 916416 | 25. SHEOAK HILL
7822-4-1 919338 |
| 4. CABBAGE TREE HILL
7822-4-4 853362 | 15. MT ATKINSON
7822-3-1 957184 | 26. UNNAMED MB1
7822-1-4 116354 |
| 5. COWIES HILL
7822-3-1 948091 | 16. MT COTTRELL
7822-3-4 907177 | 27. UNNAMED MB2
7822-1-4 118408 |
| 6. CROWE HILL
7822-1-4 117380 | 17. MT GISBORNE
7822-4-4 865443 | 28. UNNAMED MB3
7822-4-1 916390 |
| 7. DEVERALL HILL
7822-4-1 912435 | 18. MT HOLDEN
7822-4-1 960397 | 29. UNNAMED MB4
7822-4-1 995362 |
| 8. DIARMUID HILL
7822-2-4 040144 | 19. MT KOROROIT
7822-4-2 936296 | 30. UNNAMED MB5
7822-4-2 981308 |
| 9. FENTON HILL (Sunbury)
7822-1-4 062471 | 21. OBRIEN HILL
7822-4-1 9464183 | 31. UNNAMED MB6
7822-4-2 999324 |
| 10. GREEK HILL
7822-3-1 924124 | 22. RED ROCK (Gisborne)
7822-4-1 918453 | 32. UNNAMED MB7
7822-4-4 889429 |
| 11. GREEN HILL (Melton)
7822-3-4 829134 | | |
-

7822 MELBOURNE 1:100 000 MAPSHEET



7823 - WOODEND

- | | | |
|---|---|-------------------------------------|
| 1. BAY HILL
7823-3-3 899506 | 16. TAYLOR HILL
7823-4-2 932859 | 31. UNNAMED WD12
7823-3-2 972583 |
| 2. BIG HILL (Lancefield)
7823-4-2 951785 | 17. THE JIM JIM
7823-3-4 856691 | 32. UNNAMED WD13
7823-3-2 964573 |
| 3. BROCK MONUMENT
7823-3-1 942647 | 18. THE SISTERS
7823-4-2 892873 | 34. UNNAMED WD15
7823-3-3 885540 |
| 4. CAMELS HUMP
7823-3-4 872612 | 19. THE SUGARLOAF
7823-2-4 070654 | 35. UNNAMED WD16
7823-3-3 897608 |
| 5. GOLF COURSE HILL
7823-3-4 812638 | 20. UNNAMED WD1
7823-1-3 053766 | 36. UNNAMED WD17
7823-3-4 892692 |
| 6. GREEN HILL (Wallan)
7823-2-2 216561 | 21. UNNAMED WD2
7823-1-3 080815 | 37. UNNAMED WD18
7823-3-4 798690 |
| 7. HANGING ROCK
7823-3-4 867656 | 22. UNNAMED WD3
7823-2-1 128743 | 38. UNNAMED WD19
7823-3-4 905685 |
| 8. MAGNET HILL
7823-3-3 875498 | 23. UNNAMED WD4
7823-2-1 168679 | 39. UNNAMED WD20
7823-3-1 894691 |
| 9. MELBOURNE HILL
7823-3-1 999694 | 24. UNNAMED WD5
7823-2-1 189655 | 40. UNNAMED WD21
7823-3-4 797670 |
| 10. MT ELIZA
7823-3-2 948598 | 25. UNNAMED WD6 (Springs Hill)
7823-2-2 205536 | 41. UNNAMED WD22
7823-3-4 880662 |
| 11. MT FRASER
7823-2-2 214519 | 26. UNNAMED WD7
7823-2-4 044621 | 42. UNNAMED WD23
7823-4-2 992812 |
| 12. UNNAMED WD14
(Mt Towrong)
7823-3-3 876582 | 27. UNNAMED WD8
7823-2-4 100741 | 43. UNNAMED WD24
7823-4-2 945748 |
| 13. PRETTY SALLY
7823-2-2 198607 | 28. UNNAMED WD9
7823-2-4 024704 | 44. UNNAMED WD25
7823-4-3 849759 |
| 14. ROCKY HILL (Woodend)
7823-3-4 974666 | 29. UNNAMED WD10
7823-3-1 947683 | 45. WESTERN HILL
7823-3-1 958706 |
| 15. ROCKY HILL (Ochil tree Hill)
7823-3-1 974666 | 30. UNNAMED WD11
7823-3-4 894647 | 46. WOODLANDS
7823-2-4 046645 |

7823 WOODEND 1:100 000 MAPSHEET

