

APPENDIX 1

DESCRIPTION OF THE VISUAL CHARACTER OF THE VISUAL UNITS

Note: These descriptions are based on fieldwork undertaken by the consultants during the course of the current study. Extensive ground truthing and public review has presently only been undertaken for the 3 case study character sub-types, containing the visual units of Carrick, Westbury-Whitemore, Selbourne, Exton, Mole Creek-Chudliegh, Nells, and Meander.

All other visual descriptions are to be considered to be in draft format. However they are presented in this report to indicate the scenic qualities that have been identified across the municipality and how these are being described.

Mersey Valley Character Sub Type 1

Dogs Head Visual Unit

Summary description
Strongly vegetated steep hills on both sides of a flat, open valley with significant areas of agriculture.
Unit characteristics
<p>Pasture is relatively recently cleared and native trees dominate vegetation, particularly to the edges of the unit where strongly vegetated hills are a key visual feature. Purposefully planted exotics (eg. windbreaks hedgerows) are absent or not characteristic.</p> <p>No major settlements occur in the unit. Generally, roadsides with few obvious exotic plantings and are not 'domesticated' like much of the rest of the municipality.</p> <p>The Mersey River flows through the unit and is visible in a few areas, although its greatest contribution to visual character is the sharp gorges through which it runs to the east and west of the unit.</p> <p>Views are clear throughout the unit, with most viewing opportunities arising from Union Bridge Road which runs between Mole Creek and Sheffield. Prominent views are to Mt Roland, Standard Hill and the unique 'Pyramid' (Dog's Head Hill) rising out of the valley floor.</p>
Significant Views
<ol style="list-style-type: none"> 1. Views to Mt Roland from Union Bridge Road 2. Views associated with Mersey River, gorges etc.
Deviations
Limestone quarry on otherwise intact slopes of Mersey River; weeds invading roadside.
Boundary description
Standard Hill to the south, and Mt Claude/Mt Vandyke/The Gog to the north and west provide significant viewsheds creating the key boundaries of the <i>Dogs Head Visual Unit</i> . To the east, topographical enclosure is completed by minor hills above Mole Creek.
Draft Visual Character Objective
Maintain open views from Union Bridge Road, particularly to Mt Vandyke/Mt Roland and Dogs Head Hill. Discourage residential settlement. Encourage the continuation of existing agricultural practices. Plantation forests should be carefully designed and nominally set back a minimum of 500m from the road edge, maintaining clear open pasture and occasional clumps of native forest in the foreground.

Mayberry Visual Unit

Summary description
Largely forested and partially enclosed agricultural valley beneath slopes of western end of Great Western Tiers.
Unit Characteristics
Hilly, often steep unit characterised by extensive areas of wet native forest. Distinct layering of topography: flat to slightly rolling valley floor with moderate scale agricultural clearing surrounded by strongly vegetated foothills which are independent of the steep, high slope of the Great Western Tiers above. Karst landscapes including sinkholes, rock outcrops and other micro-topographic features visually important local features.
Individual feature trees are usually mature natives such as blackwoods and eucalypts. Mature willows occur around some rivers although are
Significant Views
1. Cleared areas provide views from Liena Road and Mayberry Road to Western Bluff, and highly scenic cliffs/scree slopes of Tiers. Where there are no powerpoles these views are more significant.
Existing deviations from character
Pasture often unkempt with infestations of blackberry and thistles. Exotic trees are often singular and sometimes unkempt, particularly willows.
Boundary description
Standard Hill and the escarpment of the Great western Tiers (especially Western Bluff) provide clear viewing boundaries to the north and south (respectively). To the west and east, viewing opportunities from Liena Road define the boundaries at Kubla Khan Cave and the topographic 'squeeze' south of Ugbrook.
Draft visual character objective
Maintain views to Western Bluff from Liena Road where they occur. Protect the mosaic of clear pasture and extensive areas of native forest. Maintain the integrity of dense vegetation on hillsides – particularly Standard Hill and the slopes below Western Bluff. Encourage any further rural developments to be centred around the Mayberry locality.

Liena Visual Unit

Summary description
Sequence of smaller valleys with cleared pasture on valley floor and intact native forest slopes beneath cliff escarpments.
Unit Characteristics
<p>Steep valley sides with largely intact native vegetation. Rock features in landform are particularly important occurring as large outcroppings on prominent hillsides, particularly in river valleys, and at roadsides. Lower slopes of the unit demonstrate neat rolling topography at a macro-scale characteristic of karst landscapes with several sinkholes.</p> <p>Valley floor is generally cleared with good quality pasture and important clumps of retained native forest with rounded edges. Lower slopes and foothills are very rarely cleared of native vegetation providing a strong vegetative feature surrounding cleared areas. Lower slopes of vegetated areas are generally varied and conform to 'natural' shapes. Distinct and varied colour and texture in the native forest is also of scenic interest. Some mature exotic plantings occur around homesteads.</p> <p>Mersey River is as significant water feature of high scenic quality, particularly when associated with intact native riparian vegetation and steep valley sides.</p> <p>Small scale, largely rural settlements occur in parts of the unit.</p>
Significant Views
<ol style="list-style-type: none"> 1. Views across fields to Western Bluff from Olivers Road turnoff. 2. Views down Mersey River Valley to Mt Vandyke from the Liena township.
Existing deviations from character
Forestry activities are common in some areas resulting in substantial areas of cleared native forests on high prominent hillsides, including incomplete skylines.
Boundary description
From Liena township clear viewing boundaries are evident to all directions. These generally fall at the crest of surrounding hills including King Solomons Dome and the Mersey River Gorge. These viewsheds form the visual unit boundary.
Draft visual character objective
Improve the siting of forestry activities in the unit, particularly looking to reinstate prominent skylines and hillsides with native forest. Avoid developments which block views to significant topographic features on the boundaries of (or outside) the unit. Maintain natural setting around the Mersey River.

Upper Mersey

Private land south of the Liena Visual Unit is loosely allocated to the Upper Mersey viewing area. No visual character mapping has been undertaken for this area to date.

Mole Creek Road Corridor – Case Study 3*Mole Creek Chudleigh Visual Unit*

Summary description
<p>Moderate sized plains/flats surrounded by partially cleared low hills and slopes along a primary tourist route. Grazing is the primary activity. Medium rainfall area facilitating wet forest and lush pasture throughout the year. The Great Western Tiers are distant yet visually dominant element seen to the south, outside the unit. Townships occur to the northern boundary along the principal road. Karst landforms are common and are a distinctive feature.</p>
Unit characteristics
<p>The unit lies along the Mole Creek Road between Gardiners Ridge and Mole Creek. This section of road is part of the popular Mole Creek tourist route, and is of State significance in terms of viewing opportunities and visual experience. Townships occur to the northern boundary along Mole Creek Road with some scattered rural settlements around these. The Mersey Hill Road and Caveside Road are secondary viewing opportunities which provide views to the Great Western Tiers, and in the case of the former also to the Gog Range and Alum Cliffs. Tourists are frequently directed along these smaller roads as scenic by-ways or to access various accommodation houses located along them. Views from within Mole Creek itself are also important for both tourists and locals. Primary viewing is to the south to the Great Western Tiers.</p> <p>The agricultural landscape with a backdrop of partially vegetated hills and the Great Western Tiers is characteristic of most views available in the unit. From the plains, especially around Mole Creek and nearby roads, moderate-sized hills in the foreground provide enframing views to middle and background areas. One example from the Mersey Hill Road gives elevated views across fields. Low hills generally limit middle-ground views to the south.</p> <p>Low rolling hills are evident throughout the unit, interrupted by undulating to flat pastoral plains which are generally clear and open and a strong landscape feature, particularly in wetter seasons where colour and texture contrast with native vegetation. Exotic and historic tree plantings and gardens provide positive landscape features around historic houses and in Mole Creek township where mature exotics are common. Hawthorn hedgerows (extensive but often overgrown) are prominent in some areas, particularly around Chudleigh and along Mole Creek Road. Native vegetation frequently provides strong landscape features, and are in moderate sized and consistent clumps on hills, or within grazing landscape. Native vegetated skylines are generally consistent and intact. In some areas on the border of the unit, extensive native vegetation stands at the roadside provide unique and intimate wet forest character to viewers. Extensive quartzite and limestone outcrops on densely forested slopes including the Gog Range and Maygog are unique and scenic features. These are complemented by smaller scale limestone outcrops on open forest hill slopes often viewed near the roadside. Undulations of the karst landscape at a macro scale are also interesting visually.</p>

Boundary description
<p>Bounded to north at the crest of low hills which serve to separate the unit from the Alum Cliffs/Gog Range unit (which can not be seen). Partly cleared low hills and slopes to the south at the foot of the Tiers, form a transition with the flat agricultural plains below.??????</p> <p>The Mole Creek sub-unit is distinctive due to the sensitivity and abundance of viewing opportunities, particularly for tourists; fewer hawthorn hedgerows; more mature exotic trees; and finer, more open pastures in the foreground of the dominant view to the Great Western Tiers.</p>
Existing deviations from character
<p>Overgrown hedgerows; some scattered housing across agricultural plains; insensitive urban development within townships interrupts views; large scale clearing on lower slopes of Western Tiers (in adjacent unit).</p>
Significant views
<p>1. Distant views are available across agricultural plains to the Great Western Tiers: Particularly important viewpoints occur at the entry to the unit from Gardiners Ridge; at the bend in the road at Trowunna Wildlife Park; and from within the Mole Creek township. Perhaps the best view of the generic character is seen looking south from the western end of Mole Creek village.</p> <p>2. Views from Mersey Hill Road to The Gog (Alum Cliffs) and across agricultural plains to Great Western Tiers.</p> <p>3. The Chudleigh township and Caveside Road provide secondary viewing opportunities within the unit.</p>
Draft visual character objectives
<p>Maintain clear viewfields across agricultural plains in the foreground and middleground, from primary and target viewpoints; promote contrast with naturally-appearing boundaries between pastoral plains and native vegetation; maintain undisturbed the dominant natural forested slopes of the Great Western Tiers; enhance viewing opportunities from Mole Creek and along Mole Creek Road.</p>

Alum - Character Sub Type 2

Alum Visual Unit

Summary description
<p>Small unique visual unit around the Alum Cliffs. Strong prominent cliffs and a dramatic river gorge. Accessed only by walking track and visually different from agricultural landscapes to south.</p>
Unit characteristics
<p>See above.</p>

Boundary description
Bounded by the watershed of The Gog Range to the north and similar but less distinct topographical change to South.
Existing deviations from character
None surveyed.
Significant views
Views to Alum Cliffs/Gog Range from the Alum Cliffs walking track.
Draft visual character objective
Largely contained in the Alum Cliffs State Reserve. No changes to natural visual character would be appropriate.

Gibsons Character Sub Type – Case Study 2

Meander Visual Unit

Summary description
Very flat open agricultural plains beneath steep and prominent topography including Archers Sugarloaf, Warners Sugarloaf, Quamby Bluff, Huntsmans Saddle and Mother Cummings Peak. Grazing is primary activity with extensive pastoral plains stretching to a circle of low, partially vegetated hills to the north. Moderate rainfall area, with wet forest associated with southern slopes.
Unit Characteristics
<p>The unit lies between the eastern end of Mole Creek Road and the foothills beneath the Great Western Tiers. Viewing is primarily from Meander Road, Cheshunt Road and Meander township. Important views into <i>Meander</i> from outside the unit include a lookout in the Meander Forest Reserve, and from Quamby Bluff. Cheshunt Road and Meander Road provide a scenic by-way for tourists traveling from the West or to Meander Forest Reserve.</p> <p>Three distinct levels of landform are evident contributing to viewing within the unit: low, continuous and uninterrupted plains; a semi-circle of low hills to the northern boundary complemented by distinct foothills to the south; and rising slopes of Great Western Tiers, including Mother Cummings Peak and Quamby Bluff. The dominant topographic feature is Mother Cummings Peak which is visible across open pasture from throughout the unit. Quamby Bluff is an important feature on the boundary of the unit to the south-east. Steep rocky cliffs and scree slopes above intact native vegetation provide a high scenic quality backdrop on these features. Archers and Warners Sugarloaves are strong landscape features above the Meander Township. Gibsons Sugarloaf is also of high scenic interest rising as an independent sugarloaf out of the flat plains.</p> <p>Largely open and continuous pasture in very large paddocks dominates the majority of the unit. Some regularly sited mature exotic windrows of short to medium length, provide contrast in the pastoral landscape. Scattered individual eucalypts also occur throughout pasture at low density, although very few stands of native forest or woodland exist, and none on the flats.</p>
Deviations
Plantations developed on cleared foothills below Mother Cummings often poorly designed and sited, with

harsh straight edges and prominent positioning..

Significant Views

1. Views to Mother Cummings Peak and Quamby Bluff across agricultural plains and middle distance foothills – particularly from Cheshunt Road and Meander Road.
2. Sweeping, open continuous views across flat plains from Cheshunt Road looking north with Mt Roland and the Gog Range in the far distance.

Draft visual character objective

Maintain open and intimate views to features on the southern boundary, including Mother Cummings Peak and Quamby Bluff. Protect the integrity of forested slopes by appropriately siting development in the lower quarter of visual height of major slopes. Encourage naturally shaped plantation development on the foothills (below one-quarter of visual height). Manage development on flats in accordance with existing patterns of agriculture and native vegetation. Encourage tourist use of Meander Road / Cheshunt Road / Western Creek road as a scenic by-way.

Nells Visual Unit

Summary description
Largely flat agricultural unit with occasionally vegetated undulations. Great Western Tiers rise out of plains to south and dominate viewing with a strongly vegetated slope changing to a sharp rocky escarpment at the edge of view. Rainfall is moderate to high which facilitates a seasonal lushness in pasture and native vegetation dominated by wet forest or wet open forest. The underlying limestone geology facilitates unique macro-topographic features which contribute strongly to the character.
Unit Characteristics
<p>This unit encompasses open agricultural land at base of the Great Western Tiers largely accessed by Caveside Road via the townships of Mole Creek and Chudleigh. Caveside Road is a common scenic loop visited by tourists returning from the Mole Creek Caves, and viewing from points of this road to the Great Western Tiers is a highlight of the journey. Individual homesteads and smaller settlements are found throughout the unit.</p> <p>Independent hills and sugarloaves rise out of the flat plains, largely to the periphery of the unit to the east, north and west, but also in the middle dividing the plains into an hourglass shape. At the southern edge, the steep, large scale and strongly vegetated slope of the Great Western Tiers (Mt Parmeener, Nells Bluff, Mother Cummings Peak) rises directly out of the plains. The cliff-lines and scree slopes, incised drainage lines and distinct shelving of this feature are important visual features in this unit. Flatter areas are frequently dissected by numerous natural streams and artificially diverted drainage channels.</p> <p>In the foreground of views from Caveside Road, karst related undulations and rock outcrops provide detailed scenic interest, particularly where associated with native vegetation.</p> <p>Substantial stands of remnant vegetation remain frequently on hillsides and occasionally on plains. Strongly vegetated foothills beneath the Tiers. Strong contrast exists between the subtlety of the flat pasture and plains and the Great Western Tiers escarpment. Mature exotic feature plantings and individual mature and healthy blackwoods are positive elements in the landscape. Hawthorn hedgerows are uncommon but contribute to the character of some rural lanes, when appropriately managed. Scattered individual eucalypts in open pasture. Plantations are frequent occurring both on flats and the lower slopes of the Tiers, frequently poorly designed and detracting from the character (see below) although some interesting woodlots occur integrated with agricultural clearings and discontinuous at roadside.</p>
Boundary description
The edge of the viewfield from within the unit falls at the top of Great Western Tiers escarpment, and is bounded on all other sides by low, partially vegetated hills forming a broken circle around the plains, including Gibsons Sugarloaf
Existing deviations from character
Plantations on the lower slopes of the Great Western Tiers occasionally extend beyond a visually acceptable height and are poorly integrated with the native forest slope. One example of large scale, continuous and dominating plantation at roadside. Hedgerows are often poorly maintained.

Significant views

1. Sharp, dominating escarpment of Great Western Tiers particularly Nells Bluff and Mother Cummings Peak, viewed across flat agricultural plains. Targeted views of Mother Cummings along Western Creek Road (travelling east) are particularly important.
2. Closer views of sugarloaves and hills with native vegetation and pasture, particularly Gibsons sugarloaf and distant views to Mt Roland, Quamby Bluff and The Gog from within agricultural plains are also significant.

Draft visual character objectives

Maintain texture and colour contrast between strong consistent native vegetated slope of the Great Western Tiers and clear and open paddocks of agricultural land below. Protect individual landscape features of high scenic quality which provide variety in the viewed landscape, including open-grown mature individual trees (particularly blackwoods and exotics such as pines and cyprus), distinct stands of native forest and viewing of macro-topographic features at roadsides. Encourage plantation forest at the base of the Great Western Tiers below one-quarter of visual height where it may be partially screened by intervening vegetation on flats giving a reduced scale.

Elizabeth Character Sub Type 4*Deloraine Visual Unit***Summary description**

The Deloraine visual unit falls on the wetter side of the character type boundary which runs through the middle of the municipality. It is more closely associated with the undulating, lush pastures of the north west than the drier open plains of Westbury, although an number of cultural features (historic houses, windbreaks of poplars and hedgerows) are shared with the eastern parts of the municipality. Native forest in the unit is visually denser and occurs in important stands throughout agricultural lands, on hillsides and at the immediate road edge in the west of the unit.

Unit characteristics

Township of Deloraine falls to one side of the unit as it lies partly on hilly land and partly on broader flats associated with the Meander River. The Bass Highway runs through the unit and defines the majority of primary viewing opportunities. The Lake Highway and Mole Creek Road are highly significant routes, particularly for tourists, while views from within Deloraine are almost largely associated with this unit rather than the drier flatter areas to the east.

Rolling/undulating landscape, primarily agricultural on good basaltic soils. Visually wetter and hillier than the eastern parts of the municipality (*Exton, Westbury*, etc.). Red soils are an important feature of cropped areas. The boundary of the unit includes native vegetated sugarloaves and minor ridges, generally strongly vegetated with skylines intact. Occasional intact, moderate-sized clumps of eucalypt forest in agricultural areas and minor ridges offer features of high scenic quality and are particularly important to the character where they occur on prominent hillsides. To the west, large stands of native wet forest occurring at the roadside provide unique and important character features along Mole Creek Road. Clusters of ornamental exotics/windrows also contribute to the character.

Historic homesteads including features such as historic buildings, ornamental planting and dry stone walls are positive elements in the landscape. Occasionally hawthorn hedgerows complement these historical 'European' landscapes.

Deloraine itself, the Bass Highway, the Lake Highway and the Mole Creek Road are the primary viewing opportunities
Significant Views
<ol style="list-style-type: none"> 1. Views to Quamby Bluff from within Deloraine, and surrounding roads. 2. Intimate views of well tended, rolling agricultural fields, largely pasture, which are often framed by vegetated hills and sugarloaves. 3. The Great Western Tiers escarpment
Deviations
Plantation forestry at the immediate roadside to the west of the unit. Occasional poorly sited urban or infrastructure developments.
Boundary description
To the north the boundary of the visual unit is defined by the loss of dominant views to Quamby Bluff and the Great Western Tiers from the primary viewing route (Bass Highway). To the east, flatter and dryer landscape lies outside the unit, with the boundary falling in Deloraine itself, where the Bass Highway rises above the flatter plains. Soil and land-use changes also define the unit boundaries, with large stands of remnant native bushland occurring in adjacent units such as <i>Reedy Marsh</i> and <i>Golden Valley</i> .
Visual character objectives
<p>Protect views to Quamby Bluff and the Great Western Tiers from key areas (Deloraine township, major roads, tourist loops and facilities). Enhance and protect the approaches to the Deloraine township by confining inappropriate urban development. Protect stands of native vegetation, particularly on prominent hillsides and where it occurs at the road edge. Ensure plantations are appropriately shaped and sited to reduce visual impact.</p> <p>Encourage residential development to be confined to the 60km/h zone around Deloraine.</p>

West Kimberley Visual Unit

Summary description
Undulating agricultural land in the North-west Hills and Plains Character Type. Generally lush pasture
Unit Characteristics
<p>Rolling hills with pasture and occasional native vegetation, larger hillsides and ridges are generally vegetated with eucalypt forest (often strongly treed and prominent, eg. The Long Hill). Similar wetter pasture and tightly rolling hill character to Deloraine. The Mersey river has a strong influence on landform and is itself an important water feature. Many views are internal, and the area is largely visually disassociated from the Great Western Tiers and outviews are dominated by Mt Roland and The Gog.</p> <p>Viewing primarily from the Railton Road, which is a popular tourist route. The Bass Highway enters the unit for a short distance but provides generally only local viewing.</p>

Boundary Description
The Long Hill to the north-east of the unit provides a strong visual boundary, whereas the remainder of the unit boundary is defined primarily by viewing changes along major roads. To the south, the unit is very similar to the neighbouring <i>Deloraine visual unit</i> , and is separated by topographical and viewing changes between Elizabeth Town and Dunorlan (eg. the Great Western Tiers become visually subordinate or drop out of view altogether north of this line). To the west change in land use associated with the Mersey River provides the boundary.
Significant views
1. Distant views to Mount Roland and The Gog Range across rolling agricultural fields from secondary roads such as Railton Road.
Existing deviations from character
Large infrastructure including high voltage power lines detract from visual values in some areas.
Visual character objective
Protect open views to Mt Roland and the Gog Range. Encourage continuation of farming practices and consolidated existing villages.

Upper Rubicon Character Sub Type 5

Upper Rubicon Visual Unit

Summary description
Open very flat plains of a mosaic of crops, improved pasture and native pasture. Dry woodlands occur to the eastern and southern edges, with wetter forest to the west. A circle of low hills bounds the plains into a confined visual unit.
Unit Characteristics
Generally very flat but varied landscape of several layers: marshy, flat, grazing landscape with largely unimproved pasture and occasional cropping; cleared, low hills to immediate periphery; and higher, generally vegetated but disturbed hills on edge of unit, including the Long Hill and Christmas Hills. Distant outviews are also available to mountains and features outside the unit.
Significant stands of native vegetation in parts of the unit, some smaller patches and individual eucalypts amongst flats (different species of eucalypt and different in appearance from vegetation in nearby Deloraine and Kimberley units). Native arboretums and individual blackwoods are features in the landscape. Some exotic windrows and individual exotic trees, generally strong and mature. Low hills are generally patchily cleared and often have plantation. Flat areas are largely unimproved and contain native grasses and sedges.
Long Hill is a strong barrier to west, compromised by clearance and plantation. Frequent large farm dams. Plains waterlogged in many parts. Very little settlement away from the Bass Highway.

Boundary description
Low hills bound the unit on all sides: Christmas Hills and the Long Hill being the strongest visual features
Significant Views
<ol style="list-style-type: none"> 1. Views to peripheral vegetated hills (especially Christmas Hills) and internal views of pasture. 2. Outviews to Mt Roland and The Gog;
Existing deviations from character
Plantations poorly integrated on previously forested hill slopes, rising to skyline with straight line edges. Patchy pasture with evidence of severe blackberry infestation.
Visual character objective
Maintain interesting native pasture where it occurs and protect stands of native woodlands in the north of the unit and to the periphery. Forestry activities on hillsides should be carefully sited away from key targeted views and designed with edges conforming to the topography.

Forested Hills Character Sub-Type 6

Brushy Lagoon Visual Unit

Summary description
Hilly bushland unit accessed via forestry roads with limited or no outviews.
Unit characteristics
<p>Principle viewing opportunities from Priestley's Road and roads to Brushy Lagoon.</p> <p>A hilly and vegetated area to the north of Westbury with largely continuous native vegetation. Forestry activity is common, clear-fells, regrowth forest and plantations occur. Several areas with cleared or partially cleared hillsides are evident, particularly to the periphery and just north of Westbury, these are generally of low scenic quality with poorly maintained pasture on lower quality soils. Views of native vegetation are important, as are surrounding vegetated hillsides, particularly from within valleys. Views across and around Brushy Lagoon are a feature. The vegetation and hilly surrounds screen most outviews.</p>
Boundary description
The unit is most specifically defined by changes in land use at all boundaries. These land use changes (with cleared areas generally lying outside the unit) are closely associated with environmental conditions (eg. soil types) and existing access patterns (very few established or sealed roads occur within the unit).

Significant views
<p>1. Internal bushland character views, particularly where associated with valleys or water features (eg. creeks or Brushy Lagoon).</p> <p>2. One example of a partly cleared valley floor of high scenic quality on Prestleys Road which contrasts with the remainder of the unit. Clearing is a feature around the road, well sited and integrated plantations, small pine plantation.</p>
Existing deviations from character
Scenic value of hillsides undermined by clearing, skylines often disrupted. Substantial skyline clearing on Black Sugarloaf and some other areas detracts from the valley's character.
Draft visual character objective
The route to Brushy Lagoon is listed as a tourist/recreational route, management of views from the road to avoid insensitive forestry activities would be beneficial. Retention of areas of native forest in reserves would improve the visual experience. Residential development is largely inappropriate.

Gum Top Visual Unit

Summary description
Wet forest dominates the unit with substantial forestry activities.
Unit Characteristics
State forest, native regrowth, forestry activities, few outviews, some valley features but few viewing opportunities. The unit is entirely contained within State Forest.
Significant views
Very infrequently visited area, except for forestry traffic. Some internal bushland views of interest including streams and other waterways. Views to the vegetated hillsides of this unit are often important to the character of nearby units.
Existing deviations from visual character
None yet determined.
Boundary description
Edge of extensive forest – see surrounding units.
Draft visual character objective
The unit is entirely contained within State Forest and covered under the visual management objectives described by the Visual Management System.

Hills and Valleys Character Sub Type 7

Rosevale Visual Unit

Summary description
Varied, hilly landscape of bushland character, interrupted by extensive areas of pasture.
Unit characteristics
<p>Frequent rolling hills and valleys, largely dominated by native vegetation, particularly on hillsides but also on flats. Flatter landscapes are largely cleared for pasture but interrupted by stands of native vegetation and mature individual trees, usually native but occasionally older exotic plantings, particularly conifers. Strong native vegetation character in some areas with bushland dense around roads, providing no views except those within (in such areas targeted views out of the bushland and detailed native vegetation character are particularly important landscape features eg. route to Four Springs Lake).</p> <p>Birrilee Road runs along the border of this unit and the Black Sugarloaf unit and is occasionally used for tourist link from Westbury to Frankford Road. The unit forms the transition between the strongly agricultural landscapes to south and native vegetation to north and is characterised by grazing landscapes on poorer soils (relative to the landscapes to the south), with remnant native vegetation. Hillsides are generally strongly vegetated although agricultural clearing occurs.</p> <p>Medium to large water features, both natural and man-made, often with associated native riparian vegetation (indicating fairly old features).</p> <p>Poorer occur soils than in the <i>Selbourne visual unit</i> which lies immediately to the south, evidenced by stands of remnant native vegetation, particularly on hillsides but also on flats. Strongly vegetated hills to periphery. Rolling landscape. Scattered agricultural sheds. Plantations replace native vegetation in many areas.</p>
Significant views
<p>a) Views across paddocks to intact native bushland on hillsides;</p> <p>b) Internal bushland views.</p>
Existing deviations from visual character
Large sheds often block views from road. Poorly sited and planned plantations in some areas, with straight line edges.
Boundary description
'Sprawling' unit between the forested units to the north and west (defined by land use change and viewshead west of Biralee Road), the intensely agricultural lands to the south (defined by land use and soil change) and the peri-urban areas of Haspen and Blackstone heights (where strong native vegetated ridges define the boundary).
Draft visual character objectives
Maintain the bushland character of the unit as it is a rare example of intact dry bushland accessible to the public in the municipality. Existing farming practices are generally consistent with the character by providing some diversity in viewing, particularly where views across open paddocks are available to vegetated hillsides.

Reedy Marsh Visual Unit

Summary description
A unit peripheral to the major tourist routes in northern foothills of the municipality. Varied enclosed landscape of agricultural and forestry activity with scattered lifestyle residential areas. Significant stands of remnant native vegetation.
Unit characteristics
Remnant and regrowth eucalypt forest interrupted throughout the unit by agricultural clearing (pasture) and forestry activities. Significant large cleared areas, with one substantial agricultural operation. Paddocks are on poorer soil than Deloraine visual unit and often have unkempt edges with invasion of native vegetation and weeds apparent.
Significant views
Internal views within boundary hills of native forest and occasional clearing. Only occasional distant outviews to Tiers from River Road, which are uncharacteristic of the views available in the unit.
Existing deviations from character
Significant plantations, particularly on periphery hills but not necessarily detrimental to the character of the edge hillsides. Some distant views to Great Western Tiers on the periphery (Porters Bridge Road, River Road) are an aberration to the visual character, although not visually negative.
Boundary description
Just north of Deloraine a substantial land use change occurs associated with extensive areas of native bushland and soil changes. The views associated with the <i>Exton visual unit</i> to the south end at this change which therefore forms the boundary of the visual unit. Similarly, the boundary at the Shoulder of Mutton Plain occurs when Tiers become a dominant feature in the viewfield.
To the north the boundary is defined by rideglines which act as viewsheds and the existing access roads (in particular River Road and Porters Bridge Road which offer the primary viewing opportunities).

Westbury Plains Sub-Type

Carrick Visual Unit

Summary description
Low, rolling, and predominantly agricultural landscape interspersed by significant patches of native vegetation regrowth and villages.
Unit Characteristics
Slightly rolling landscape on low flat hills which are generally vegetated but not generally prominent in the landscape. Large cleared grazing paddocks are common often unkempt with scattered individual eucalypts and occasional weeds. Less intense agriculture than adjacent units with little or no cropping. Cultural landscape features include mature coniferous windrows and heritage properties with associated exotic plantings (eg. Entally), particularly around Carrick. Significant stands of native vegetation occur and provide an example of native bushland character, particularly around the Bass Highway and Whitmore Road, that is distinctive within the sub-type. In the east of the unit along Whitmore Road, the patterned clearing and retained native forest "windbreaks" has resulted in a mosaic of enclosed forest zones which are scenically attractive due to both cultural and natural factors. Where the enclosure is diminished by "large" clearing areas, the scale of scenic values falls away. Also in this area, retained native vegetation of large scale provides a rare example of native woodland character on relatively flat land around roadsides within the Westbury Plains character sub-type. Native forests and woodlands are particularly important where they provide closure around highways in contrast to the open pasture (ie. Bass Highway and Meander Valley Highway). Vegetation and rolling hills screen most outviews but targeted views occur to distant mountains: Cluan Tiers, Quamby Bluff, Mother Cummings Peak and Mt Barrow. Waterform features including the South Esk and Liffey rivers, with riparian vegetation are important features in the landscape.
Significant Views
<ol style="list-style-type: none"> 1. Outviews from main roads to distant mountains - particularly where targeted by road direction, eg. Meander Valley Highway near Carrick; 2. Cultural landscapes associated with villages, older farms and historic homesteads 3. Rolling hills with contrasting patterns of pasture, native vegetation and mature exotic windrows when viewed from road crests and/or bends
Existing deviations from character
Many of the pastoral areas are infested with weeds or have a similar unkempt appearance.
Boundary description
Boundaries largely defined by land use changes associated with a soil boundary – these are most notable along the Bass Highway close to Hagley and at Meander River which forms the northern border with the intensely agricultural <i>Selbourne</i> visual unit. Grassy Hut Tier also provides a strong visual catchment boundary to the north-east.
Draft visual character objective
Maintain the visual variety of the landscape when viewed from the Bass Highway and the Meander Valley Highway, including clear and open pasture bounded by native vegetation and exotic windbreaks. Maintain the visual quality and viewing to gardens associated with historic towns/homesteads, In

particular, protect the integrity of dry forest/ woodland character around roadsides as a rare example of such character in the eastern parts of the municipality.

Selbourne Visual Unit

Summary description
Sub unit of Westbury visual unit defined by newer agricultural activity north of the Meander River with intense cropping common.
Unit characteristics
Raised plateau and associated hills, falling away to flat agricultural plains to south (Westbury unit), and rolling patchy-vegetated hills to north (Rosevale unit). Open landscape with few old exotic plantings or hedgerows. Good quality red soils facilitate cropping which dominates the landscape with some scattered rural buildings and homesteads. Strong views to Great Western Tiers across Westbury plains.
Meander River and surrounds are an important feature on southern boundary. One example of a natural water feature in a depression.
Significant views
Views across worked fields on plateau to Tiers beyond, particularly from Selbourne Road, where there is very little foreground screening. Well tended fields in the foreground area highly important.
Existing deviations from character
Occasional stands of remnant vegetation on poorer soils to boundary. Larger scale paddocks and unkempt pasture.
Boundary description
Soil change/gradient change to south at Meander river. Soil/land-use change to north/east.
Draft visual character objective
To maintain the integrity of outviews to the Great Western Tiers. To encourage agriculture as the primary activity and ensure this is achieved in a manner which promotes the visual values of a well tended and clear patchwork of paddocks.

Westbury-Whitemore Visual Unit

<i>Westbury sub-unit</i>
Summary description
Broad and flat agricultural plains with extensive outviews only occasionally blocked, usually by hedgerows. Significant cultural landscape features including well-tended fields, hawthorn hedgerows, exotic feature plantings and villages.
Sub-unit characteristics
Flat landscape with only occasional undulations in west and central south of unit. Largely agricultural

land use, with both cropping and pasture common. Residential areas are generally central in flat lands surrounded by agricultural plains or in frequent scattered villages and homesteads throughout the agricultural landscape. Good soil quality supports medium to small paddock sizes which provide an occasionally dense and striking patchwork pattern, particularly where the land is cropped. Well tended and productive fields of both crops and pasture are important to the scenic quality of the unit.

Hawthorn hedgerows articulate the highly regularly dissected landscape and are frequently important landscape features of high scenic quality along roadsides – particularly where they are well tended and continuous such as the Bass Highway between Westbury and Hagley, Black Lane near Scotts Road, and Black Hills Road in the vicinity of 'Corraville'. Mature windrows of exotic trees including poplar, pines and cypress provide frequent strong landscape features in the foreground at roadsides, and in the middle-ground on paddock edges where they contrast with the open fields. Dry stone walls are also cultural features of local scenic interest in parts of the unit.

Native vegetation is rare except on the boundary with the Cluan and Carrick visual units where poorer soil has seen less intense agricultural activity.

Cropping can produce a seasonal pattern of high cultural scenic quality (see for example Westbury view points 11 and 9). The seasonal variation of cropped paddocks can also be of scenic interest. Cropped fields may also appear of higher scenic quality than pasture because they often appear better tended (less weeds etc.), and can be of distinct and contrasting colour and texture when paddocks of small size containing different crops are found adjacent.

Drys Bluff, the Cluan Tiers and Quamby Bluff form a distinct skyline and backdrop outside the unit to the south. Views to these features are particularly important throughout the unit.

Viewing opportunities are primarily from the Bass Highway, while the Old Bass Highway (Meander Valley Highway) is still an important tourist route for the eastern part of the unit and will remain important in Hagley and Westbury after the new bypass is opened.

Significant views

1. Long sweeping uninterrupted views across flat open agricultural plains to the distant Great Western Tiers, Cluan Tiers and Quamby Bluff to the south. Roads often target features in the Tiers, especially cross-streets in Westbury. Closer foothills to the Great Western Tiers are largely absorbed into the dominant backdrop. Less significant are outviews to Ben Lomond/Mt. Barrow to the east.
2. Agricultural plains both to the north and south of the major viewing opportunities provide more intimate views including worked fields, homesteads, livestock, windrows and hedgerows.
3. Targeted views along roads, particularly where enhanced by roadside windrows and hedgerows.

Existing deviations from character

Incomplete and poorly managed or overgrown hedgerows, broken or old windbreaks, gorse infested paddocks and gorse hedgerows, large scale open paddocks with little or no definition of edges, several examples of inconsistent urban/urban-industrial developments.

Boundary description

Change in grade provides boundary to the north, often associated with change in land-use, for example uncleared areas near Reedy Marsh or relatively newer agriculture north of Meander River. To the east a distinct change in land use is associated with a soil change just east of Hagley (the land use change, and therefore unit boundary has been artificially pushed east several kilometres by improvement of pasture).

Whitemore sub-unit

Sub-unit characteristics

Cultural features of agricultural landscapes including windrows, hedgerows and well tended fields are characteristic of this unit. Larger scale fields than Westbury or Selbourne sub-units with several areas of broad uninteresting plains. Several examples of mature exotic windrows, which are particularly interesting at the roadside or when they bound small to medium sized paddocks, but less so when a of a smaller scale than the pasture they surround. Cropped areas provide seasonal interest. Occasional remnant native vegetation on hills and outliers of poorer soil, more so that Westbury. Some foothills on boundary and to periphery with remnant vegetation.

The dominant backdrop is of the Great Western Tiers although this is more a dominant side feature than Westbury where it provides a background to the town. Different views of the Tiers are found in this unit, Quamby Bluff can not be seen, while more southern peaks including Mt. Blackwood are important. These views are particularly important when entering the unit from Cluan or Carrick which lack such distant outviews.

Scattered agricultural settlements occur at low density throughout unit.

Significant views

1. Targeted views of Drys Bluff from Oaks Road and Whitemore Road, and occasionally from Black Hills Road are important.
2. Views of cultural/ agricultural features such as hawthorn hedgerows or homesteads with associated historic plantings.

Existing deviations from character

Weed infested paddocks, large scale paddocks with little definition of edges.

Boundary Description

Distinct soil and land use changes at Black Hills to the south-west and Loones Lane/Heazlewoods Lane to the north-east. Less distinct on other boundaries (see for Westbury).

Draft visual character objective - Westbury-Whitemore Visual Unit

To protect and improve cultural landscapes features and complement and repeat the distinct historical patterning of the landscape provided by small to medium scale fields. To improve the integrity of cultural landscape features which articulate these patterns by reinstating, tending and managing hawthorn hedgerows, and exotic windbreaks. Maintain sense of openness around roadsides and sweeping (uninterrupted) views to the Great Western Tiers when viewed from extensive sections of the Bass Highway and significant character view points accessed by the public, including from within villages.

Encourage the protection/ consolidation of villages and historic houses as significant landscape features. Consolidate industrial developments at existing sites away from key views and on low visual management priority land. The site at Biralee Road is one such example.

Exton Visual Unit

Summary Description
Highly agricultural landscape around the Bass Highway with occasional undulations to the middle of the unit, which is otherwise dominated by broad flat plains.
Unit characteristics
<p>Landscape features derived from older agricultural settlements throughout a largely flat plain interrupted by one area of low hills and hillocks, through which the Bass Highway runs adjacent to the township of Exton. Agricultural settlements and homesteads are scattered in low density throughout the unit with only one significant settled area around Exton (although the township of Deloraine falls at the boundary). Strong windrows of old exotics throughout, with significant hawthorn hedgerows around Exton and the Bass Highway. Dry stone walls are also cultural features of local scenic interest in parts of the unit.</p> <p>Paddock sizes are medium to large and primarily used for grazing of cattle and sheep, although some cropped/ploughed areas provide diversity in the landscape. A few scatters of native vegetation occur throughout the agricultural plains, including individual eucalypts and blackwoods. The dominant water features are frequent farm dams although Quamby Brook and its riparian areas provide a feature of high scenic quality in parts of the unit.</p> <p>Quamby Bluff and surrounding foothills are dominant features viewed from within the unit to the south.</p>
Significant views
<ol style="list-style-type: none"> 1. Targeted views from Exton Road to Quamby, often associated with side views across agricultural plains. 2. Cultural landscapes around Exton township, including hedgerows. 3. Broad stretching paddocks from Bass Highway and...
Existing deviations from character
Weed infested paddocks, large scale paddocks with little definition of edges, Bass Highway Exton/Deloraine by-pass, linear residential/urban development along roads.
Boundary description
To the west, the Deloraine township falls at the boundary which is defined by a gradual change to more frequently undulating terrain and redder soils. The hill up which the Bass Highway climbs on its by-pass of Deloraine forms a distinct visual catchment boundary suitable to define this change. Soil and land use changes to the north and south of the unit are more distinctly evident by the existence of substantial stands of native forest. Separated vaguely from the Westbury visual unit by less intense agriculture with a less distinct patchwork of fields and historic homesteads.
Draft visual character objective
Maintain occasional open views across plains and visual diversity at roadside provided by occasional native vegetation stands. Protect and enhance the existing cultural patterning of the landscape by tending and maintaining hawthorn hedgerows, exotic feature plantings and views to historic houses from major use routes.

Ensure the availability of views to key features outside the unit, such as Quamby Bluff, are not diminished by developments.

Manage urban expansion of Deloraine by ensure industrial and urban expansions are closely associated with existing urban developments and sited away from key vistas and do not detract from the existing landscape features.

Quamby Foothills Character Sub Type 9

Upper Liffey Visual Unit

Summary description
Narrow river valley with native vegetated sides and patchily cleared valley floor providing important views out from road.
Unit Characteristics
<p>The view from the highly important tourist route to the Liffey Falls is largely open around the road within an enclosing narrow valley characterised by wet forests, sharp hillsides and the Great Western Tiers escarpment (Drys Bluff). Clearing around the road is largely due to early agriculture in the valley, much of which has now been converted to 'lifestyle' residential areas.</p> <p>Intimate views of native bush are important, particularly further toward Liffey Falls where the road winds through dense wet forest blocking outviews but providing intimate natural landscape ('bushland') character which is an important feature of the experience of this valley. Exposed cliffs and rock amongst the native vegetation on the hillsides provide further visual interest in the fore- to middle-ground.</p> <p>The Liffey River provides an important natural landscape feature which is crossed or met several times along the road and provides visual interest with its continuous flow and rapids.</p> <p>Transition from agricultural land use of valley floor to new residential 'lifestyle' settlements, potential for new plantings associated with residences to reduce views from roads. Also threat from 'new' agricultural practices ie plantation development on cleared areas. Controls on maintaining views from roads.</p>
Significant views
<ol style="list-style-type: none"> 1. Drys Bluff is a primary and dominant landscape feature. Important views facilitated by openness around roadside and residential areas. 2. Intimate internal views of native bushland around roadside are an important feature of the upper part of the valley
Existing deviations from character
Occasional plantations to road edge on previously agricultural land, blocking some views.
Boundary description
At Liffey township Whiskey Jim's Hill and the toe of Drys Bluff provide a squeeze through which the road winds into a more enclosed valley visual unit, this change is most evident as the road does a series of sharp bends the hills squeeze clear boundary upon entry from . At Bogan Gap, Bogan Road targets Drys Bluff which suddenly appears as an important landscape feature: a transition which indicates the visual unit boundary.

Draft visual character objective

Protect the integrity of views to Drys Bluff and associated native vegetated slopes. In particular, maintain existing openness at roadside, whilst ensuring diversity in viewing is maintained by protecting native forest where it occurs at the roadside. Plantations should be sited away from view from the road and should not compromise the consistency of viewed forested slopes.

*Lake Highway Visual Unit***Summary description**

A sub unit at the boundary of the Upper Liffey and Jackey's Marsh visual units.

Unit Characteristics

The Lake Highway rises along a ridge which opens up at the start of the Quamby Bluff walk to provide an alpine vista and intimate views of cliffs and scree slopes. This vista is enhanced by distant views along the Tiers and its foothill valleys (eg. Jackeys Marsh). Frequent open paddocks around roadside and sub-alpine vegetation provide continuity of outviews. Important tourist route. Occasional residential settlements, largely isolated from one another.

Significant Views

Quamby Bluff, Liffey Bluff – important scenic point on Lake Highway. Views into Jackeys Marsh – Sub-alpine vista, Views from Quamby Bluff walk

Boundary description

The sub-unit lies between the beginning of the walk to Quamby Bluff (where the view from the Lake Highway opens up) to the start of the Central Plateau proper beyond projection bluff. It includes the ridgeline but not slopes down either side to Jackies Marsh or Upper Liffey.

Draft visual character objective

Protect open and intimate views around road to topographic features including Quamby Bluff (travelling north) and Drys Bluff, Liffey Bluff and Projection Bluff (travelling south). Careful control of residential or other 'urban' development should be considered in order to maintain the 'naturalness' inherent in the character of the drive through this sub-unit.

*Golden Valley Visual Unit***Summary description**

A partially enclosed valley with native wet forest edges and residential/agricultural clearing on the valley floor.

Unit Characteristics

Highly scenic mountains with rocky cliffs and/or vegetated valley slopes (Quamby Bluff and Cluan Tiers) dominate views and provide enclosure. The northern boundary less well defined with a series of lower

hills, often cleared for plantation or agriculture and with significant deviations from the moderate to high to moderate scenic quality of further up the valley.

Substantial numbers of new residential areas have become the dominant land use, interrupted by occasional agricultural clearing which provides interesting contrast with the strongly vegetated valley sides.

There are two principle viewing opportunities: Lake Highway, and the Bogan Road. Both of these roads wind through the unit providing views of all landscape features: native bushland, cleared areas and plantation and demonstrating significant outviews to hills and mountains surrounding. Both roads are classified tourist routes

Significant Views

1. Intimate views to Quamby Bluff from Golden Valley Road, Bogan Road and the Lake Highway. These are particularly important where the road targets Quamby or provides longer viewing opportunities such as at a corner or intersection.

2. Internal views of native vegetated hillsides, particularly Cluan Tiers to the east, and native bushland character around the roadside are also important as rare examples of such character in the municipality.

Deviations

Large scale, dominating plantation, similar age along Lake Highway. New clearings for plantation. Poorly sited forestry operations.

Boundary description

To the north, the boundary is drawn at the viewshed available from Bogan Road at Quamby Brook and Golden Valley road. Distinct viewsheds associated with ridgelines to the west and east (including Quamby Bluff and Gum Top) provide these boundaries. Distinct viewing changes associated with travel routes (Bogan Gap on Bogan Road and Bernes Paddocks on the Lake Highway) provide the boundaries to the south.

Draft visual character objective

Improve the visual experience of the Lake Highway journey by maintaining native vegetation around roads where it occurs, carefully siting and designing plantations at varying ages and setback behind retained native vegetation at roadsides. The expansion of residential 'lifestyle' developments should be monitored to ensure the natural integrity of views is not compromised.

Jackey's Marsh Visual Unit

Summary description

Native vegetated, wholly enclosed valley with significant areas of pasture and natural clearing on flats providing views to the surrounding mountains and vegetated hillsides.

Unit Characteristics
<p>Jackeys Marsh is a largely flat, enclosed valley surrounded by intact native vegetation on steep valley slopes on all sides, including continuous vegetation up to the scree slopes and cliffs of the Great Western Tiers. The valley floor is predominantly cleared but largely unimproved pasture on mainly flat ground with paddocks of medium to large size. Natural swamps and marshes are also characteristic of the flat open areas. A distinct line of clearing exists, with little or none occurring above the change in grade. Views from the cleared areas to the natural hillsides are vital and there is a strong contrast in colour and texture between the pasture and native forest which are the two dominant landscapes of the unit. Exceptional views across the pasture to Liffey Bluff, Quamby Bluff and Projection Bluff dominate viewing in many locations.</p> <p>There are very few exotic plantings within the unit and most feature trees are mature natives such as blackwoods or eucalypts. Mature native arboreturns are also a common feature.</p> <p>The unit has a special agricultural-heritage character and has many features associated with a earlier pioneer agricultural landscape including the strong native bushland features, fewer exotic plantings, dirt roads and original wooden bridges. Several scattered old iron/ wood sheds/houses also complement this character.</p>
Significant Views
<ol style="list-style-type: none"> 1. Views across pasture in the foreground to strongly vegetated hillsides, cliffs and scree slopes of Projection Bluff, Liffey Bluff, Quamby Bluff and Archer/Warner Sugarloaves. 2. Internal bushland character around roadsides, particularly strong upon entry to the unit. 3. Cultural landscape features reminiscent of earlier settlements along Sugarloaf Road.
Boundary description
<p>This distinct enclosed valley unit has clear viewing boundaries provided by the surrounding hills and escarpments: in particular, Projection Bluff, Quamby Bluff, and Warners Sugarloaf. These provide the visual unit boundaries.</p>
Draft visual character objective
<p>Yet to be determined.</p>

Huntsman Visual Unit

Summary description
<p>Small valley at the base of the Great Western Tiers enclosed on three sides by steep hillsides with wet native forest.</p>
Unit Characteristics
<p>Largely forested slopes with substantial plantation on foothills, mostly advanced although a mosaic of ages from recent clearing to mature plantation, in some areas plantations rise above break of slope of Tiers. Older agricultural clearing with native forest regrowth patches are less common but also important in the landscape. Some mature exotics and windrows occur in these areas.</p>

Significant views
<ol style="list-style-type: none"> 1. View from Huntsmans saddle at entry to unit provides an overview of cleared agricultural and bushland character features, including views up to the Great Western Tiers escarpment. 2. Important views from the Meander Forest Reserve, particularly walking tracks and scenic lookouts where bushland character and contrasting outviews (older agricultural clearings and mountains) are important.
Existing deviations from visual character
None as yet determined.
Boundary description
Huntsman's Saddle is a distinct boundary to the north with other boundaries defined by viewsheads provided by the Tiers escarpment, Warners sugarloaf, Bastion Bluff and Mother Cummings Peak. Some views are available into Jackies Marsh to the east although this is primarily an aberration.
Draft visual character objective
Yet to be determined

Cluan Character Sub Type 10

Cluan Visual Unit

Summary description
Cleared plains at the base of the strongly forested Cluan Tiers, viewed primarily from the Cluan Road.
Unit Characteristics
<p>The unit is nestled at the foothills of the Cluan Tiers and is viewed primarily from Cluan Road, a minor tourist route occasionally used as an alternative the Bass Highway / Illawara Road or travelling from Westbury to the Liffey Valley. Partly closed undulating and largely cleared agricultural flats, with occasional stands of native vegetation, particularly on slight rises. The strongly treed hillside of the Cluan Tiers lies to the west of the unit, with evidence of forestry activities. There exists important visual contrast between the agricultural flats and forested slopes.</p> <p>Clumps of native vegetation on flats are important character features in cleared plains. Integrity of treed hillside of Cluan Tiers, including intact skylines, is important to character. Cluan Road frequently undulates providing good views across flat pasture to base of Cluan Tiers. Contrast between forested hillsides and cleared valley floor is evident in a sharp land-use change at the change of grade. Remnant native vegetation on hills to the north east enhance some enclosure provided by Cluan Tiers. Poorer soils than Westbury unit, therefore pasture less clear and fine. Cluan Tiers dominate views with good openness between Cluan Road and the largely vegetated hillsides. No views of Great Western Tiers. Occasional out views to east and south across broad, flat cleared plains.</p>
Significant Views
<ol style="list-style-type: none"> 1. Internal views from Cluan Road across agricultural flats, to treed hillside of Cluan Tiers. 2. Outviews to Drys Bluff to south of unit.

Deviations
Dominating clearfell on Tiers (also visible from several surrounding units)
Boundary description
Viewshed at ridgeline of Cluan Tiers; Black Hills to the north-east, where soil and land use change is evident (partly vegetated hills on poorer soil being included in Cluan unit). Views open out to the Great Western Tiers (particularly Drys Bluff) to South and boundary follows end of Cluan Tiers ridgeline, parallel to Bracknell Road to exclude these views. Bracknell township indicates the confluence of three units, the areas of poorer pasture and remnant vegetation being included in Cluan unit.

Lower Liffey Visual Unit

Summary description
Flat river valley and substantial native forest foothills beneath Drys Bluff. Open in character (in contrast to Upper Liffey). The Liffey River strongly influences landform and is in itself important to the character.
Unit Characteristics
See comments above... to be completed
Significant views
Views to Drys Bluff are clear and prominent, middle-ground to background views are less intimate than Upper Liffey. Secondary views across adjacent open plains to distant highlands (Ben Lomond etc.), particularly on clear days.
Deviations
Not yet determined.
Boundary description
To be completed.
Draft visual character objective
Not yet determined.

Blackstone heights Character Sub-Type 11

Blackstone visual unit

Summary description
A broadly urban landscape bounded by hills of native vegetation on two sides.
Unit Characteristics
<p>The Blackstone Hills to the west, and Mt Arnon to the south form a partially broken natural enclosure to the urban areas of Prospect. The valley floors are generally urban residential comprising of newer individual houses with small-medium gardens and several country club estates including golf-courses, well manicured lawns and extensive gardens. The latter, along with occasional open space reserves and retained native bush zones behind houses, serve to provide variety and disrupt the continuity of residential landscape. Vegetated valley slopes are a strong feature which are highly visible from within the unit, their steep gradient colour and texture giving a low capacity to visually absorb urban encroachment. Outviews are available to Ben Lomond and Mt Barrow.</p> <p>Valley sides have in many cases been impacted by infrastructure development and high-voltage transmission lines dominate some views.</p> <p>New residential development along with older.</p>
Significant Views
<ol style="list-style-type: none"> 1. Vegetated backdrop to urban landscapes from internal roads; 2. Outviews to mountains in the far distance, particularly when targetted by roads or when visible from open space reserves
Existing deviations from character
Skylines occasionally disturbed by development (e.g. roads and transmission towers).
Boundary description
Boundaries largely defined by land use changes associated with a soil boundary – these are most notable along the Bass Highway close to Hagley and at the northern border with the intensely agricultural Selbourne visual unit. Grassy Hut Tier also provides a strong boundary to the north-east.
Draft visual character objective
Not yet determined.