

Attachment E

Visual and Landscape Study

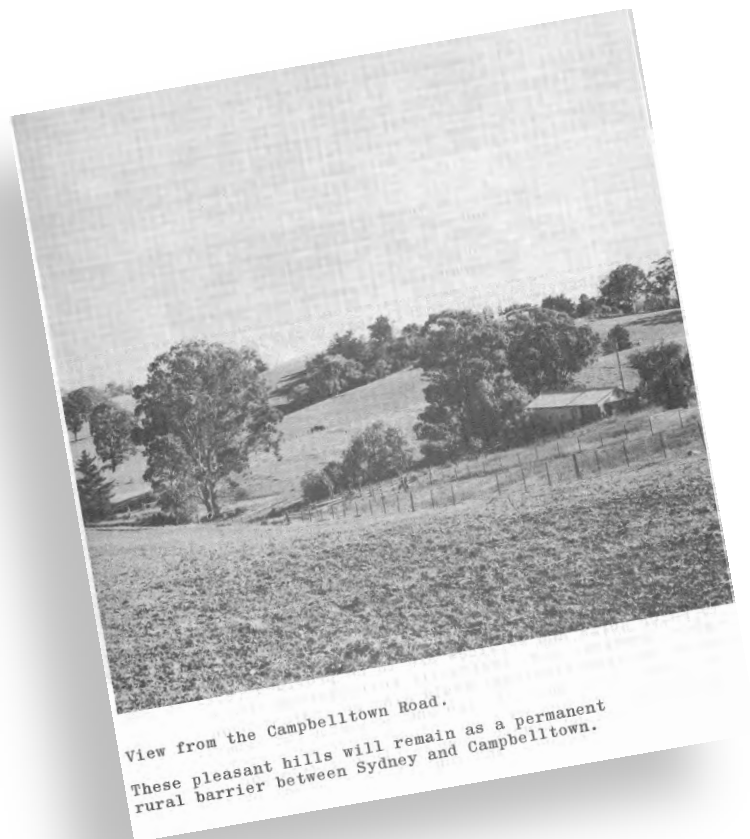
Status of the Visual and Landscape Analysis of Campbelltown's Scenic Hills and the East Edge Scenic Protection Lands

Visual and Landscape Analysis (Visual Study - VS)

The VS has been the subject of two reports to Council. At its meeting on 18 October 2011, Council adopted the VS as an important contributory element to the preparation of Draft CLEP 2014 (then known as Draft CLEP 2013).

On 10 April 2012, a second report, dealing specifically with the East Edge Scenic Protection Lands (EESPLs), was presented to Council. Council resolved to adopt a "Bushland Development Model" for specific land within the EESPLs. The development of this model was based on the recommendations of the Visual Study that relate to the EESPLs. This model is reflected in the provisions of Draft CLEP 2014.

**VISUAL AND LANDSCAPE ANALYSIS OF
CAMPBELLTOWN'S SCENIC HILLS
AND
EAST EDGE SCENIC PROTECTION LANDS
FINAL REPORT**



PREPARED FOR CAMPBELLTOWN CITY COUNCIL



**MARCH 2010
Updated
October 2011**



**Geoffrey Britton
Environmental Design Consultant**

COVER IMAGE: from Campbelltown – A New City in the County of Cumberland,
Published by the Cumberland County Council in October 1960 (p11).
This report established the planning policies that guided the development of the City.

EXECUTIVE SUMMARY

This study has investigated the scenic and aesthetic values of the landscapes that surround the urbanised area of the Campbelltown Local Government Area (LGA). The study areas (the Scenic Hills to the west of the valley and the East Edge Scenic Protection Lands (EESPLs) to the east) were divided further into discrete Landscape Units in recognition of their geographic location and unique characteristics.

Each Landscape Unit was researched and analysed in detail to determine the scenic and visual characteristics, values and specific views of the Unit that need to be protected for future generations.

One of the most notable characteristics of the landscapes found during the fieldwork undertaken for this report was the richness and spatial complexity of the landscapes, particularly those in the Scenic Hills. In most Units a tangible sense of depth and volume dominates the landscape. It is a multi-dimensional place which is experienced from innumerable perspectives and contains multiple layers of meaning and cultural value. The Scenic Hills is also highly visible from throughout the LGA and the quality and accessibility of these views have meant that the Scenic Hills contribute greatly to the LGA's 'sense of place'.

Although more visually 'hidden', the EESPLs are the interface between the urban area of the LGA and the environmentally sensitive and spectacular Georges River catchment - which is also valued highly by the local community.

The study has found that the qualities of the landscape recorded by Governor Lachlan Macquarie in 1810 have survived in a remarkably intact condition due to the patterns of Colonial farming, later pastoral and agricultural uses and most importantly, as a result of the proactive town planning controls of the post-War era.

One of the main objectives common to all planning controls since the early 1960s was to create Campbelltown as a compact city set within a scenic landscape. This was achieved through land use zoning and development controls which encouraged a well-defined urban edge with the continuation of active rural land uses beyond, and the active discouragement of commercial, industrial, residential or other non-farm related development. Minimum lot sizes for subdivision were set well above the existing pattern of subdivision to discourage speculative development although concessions such as allowing owners of existing lots to erect a dwelling were granted. Views and vistas were protected and their accessibility from the public domain ensured through urban design controls throughout the LGA.

Thanks to these planning initiatives and their consistent enforcement, both the Scenic Hills and the East Edge Scenic Protection Lands have remained strongly defined and aesthetically unique landscapes which continue to define the setting of the Campbelltown LGA.

All local government areas experience continual pressure for development, and the landscapes of the Scenic Hills and the EESPLs are no exception, with a succession of proposals, requests and applications for a range of development proposals being submitted to Campbelltown City Council and the State Government to develop the landscapes for residential and commercial/industrial activities over the years. Council continues to recognise the importance and unique qualities of the landscapes and almost all concept plans and applications have been refused either formally or informally. These decisions have done much to ensure that the setting of the City of Campbelltown has not been compromised. Notwithstanding this, the demands continue.

The study also examined the effectiveness of existing planning controls such as zoning and minimum lot size in the protection of the landscapes' visual and environmental values. This included analysing the patterns of development that have occurred under the current planning instruments and identifying the potential for further development in each Unit under these controls. It then explored the impacts that changing these controls would have on the scenic and environmental values of each Unit. A range of development scenarios for each Unit was examined which assessed not only the impact of additional dwellings and ancillary structures such as garages and outbuildings on the scenic qualities of the landscape, but also addressed issues such as the need to protect genuine rural activity from

the impacts of residential subdivision on nearby land due to the subsequent potential for conflict between the two uses due to environmental impacts of noise, odours and water runoff.

The study concludes with recommendations on how to protect the scenic and environmental qualities of each Landscape Unit through the planning and land use management process. This included the identification of a limit for the spread of urban and suburban land uses and the development of detailed recommendations for zoning and densities for each Landscape Unit (including models for development on the interfaces of the rural and bushland landscapes) that will also satisfy the requirements of the NSW Department of Planning and Infrastructure's current Standard LEP Template.

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PREFACE

"Mrs M [Macquarie] had gone after returning home to see Dr Townson's farm and Bunbury Curran Hill.....we all followed her thither, and met her returning home again after having ascended the Hill, accompanied by her guide Mr. Meehan.... The accounts given to me by Mrs M. of the beautiful prospect she had from the top of Bunbury Curran Hill induced me to ascend it, which I did on horseback, and was highly gratified with the noble extensive view I had from the top of it of the surrounding country."

.....Governor Lachlan Macquarie when visiting the area in 1810

.....

"The site of Campbelltown is pleasantly hilly and undulating, and it is surrounded by some of the most attractive countryside around Sydney...the approaches to the town from almost every direction are most attractive, and it is particularly important that they should be preserved and rural production maintained on the land between Campbelltown and the fringe of metropolitan Sydney. It is sound agricultural land, suitable for broad acre farming and subdivision into small parcels of land should not be permitted if this area is to retain its pleasant rural character. On nearing Campbelltown, in the journey from Sydney, the traveller feels that the dismal, endless suburbs of the outer city have been left behind, and that here, at last, is the country – country that is a pleasure to see. The road winds down through the gentle hills and the town appears at the most logical place, nestling comfortably amongst their hills, sheltered by them and enhanced by their proximity."

.....1960 - Cumberland County Council 1960. *Campbelltown – A New City in the County of Cumberland*, Cumberland County Council (p15)

.....

"Satellite cities within Sydney are merging closer and closer together. Communities lament the loss of open space, cultural landscapes, rural playgrounds and amenity – loss of the green corridors and spaces that surrounded our city and loss of some of the most fertile farming lands in NSW.

Cultural landscapes include homesteads and farmlands, as well as remnant native vegetation, Aboriginal sites and places, wetlands, early settlements, disused cemeteries, defunct industrial complexes and so on. These cultural landscapes preserve cultural values and ecological diversity, while offering economic gain through continued agriculture and tourism and considerable scenic and amenity value to local areas and daily life. "

.....2003 - Cultural Landscapes Charette: Background Paper by the
NSW Heritage Office 29th August 2003.

1.0 INTRODUCTION

1.1 BACKGROUND

This Visual and Landscape Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands has been prepared for the Campbelltown City Council by Paul Davies Pty Ltd Heritage Consultants and Geoffrey Britton (Environmental Design Consultant). The fieldwork and reporting was undertaken between November 2008 and May 2009. The report was updated in 2011 to reflect changes to the planning system in NSW.

The research has been commissioned by Council to inform its strategic planning process and in particular the preparation of a major comprehensive Local Environmental Plan for the LGA as part of the Department of Planning's Planning Reform Program.

The scenic and environmental values of the study areas have been recognised since at least 1810, when Governor Macquarie was urged by his wife Elizabeth to inspect the panorama from the top of Bunbury Curran Hill, whereupon he declared in his diary that he "was highly gratified with the noble extensive view from the top of it to the surrounding country". The hills are also highly likely to have provided important vantage points for Aboriginal people for many thousands of years before its occupation by Europeans.

The value of the landscape and visual qualities of the Campbelltown local government area (LGA) has been noted and formally protected through strategic planning initiatives since the early post-war years. The County of Cumberland Planning Scheme considered them important rural lands beyond the green belt which was planned to surround Sydney; and when that plan was later found to be inadequate for Sydney's growth, Campbelltown was identified as Sydney's first 'satellite city' - due in part to its setting in a valley ringed by hills: "The site of Campbelltown is pleasantly hilly and undulating, and it is surrounded by some of the most attractive countryside around Sydney".¹ The development of the town was recommended on the proviso that its "pleasant hills will remain as a permanent rural barrier between Sydney and Campbelltown".² The unique quality and character of the landscape was recognised for the "wonderful scope for planning"³ it offered, and the report highlighted that through good planning practice "it should be possible to preserve the distant views of rural hillsides [from the main valley] that are at present a most pleasing feature of the locality."⁴

The principles described in the Campbelltown Camden Appin Structure Plan of 1973 were applied through the detailed local controls in subsequent years and continue to underlie the current planning instruments. The implementation of these controls by Council has for the most part been rigorous and managed to control the extent of development in the study areas successfully. With few exceptions the landscape of the Scenic Hills has retained most of the outstanding scenic qualities that influenced both its original settlement by Europeans and its development as Sydney's first Satellite City; and that of the East Edge Scenic Protection Lands continues to enjoy its bushland setting and role in controlling the amount of urban runoff to the Georges River catchment. The relatively few examples of less

1 Cumberland County Council, 1960. Campbelltown – A New City in the County of Cumberland (p15)

2 Op cit p 11

3 Op cit p16

4 Op cit p16

sympathetic development that intrude on the scenic qualities of the area act to provide a reminder of the need to consider the potential impact of development during both the strategic and statutory planning processes.

It is now almost 50 years since the Campbelltown area has been transformed and the undertaking of the Campbelltown 2025 - Looking Forward - A Long Term Planning Strategy provides an opportune time to review the success or otherwise of the earlier generation of controls; including whether they have allowed the rural character to survive and remain readily accessible by the community; whether the hillscales still contribute to Campbelltown's special 'sense of place'; whether they still need to be protected from development; and if so, how; and if not, what should be allowed in their place?

1.1 INTRODUCTION TO THE STUDY AREAS

The Campbelltown LGA is located 50 km south-west of Sydney's CBD. The aim of the 1960s and 1970s planning policies to develop Campbelltown as a 'satellite city' separated from Sydney's urban sprawl has been realised. Separation has been maintained thus far by the retention of the rural lands surrounding the urbanised areas, and by the extensive reservations for the Department of Defence to the north and east.

The unique character of Campbelltown as a self-contained 'city in the countryside' is due largely to its setting between two prominent ranges of hills. These green hills provide not only physical shelter from the adjacent Local Government Areas but also establish a strong visual context, or 'sense of place' for the community. This study addresses these two hillscales and analyses their role in defining the scenic, visual and environmental qualities of the City of Campbelltown.

The western range is known as the Scenic Hills and is characterised by its complex, rolling topography and pastoral landscapes. It extends from the north-western boundary of the Local Government Area to the south of the current urban area and includes Bunburry Curran Hill, Badgally Hill, Kenny Hill, Mt Annan and the foothills of Mt Sugarloaf.

The hills that mark the eastern edge of Campbelltown are known as the East Edge Scenic Protection Lands (EESPLs). This area follows the main ridgeline which defines the western edge of the Georges River Catchment Area and is notable for its ecological and environmental qualities. The scenic qualities of the EESPLs are distinctly different to the largely cleared and topographically complex Scenic Hills. The landscape of the EESPLs is linear in footprint and although sited atop the main eastern ridgeline, the topography is relatively level and falls gently towards the steep valleys carved out of a massive sandstone plateau by the meandering Georges River further to the east. Much of this landscape was within the extensive holdings of William Redfern's Campbellfield Estate which stretched from Macquarie Fields to Leumeah, and which was not subdivided for small-lot farming until the end of the 19th Century. This location at the intersection of the Wianamatta shale soils of the Cumberland basin and the sandstones of the Georges River Plateau has resulted in an area of high ecological value which has retained areas of both endangered Cumberland Plain Woodland and shale/sandstone transitional bushland.

Neither study area is listed as a heritage item or heritage conservation area on existing planning instruments; although each area contains individual heritage items, some of which are of State heritage significance. The significance of these and their contribution to each landscape is discussed in detail in the landscape unit analyses.



Figure 1.1 Study Area – Sub-regional context. (base map from Google Maps 2009)



Figure 1.2 Location of Scenic Hills and East Edge Scenic Protection Lands Study Areas. The Campbelltown LGA is elongated in plan and divided into two broadly defined areas. The northern half is the more developed, with the commercial core, industries and extensive areas of low and medium density residential land uses that follow the alignment of the valley floor and rise up the lower foothills of the slopes to east and west. The southern part of the LGA has retained its rural and natural bushland character, but is now the subject of major land release proposals. The two study areas cradle the urban area lining the valley between and are visible from throughout urban area, enabling Campbelltown's unique setting to be a core element in the City's sense of place.

1.2 STUDY OBJECTIVES

The aim of this study is to prepare a landscape and visual analysis report for Campbelltown City Council that:

- Identifies/acknowledges the important visual, aesthetic, landscape and cultural values of the Scenic Hills;
- Determines a height above which no urban or visually intrusive forms of development should occur in the Scenic Hills;
- Identifies whether or not there are some lower lying areas within the Scenic Hills that could accommodate future development that is non-urban in nature, and maps these areas so that they can be easily translated into Council's new LEP;
- Identifies areas within the East Edge Scenic Protection Lands that could be developed, those that could be developed subject to certain restrictions, and those that should not be developed for visual and landscape reasons;
- Determines a definite boundary for urban growth between the existing urban area and the land known as the Scenic Hills and the East Edge Scenic Protection Lands, and maps this boundary using specific co-ordinates or contour levels so that the boundary can be translated easily into Council's new LEP;
- Recommends appropriate zones (in accordance with the Department of Planning's Standard Local Environmental Plan (LEP) Template), land uses, subdivision standards and other development and environmental controls that will assist Campbelltown City Council and the community in protecting the important values of the Scenic Hills and the East Edge Scenic Protection Lands, and encourage the suitable management of these areas.

1.3 LIMITATIONS

Much of the land within the study area is in private ownership. The brief required fieldwork to be undertaken from the public domain, and private property was only accessed by the study team when invited by land owners. It was not possible therefore to undertake detailed assessment of the micro-views and ecological values within each property.

The focus of the study however is the accessibility of the scenic and environmental values of the landscape to the community and therefore the limited accessibility to individual properties does not compromise the findings and recommendations of the study.

1.4 CONSULTATION

The Study did not provide for formal consultation with landowners or the community. The degree to which the wider community values the scenic qualities of the hills surrounding the Campbelltown urban area was established during the preparation of "Campbelltown 2025: Looking Forward – A Long Term Town Planning Strategy for the City of Campbelltown" in 2004.

1.5 STUDY TEAM

The study was undertaken by Robyn Conroy of Paul Davies Pty Ltd and Geoffrey Britton (Environmental Design Consultant).

1.6 ACKNOWLEDGEMENTS

The study team wishes to acknowledge the assistance provided by the following people:

- Jeff Lawrence, Director Planning and Environment, Campbelltown City Council;
- Phil Jemison, Manager Environmental Planning, Campbelltown City Council;
- Caroline Puntillo, Executive Planner, Campbelltown City Council;
- Matthew Egan, Strategic Environmental Planner, Campbelltown City Council;
- Ron Ruming, Operations Manager, Sydney Water
- Trent Doyle (Conacher Environmental Group, Lismore)

1.7 ABBREVIATIONS AND DEFINITIONS USED IN THE REPORT

19C	The 19 th Century period
Bushland	Vegetated area including trees and understorey plantings - includes areas identified as Forest and/or Woodland ecological groups
Council	Campbelltown City Council
EESPLs	East Edge Scenic Protection Lands Study Area. Individual Landscape Units within the area are referenced as E-LU1, E-LU2 etc. The key map identifying the location of each Landscape Unit is at Figure 5.0.6.
Forest	Transitional shale/sandstone forest
Freeway	Hume Highway/F5 South Western Freeway
ha	hectare
LEP	Local Environmental Plan (note that different LEPs apply in different parts of the LGA)
LGA	local government area
LEP D8	LEP District 8: (Central Hill Lands)
LEP 2002	Campbelltown (Urban Area) LEP 2002
Main valley	The broad and elongated basin between the Scenic Hills and the ridgeline adjacent to the EESPLs, the latter being the highest ridge on the eastern side of the main valley.
Parkway	Proposed Georges River Parkway
SH	Scenic Hills Study Area. Individual Landscape Units within the area are referenced as SH-LU1, SH-LU2 etc. The key map identifying the location of each Landscape Unit is at Figure 4.0.20.

Unit/LU	Landscape unit. The two main study areas (the Scenic Hills and the East Edge Scenic Protection Lands) have been further divided into smaller units which reflect their local landscape characteristics and values. These are referred to as SH-LUx for units in the Scenic Hills and E-LUx for the units in the East Edge Scenic Protection Lands.
View	What can be seen.
Vista	A view that is directed – for example, along a roadway that is lined by trees.
Woodland	Cumberland Plain Woodland

1.7.2 DEFINITIONS OF SOME KEY CONCEPTS

CULTURAL LANDSCAPE

Cultural Landscapes have been defined by UNESCO as representing the “combined works of nature and man”. They are “illustrative of the evolution of human society and settlement over time, under the influence of the physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal.”⁵

UNESCO’s World Heritage Committee has described several types of cultural landscape that may meet this definition:

(i) The most easily identifiable is the clearly defined landscape designed and created intentionally by man. This embraces garden and parkland landscapes constructed for aesthetic reasons which are often (but not always) associated with religious or other monumental buildings and ensembles.

(ii) The second category is the organically evolved landscape. This results from an initial social, economic, administrative, and/or religious imperative and has developed its present form by association with and in response to its natural environment. Such landscapes reflect that process of evolution in their form and component features. They fall into two sub-categories:

- a relict (or fossil) landscape is one in which an evolutionary process came to an end at some time in the past, either abruptly or over a period. Its significant distinguishing features are, however, still visible in material form.

- a continuing landscape is one which retains an active social role in contemporary society closely associated with the traditional way of life, and in which the evolutionary process is still in progress. At the same time it exhibits significant material evidence of its evolution over time.

(iii) The final category is the associative cultural landscape. The inscription of such landscapes on the World Heritage List is justifiable by virtue of the powerful religious, artistic or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent.” (p121-122)⁶

⁵ UNESCO. 2005 <http://whc.unesco.org/uploads/activities/documents/activity-562-4.pdf> . pp 121-122

⁶ Op Cit pp121-122

The more descriptive 1994 definition by the IUCN (now known as the World Conservation Union - the advisory body to the World Heritage Committee on natural heritage values) is also useful. It describes areas that should be 'protected landscapes' as "areas of land, with coasts and seas when appropriate, where the interaction of people and nature over time has produced an area of distinctive character with significant aesthetic, ecological and/or cultural value, and often with high biological diversity" (IUCN, 1994).

The two study areas meet both definitions. They are both organically evolved landscapes under UNESCO's definition – the Scenic Hills demonstrates both the characteristics of a relict 19C farming landscape as well as being a continuing scenic landscape (and, in the case of the remaining productive dairy farm, also a continuing agricultural landscape); and the EESPLs demonstrate the features of the continuing bushland landscape with lighter layers of human intervention. The greater Campbelltown region (including the areas now identified as 'natural') also formed a cultural landscape for many years before European intervention since Aboriginal land management practices would have influenced vegetation patterns, and is therefore both an organically evolved and relict landscape. For quite some decades after the appearance of European settlers within the Campbelltown area the coexistence of both cultures would have been evident, and evidence can still be seen today throughout the LGA. It would be erroneous therefore to see the Colonial clearing of the woodland vegetation for agriculture as implying that only European Australian history was relevant to the cultural landscapes of the Campbelltown Local Government Area.

It should be noted that the areas also satisfy the IUCN's definition for their environmental, ecological and scenic values.

COLONIAL CULTURAL LANDSCAPE

This term refers to the cultural landscape created during the Colonial period – generally from 1788 to 1840 (though, given the time lag for evolving British ideas to be absorbed into the colony, a date later than 1840 can also be applicable).

Virtually all of the Scenic Hills and EESPLs can be regarded as a Colonial cultural landscape as they were cleared by Europeans (most likely convicts) for agriculture during this period. The poignancy of this description is highlighted where culturally significant early structures, archaeological resources and landscape features remain, such as the Varroville Estate which extends well beyond the current legal curtilage and includes physical evidence of this occupation such as the hand-formed dams and the evidence of grading of the hillside for the original carriage entry which is still visible from the freeway.

The values and evidence of the Colonial Cultural Landscape within the whole of the Cumberland Plain have been assessed and documented in detail by Geoffrey Britton and Colleen Morris in their jointly authored report for the NSW National Trust. This work forms the primary reference on the period⁷. Copies are available for reference at the NSW Heritage Branch's library at Parramatta.

The East Edge Scenic Protection Lands are located within the curtilage of one of the most important Colonial farms in the Sydney region – William Redfern's Campbellfield (known later as Campbellfields). Starting from a single land grant in 1816 covering much of the area now known as Minto, by 1843 Campbellfields was an extensive Estate and extended from Macquarie Fields to Leumeah, and from Bunbury Curran Creek to the valleys of the Georges

⁷ Britton, Geoffrey and Colleen Morris. Colonial Landscapes of the Cumberland Plain. Prepared for the National Trust of NSW.

River. It was not subdivided until the mid 1880s, and even after this time the small-holding farms on the higher ridges (the location of the EESPLs) did not alter the landscape significantly from its original state. More detail of the impact of Redfern's Campbellfield Estate on the landscape of the EESPLs can be found in Section 5.

It is important to note also that several highly significant 19C estates in the Campbelltown area were not within either study area; but instead were sited to enjoy the maximum possible prospect over them. Examples include the siting of William Redfern's Campbellfield House in the lower part of his grant on a small knoll to allow excellent views over the whole of the valley yet close to permanent water; Denham Court, Robin Hood Farm, Macquarie Field House, Rudd's Maryfield (original farmhouse) and Blair Athol, each located at prominent points within the main valley; and Englorie Park and the original Glen Alpine situated to the south of the town. Each adopted the same siting principles as the estates within the study areas and contribute towards our ability to understand the scope and quality of the cultural landscape today.

SCENIC VALUE

'Scenic value' is by its nature a qualitative phenomenon that is perceived by different individuals in different ways. Although the physical features of a landscape can be mapped, it is the way that they work together that creates a scenic quality that is special; or valuable. The key to the protection of scenic value is to understand why it is valued, and then to develop strategic planning policies to ensure that these qualities are protected from the impacts of unsympathetic development.

The complexity and quality of a view is a result of its visual setting – and includes for example the pitch and complexity of topography; the visibility and aesthetic qualities of any built structures; the species, density and visual impact (whether screening or providing a focal point) of vegetation and the sense of scale and depth created by distance and overlapping of elements. A 'good view' usually includes more than one of these linked or connected in such a way that the landscape is complex and/or interesting.

It is important to recognise also that the analysis of 'scenic' value is not limited to whether or not a 'good view' is available. Visual quality and values can also be expressed by fine-grained textures of a place; or the ability to appreciate a place in a way that enables the viewer to connect with the meanings of the landscape. In the case of the Campbelltown LGA it creates a sense of connection to the landscape for the benefit of the wider community

In the case of the Campbelltown LGA these visual connections range from the intimate to the panoramic. They are available from innumerable locations throughout the area due to the complex folded topography in the Local Government Area. For example, once the urban areas are left behind, high-quality and panoramic (180-360 degree) views are available within and over the Study Areas from the roadside. These views evolve constantly as one travels through the area, unfolding and revealing hills, valleys, slopes, creeks and escarpments in never ceasing combinations and aesthetic values.

Other recognised view-types include distant, sweeping, confined, framed, serial and composite, and the Campbelltown LGA contains high quality examples of each, many of which are found within the study areas.

Other attributes of the scenic value of the landscape include:

- **Depth:** landscapes can include foreground, mid-ground and background, and many high-quality landscapes demonstrate all three. Created by both successive and overlapping three dimensional elements such as hills – the depth of a landscape is enhanced by the effect of aerial perspective, whereby the depths of the scene before the viewer are conveyed by the paling and ‘bluing’ of colours as they are seen through greater atmospheric depth. The introduction of a new land use can change the quality of this recessionary value. It can also block the ability to see distant elements, or, if placed in the foreground, can result in the sense of depth being foreshortened and the hills reading as a two-dimensional backdrop.
- **Complexity:** The Campbelltown LGA's landscape is a wonderfully complex one, with the seemingly countless folded hills and valleys cascading from the main ridge. This complexity allows the viewer moving through the area to appreciate a series of distinctive, yet equally high-quality landscapes within the larger ‘Scenic Hills’. This value is vulnerable to erosion through development in these hidden valleys being justified because it “can’t be seen” from specified viewpoints.
- **Land use:** the prevailing land uses evident in the Campbelltown LGA's views reflect the importance of its historic cultural landscape. In the case of the Scenic Hills, this landscape is a pastoral one dominated by cleared paddocks, small dams and scattered trees with occasional copses of denser vegetation. One unwelcome aspect of the historic cultural landscape is the spread of the African Olive, an introduced plant which unless managed aggressively is capable of overtaking both native and cleared vegetation and which adds little to the quality of the landscape. On the eastern side of the valley, in the East Edge Scenic Protection Lands, the prevailing land use is one of small-scale farmlets and rural-residential style development nestled under and between areas of original bushland.
- **Constructed and accidental qualities – focal points and panoramas.** Quality scenic landscapes usually demonstrate a combination of both focused and panoramic views. Focused views, or vistas, are found towards a prominent or distinguishing feature in the landscape such as a hill, river or trees or the like whereas panoramic views are broader, and emphasised by the horizontal “picture plane” stretching away from the viewer. Many views contain both panoramic and focal elements, which enriches their quality and makes them richly scenic in value. Opportunities to appreciate these views can be constructed or accidental. Constructed views are guided by the deliberate placement of elements in the landscape between an intended viewing position and the focal point. These elements can be natural or built in their nature, and are one essential tool in the creation and management of a visually rich and interesting landscape.
- **Constructed views** remain one of the best ways to interpret the historic cultural landscape today. An excellent example of this is shown in Figure 2.4, which maps the location of the tall ‘Marker Trees’ of the Colonial Cultural Landscape. These trees, usually Bunya or Hoop Pines, were popular choices in the gardens surrounding 19th Century farm houses and they grew quickly to impressive heights which advertised the location of the property to the surrounding area. Many have survived today and continue to provide physical evidence of the networks and spatial arrangement of this underlying landscape. The importance of these visual links was recognised in the 1970s planning of the open space network, with these publicly

accessible links used to continue the historic sense of connection to the hills surrounding the City of Campbelltown.

- **Accidental views** do not show evidence of being ‘planned’ or contrived, instead they have the capacity to surprise and intrigue the viewer through their ‘chanced’ quality and diversity of opportunities for engagement. They are as important as constructed views to the scenic qualities of an area. The Campbelltown LGA abounds in accidental views, from the ‘hidden valleys’ behind the main range in the Scenic Hills, to the succession of quick glimpses to panoramas of the ridgeline of the opposite side of the valley available down numerous cul-de-sacs and minor side streets, between houses and over the single storey rooftops. Although often dismissed as ‘glimpsed’ or minor views, these accidental opportunities to engage with the landscape are critical in establishing and confirming a community’s ‘sense of place’.
- **Changing view perspectives.** The qualities of all views change depending on the relative position of the observer and the subject of the view. Close views are particularly affected by the relative topographical position of the two points. This is demonstrated in the study areas when the ability to see the main ridge line on either side of the valley from the freeway or other vantage point close to the base of the hills is compared with the views available from higher points, even if they are more distant. This contributes also to the sense of the unfolding quality of the Campbelltown LGA's landscape as the viewer moves through it.

1.8 STUDY TASKS

1.8.1 HISTORIC AND DOCUMENTARY RESEARCH

Campbelltown’s evolution has been well documented in published histories, heritage studies, environmental studies, local historical research and various planning studies and even its planning legislation. All available sources were sought and information describing the development of the cultural landscape through land grants, trade, farming patterns and layers of development were analysed to provide contextual information to inform the primary research and fieldwork. A list of the sources consulted is contained at Annexure 2.

The Landscape Assessment of the East Edge Scenic Protection Lands carried out by Conacher Travers Pty Ltd, Environmental Consultants (now known as Conacher Environmental Group) informed the assessment of the scenic and aesthetic values of the EESPLs, and Navan Officer’s 2002 Aboriginal Heritage Study of Campbelltown and publications by the Royal Botanic Gardens provided valuable information about the likelihood of the study areas having cultural significance for the Aboriginal community. Team member Geoffrey Britton’s earlier research into the 19C Colonial Cultural Landscapes of the Cumberland Plain underpinned the assessment of the landscape values of many of the Colonial properties within the study area.

The majority of research for this study was done through the investigation of primary sources such as early maps, plans and the Department of Lands’ aerial photography from 1956-7. Primary sources were used to identify the boundaries of the original Colonial land grants and compare these against elements in the physical landscape today. The current and historical aerial photography was used to identify changes to the landscape over time. The images were examined carefully to identify the earlier evidence of the built and scenic elements of

the cultural landscape, including houses, outbuildings, major plantings (such as marker trees and dense garden planting), paddock boundaries, access drives and the boundaries of estates. Particular attention was given to evidence of purposeful siting and orientation of buildings and landscape elements.

The information was then overlaid on contemporary topographical and cadastral maps and also aerial photos to identify the longitudinal relationship between the historic and contemporary landscapes. It also allowed the status of vegetated areas to be confirmed; and in particular whether existing areas of dense planting which were not accessible during fieldwork are likely to be old-growth or re-growth.

The depth and range of documentary research provided the information necessary to allow the fieldwork to focus on the spatial and scenic qualities of the landscape.

1.8.2 FIELDWORK

Understanding the visual characteristics and values of the Scenic Hills and East Edge Scenic Protection Lands requires a good understanding of the physical landscape to identify the elements and relationships that together create a 'sense of place'.

Landscape Units were identified within each of the two study areas to allow a more detailed assessment of their values. Annotated maps were produced for each area describing the cultural landscape and its scenic qualities. Each study area was visited on multiple occasions and the following characteristics identified:

- geographical, natural and cultural (built) elements;
- evidence of historic and current development trends;
- views and vistas outwards from all vantage points (constructed and incidental);
- views and vistas within each area (constructed and incidental);
- views and vistas towards each area from elsewhere in the LGA (constructed and incidental); and
- significant relationships between any of these elements and/or the findings of the documentary research.

The fieldwork was not limited to the identified study areas. The whole of the Campbelltown LGA is a cultural landscape even though its scenic values range considerably, and extensive exploratory fieldwork was also done to identify landscape elements which demonstrate a connection with the scenic values of the study areas – for example where major roads have been aligned to a prominent landscape feature or where there is evidence of the open space network being designed to enhance important visual links between elements in the landscape. These patterns were found throughout both the early 19th Century Colonial and late 20th Century planned layers of the landscape.

The design of the post-War suburban landscape also provides physical evidence of the principles established by the Cumberland County Council and demonstrates the priority placed on the retention of many historically significant views through the integration of historic focal points into the open space and road networks, allowing them to still be appreciated by the wider community.

1.8.3 ANALYSIS

Sub-precincts, or landscape units, within the two study areas were identified during the fieldwork. These were defined by their distinctive scenic and aesthetic characteristics as well as by their geographic markers.

The results of the fieldwork and documentary research were synthesised at the Unit and Landscape levels to identify and assess:

- the ways in which the many layers of settlement, including Colonial, later 19th Century, early 20th Century and the major urbanisation of the satellite city in the last quarter of the 20th Century are each able to be read and interpreted through the landscape today;
- the visual curtilage of each landscape unit. This included analysis of the topography, landscape characteristics such as vegetation and land uses and the views, vistas and visual connections towards, from and within each unit;
- visual catchments and contributory elements; and
- the relationship between areas of ecological significance and the visual and scenic qualities (EESPLs).

Particular attention has been paid to the role that planning and development plays in the evolution of the landscape. Development has formed the cultural landscape, and planning has been responsible for protecting its values. An appreciation of the responsibilities of the planning process has informed the second stage of analysis; the review of the planning controls and their efficacy in protecting the important values of the landscape.

The development that has occurred under the existing controls has been identified and its impact on the landscape values determined, and current development trends in the area assessed. This allowed an assessment of the efficacy of Council's existing controls in protecting the landscape.

The Department of Planning's current Standard Instrument defines land use zones and development controls to be used in local plans. The Department's policies and Practice Notes addressing the applicability of each zone (including those for use in environmentally sensitive areas) were then reviewed in conjunction with an analysis of the impacts that development under the existing zones have had on the scenic and historic cultural landscape qualities of each Unit has had. The potential impact of different development densities on the scenic and other visual qualities of the Unit and other Units that may be affected was then identified.

Completion of this analysis allowed the extent to which development could be accommodated in each Unit without significant adverse impact on the scenic and other visual values of the Unit to be identified and recommendations made for the future zoning and development models for each.

2.0 THE CONTEXT:

DESCRIBING CAMPBELLTOWN'S SCENIC LANDSCAPE

The aesthetic and environmental values of the open spaces that define the setting of the Campbelltown LGA have been appreciated for many years, with the first written admiration dating from the time of the earliest European exploration in the area. This section reviews some of the early accounts of the landscape, including diary entries and pictorial and photographic depictions throughout the 19th and early 20th centuries to better understand what about the landscape was valued by earlier generations and how these values are expressed in the landscape we see today.



Figure 2.1 and Figure 2.2. This partial panorama of Campbelltown looks north/west from the tower of St. Peter's Anglican Church, Cordeaux Street, Campbelltown, 1928. The street on the right is Moore Street. The hill at the far left has a profile matching that of Mount Universe.

Collection of Campbelltown & Airds Historical Society. Accessed via Campbelltown City Council website: *Our Past in Pictures*. www.campbelltown.nsw.gov.au.

Throughout the earlier part of the 20th century numerous photographs were taken of the town of Campbelltown. A search of Council's website (www.campbelltown.nsw.gov.au) under 'Our Past in Pictures' gives access to a considerable number of such photographs from the Campbelltown City Council library collections. From the 1920s into the 1970s views from Mawson Park or the town's main streets include the backdrop of the elevated range of cleared lands to the west and south as a constant backdrop. This all-pervasive element becomes both a key element in the photographic composition as well as an important reference point in interpreting these early images.

2.1 EARLY RECORDS OF CAMPBELLTOWN'S LANDSCAPE SCENERY

*"Approaching the residence of Mr Howe, the proprietor of Glenlee, we were much pleased with the extensive and beautiful prospect which it commands: the hills are many of them high and remarkable resembling closely some parts of the Wiltshire Downs: almost the whole district of the Cowpastures lies spread out in view..."*⁸

⁸ Quoted by Clive Lucas in *Building Conservation in Australia*, Ed. Freeman, Martin and Dean 1985

So wrote Mrs Felton Mathew (wife of the surveyor) in 1833 of country typical of the Campbelltown Local Government Area. Again at Glenlee, the Rev. John Dunmore Lang, writing of his visit there in 1837, observed that the “country is of an undulating character, and the scenery from Glenlee house ... is rich and most agreeably diversified”⁹. As well as Glenlee, William Howe also held 7000 acres near Liverpool and, in 1824, entertained there the civil servant GTWB Boyes and his Spanish friend JBL D’Arrietta. En route from Sydney to D’Arrietta’s estate at Morton Park¹⁰ to the south of Campbelltown, Boyes wrote “we breakfasted with Mr Howe [near Liverpool] – Magistrate of Upper Minto - soon after passing his house the country began to open all round us and from the hills we looked over a considerable extent.”¹¹ The Parish of Minto extends over the northern areas of both the Scenic Hills and EESPLs, but this comment is most likely to refer to the scenery along the primary track through the area, now known as Campbelltown Road, since it refers to the well-modulated topography characteristic of the Wianamatta shale country in this area rather than the more open plains opening to the south of the Glenlee property. In order to actually see over “a considerable extent” it is likely that the viewing point was relatively high and that the landscape was free of obstructive vegetation. The clearing of vegetation from an important landscape feature such as a scenic vantage point to provide unimpeded views was common practice in the Colonial period.

Of particular interest in these early 19th Century descriptions are the observations concerning the hills – “high and remarkable” and from which “we looked over a considerable extent”. Both Mrs Mathew and Boyes not only noted these conspicuous landscape features, but were sufficiently moved by the prospects from, and of, them to record the experience in their diaries. In these two instances, together with Lang’s observation, it can be seen that the hills were considered noteworthy both as vantage points and also as part of the composition of the picturesque landscape scenery.

An even earlier account also refers to this characteristic Campbelltown landscape. In August 1809, James Meehan surveyed land that was to become Robert Townson’s grant of “Varro Ville”. In doing so Meehan mentioned the hill of Bunbury Curran, a range, flats and hollows, hills and dales, ponds and iron bark trees¹², and the [Bunbury Curran] creek. Again these intrinsic landscape features are typical of the Campbelltown area and for many decades have been recognised and admired. A year after Meehan undertook his survey at Varroville, Lachlan and Elizabeth Macquarie - as part of their 1810 tour of the Liverpool, Campbelltown and Camden areas - also visited Townson’s grant. The Governor’s poignant response mentioning the “*highly gratifying view ... of the surrounding country*” is recorded in the quote found in the **Preface** to this report.

It is clear from these early 19th Century descriptions that the Campbelltown landscape was aesthetically a very engaging one, persuading settlers and visitors alike that there was considerable merit in the new Antipodean landscape and even encouraging favourable comparisons with their beloved home countries. In stark contrast to other contemporary descriptions of Australian landscapes where an unfamiliar country was seen as threatening or in need of valiant conquest and taming, these responses suggest a ready and comfortable embracing of the Campbelltown landscape.

Further into the 19th Century there is other evidence that an appreciation of the intrinsic Campbelltown cultural landscape remained strong. The material tendered publicity as part of the 1884 auction of the Denham Court estate included a series of views of the estate by

⁹ JD Lang, *An Historical and Statistical Account of New South Wales*, 2nd Edition, Vol. 11, p. 131

¹⁰ Though D’Arrietta’s estate has long gone it is commemorated by the nearby Spaniards Hill.

¹¹ Letter: Sydney, 12 April 1824 in *The Diaries and Letters of GTWB Boyes*, Vol. 1 1820-1822, Ed. Peter Chapman, OUP, Melbourne, 1985

¹² Ironbark trees are no longer common in this area though many old trees remain along the eastern side of the Campbelltown LGA.

Harold Brees. One of these includes a panorama from Denham Court looking to the south out across a bucolic scene to the Campbelltown valley (Figure 2.3). The sketch successfully captures the juxtaposition between an idyllic English pastoral scene - complete with a distant farm cottage framed by remnant trees - representing the heavily modified agricultural landscape with the vast expanse of indigenous vegetation beyond representing the picturesquely wild landscape. This kind of depiction would have appealed strongly to the aesthetic sensibilities of prospective Victorian-era buyers. Indeed, if the same scenes were offered today the estate landscape would likely still be strongly appealing for the same aesthetic reasons.



Figure 2.3 - This sketch was included in an advertisement for the auction of the Denham Court Estate in 1884. It shows a bucolic pastoral landscape which includes a road (possibly Campbelltown Road) winding over the hills into a semi-cleared valley with a cottage and a line of ridges in the distance. The position of the artist when making the sketch is not known but the characteristics of the topography near Denham Court suggests that the view is looking over the Scenic Hills to the south-west. (1884 Mills and Pile advertising brochure)

William Redfern's Campbellfield Estate was also considered worthy of comment in early records, although more usually for its agricultural qualities than its setting on the eastern side of the main valley, as seen in the following extracts from Bigge's Report into the State of the Colony of NSW following his inspection of the Campbellfield Estate from Airds Road:

"The farm of Mr Redfern, though not consisting of good land, has begun to exhibit the improved system of English husbandry, and reflects credit upon the intelligence and spirit with which the expensive [sic] operation of clearing the land from trees has been conducted" (p.141); and "Mr Redfern's 'remarkably well cleared and well cultivated estate' "(p.85)¹³

Redfern's house Campbellfield was sited relatively low on the original grant of the Estate, above the floodplain but still close to water. As was the case at Varroville, even more panoramic views were available from higher on the respective grants (in the case of Varroville, Bunbury Curran Hill, and in that of Campbellfield, the area near Minto Reservoir);

¹³ Bigge, J.T. *Report...into the State of the Colony of N.S.W.*, 1822. Extract from *The Farm of Mr Redfern*, by Arthur Jones. In Grist Mills, *Journal of Campbelltown and Airds Historical Society Inc.* Vol 12 No. 2. June, 1999

but locating the house at these high points would have been significantly more difficult to access, have poorer soils, and be far from permanent natural water supplies. Location low on the hillside also allowed views towards the house to be framed by the slope rising up behind in accordance with what is known as the 'Louden Model', and which is now recognised as being an important indicator of the houses of the Colonial Cultural Landscape.¹⁴ In the case of properties in Campbelltown's Scenic Hills, the application of the Louden Model provided further advantages, including excellent views, shelter from cold south-westerly/hot north-westerly winds; the greater likelihood of a suitable flat terrace for the house; or if not; potential for minimal cut and fill to create a level site; and the potential for planting behind the house to provide a picturesque and composed setting for the group.

This setting was usually enhanced by the planting of an ornamental home garden in the paddock surrounding the house, which in many instances included a selection of scientifically interesting or fashionable species. Of particular note was the almost universal inclusion of what have become known as the 'marker trees' of the 19C cultural landscape – Bunya (*Araucaria*) or Hoop Pines. These rose well above the house and skyline to advertise the location of the 19th Century homesteads of the Colonial Cultural Landscape. In many cases these trees have survived – even where the house has been lost, such as at the original Glen Alpine and Glen Lorne properties. The network of marker trees continues to enhance both the understanding and quality of vistas in today's scenic landscape (Figure 2.4 on the following page), since it remains possible to see at least one, and often more than one, Bunya or Hoop Pine from many places within the Scenic Hills and elsewhere in the main valley.

¹⁴ Britton, Geoffrey and Morris, Colleen. Colonial Landscapes of the Cumberland Plain. *ibid*.

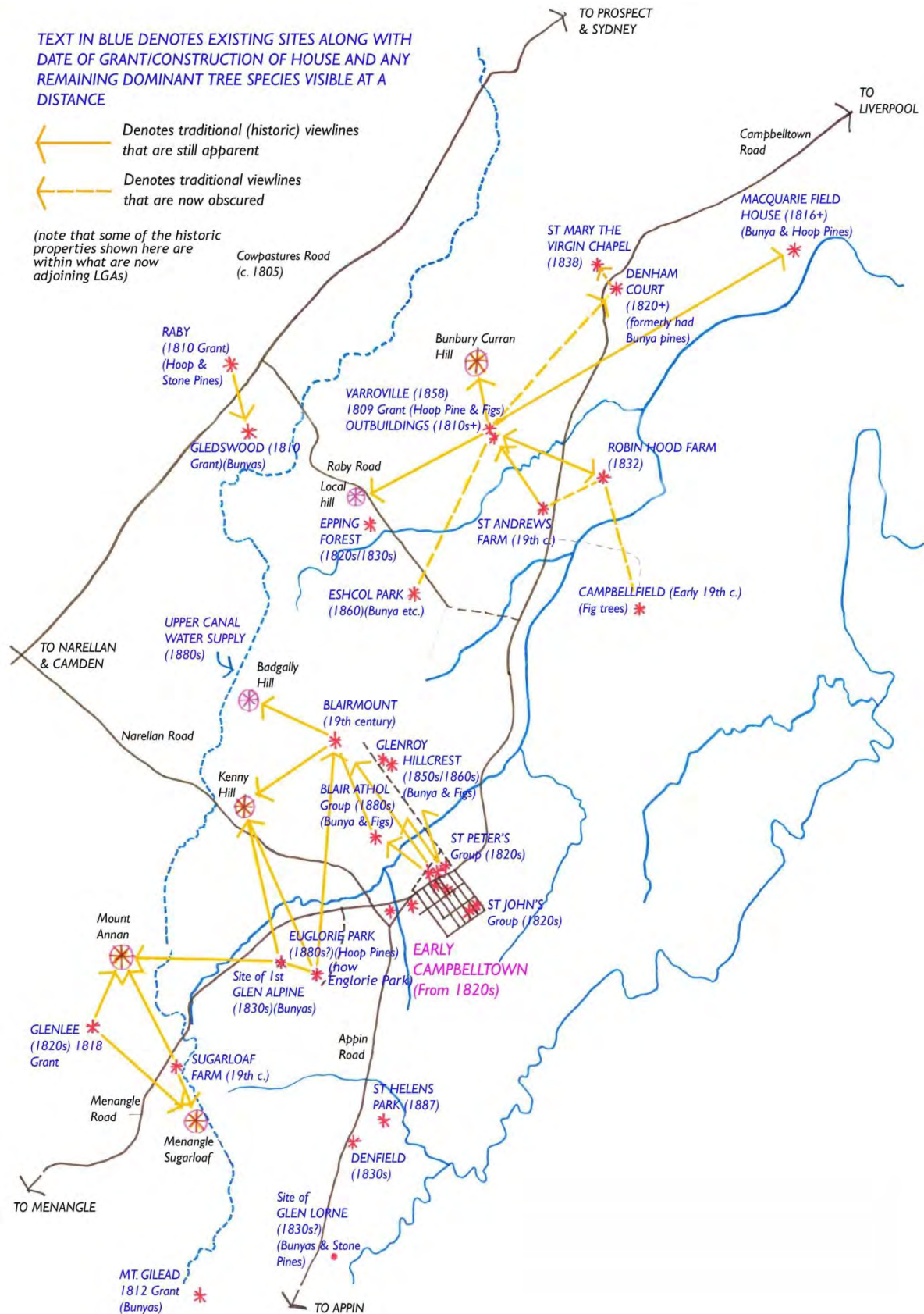


Figure 2.4. Many of the surviving original properties within the Campbelltown LGA have also retained their 'Marker Trees' – tall pines, usually Bunya Bunya or Hoop, which now rise high above the surrounding landscape and continue to provide a contextually rich way of understanding the spatial relationships of the early European Cultural Landscapes in Campbelltown.

Figures 2.5 to 2.30. – the following figures show some of the surviving Marker Trees in the Campbelltown LGA.



Figure 2.5 and Figure 2.6 - Varroville (L) was aligned to the trees near Macquarie Fields House (R)



Figure 2.7 and Figure 2.8. Blair Athol (L) was aligned to St John's (R)



Figure 2.9. Glenlee is hidden from the main Campbelltown valley but is part of the network of early estates and Marker Trees.



Figure 2.10. This pair of trees marked the southern edge of the main Campbelltown valley and the point of arrival to the Menangle area. They are also sited at the entry to Glenlee (the tree on the eastern side is now a skeleton of the original).



Figure 2.11. Kilbride has retained its fine collection of Marker Trees.



Figure 2.12. Mt Gilead



Figure 2.13. Englorie Park's trees are prominent from the site of the original Glen Alpine Estate



Figure 2.14. Englorie Park



Figure 2.15. Glen Lorne – the house has been demolished but the trees have thrived



Figure 2.16. St Helen's Park



Figure 2.17 and Figure 2.18. The original Glen Alpine's marker trees have survived in an area of open space where the house used to stand. They appear to be in good condition with healthy crowns.

When several trees are present on a site their apparent composition changes as the viewer moves through the landscape creating an ever-changing character to the landscape. The trees at the site of the original Glen Alpine demonstrate this well:



Figure 2.19. The view from the park near the original house shows the Hoop Pine on the left of the group.

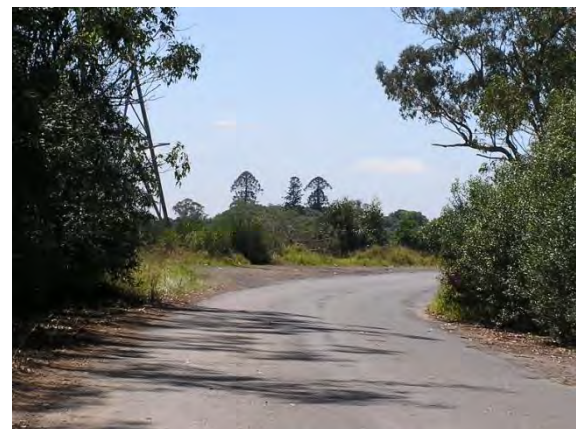


Figure 2.20. When viewed from the driveway to Glenlee the Hoop Pine is in the middle of the group.



Figure 2.21. The group is particularly prominent in views from Narellan Road, where the Hoop appears to be on the right side of the group.



Figure 2.22. The view from the freeway near Mount Annan is different again.



Figure 2.23 and Figure 2.24. The trees are also prominent from throughout the more recent landscape such as the streets of Englorie Park (L) and Glen Alpine near Menangle Road (R).



Figure 2.25 and Figure 2.26. Not all Marker Trees have survived in good condition. Some, such as these examples at Blair Athol (L) and on Eagleview Road in E-LU4(R) are in need of attention from an arborist.



Figure 2.27.

Hurley Park lies at the south eastern corner of the Colonial town grid, which rises up the hill to this point. The views from the park are panoramic and Kenny, Badgally and the unnamed hills, together with the strongly defined ridgeline enclosing SH-LU3 are important features in the viewscape. Even at this distance the alternating lines of light green pasture and darker green vegetation are clearly visible and enhance the appreciation of depth in the landscape. Although the Bunya bunya species is known to live for well over 100 years, new and replacement trees have been planted in many locations in what is known as 'succession planting'. This group of young trees in Hurley Park will become a fine landscape group in the future.



Figure 2.28 to Figure 2.30. A succession planting has also been made at Varroville (L). New trees have been planted on some properties such as this property in E-LU3 (centre) and a row of Bunyas has been planted on the ridge leading to the peak of Mount Annan.

2.2 CAMPBELLTOWN'S PHYSIOGRAPHY

When looking at the northern half of the LGA more broadly, the area could be visualised as an enormous slab of land tilted higher in the south-west and lower in the north-east. Fringing this slab is a ring of higher peaks running from the southwest around the western side to the north and forming a well defined, enclosing edge. Familiar names comprising these higher peaks are Mount Sugarloaf, Mount Annan, Kenny Hill, Badgally Hill and Bunbury Curran Hill. Ranges and foothills associated with these peaks are largely cleared as they have traditionally formed a substantial part of early colonial farms. From a distance, the peaks are accentuated as landscape features partly because of their contrast with the yellow-green grasses of the grazing land below.

The eastern edge of the LGA is also elevated with its own distinctive topography created by the carved sandstone gorges of the Georges River falling to the east, with the well-vegetated military and water catchment land beyond forming an effective enclosing horizon to the east. From the west and central parts of the LGA the eastern edges appear as a broad, continuous mantle of eucalypt bushland which forms a striking contrast to the western edges.

Meanwhile the central parts of this land form a broad valley and carry the main drainage lines of Bow Bowing and Bunbury Curran Creeks and their tributaries out to the north before eventually joining the Georges River in the northeast. The same drainage basin also effectively separates the two parts of the present study area.

This valley also coincides with the broad geological boundaries for the Cumberland Plain, with the ecologies of the two landscapes highlighting the different habitats supported by each. The Scenic Hills to the west are characterised by the well modulated and undulating topography typical of the Wianamatta Shale Group while the EESPLs lands fall within a transitional area between the Cumberland Plain and the coastal plateau. This transitional area is known as the Woronora Ramp¹⁵ and its landscape features include Wianamatta Group characteristics as well as those of the more erosion-resistant, and less fertile, Hawkesbury Sandstone Group to the east.

¹⁵ Navin Officer, Campbelltown LGA Aboriginal Heritage Study, Unpublished report for Campbelltown City Council, September 2002, pp.8-9

Reviewing the landscape allows a better understanding of the intrinsic form of the country that makes up the Campbelltown LGA and how this has informed the reasoning behind the construction of the different layers of the cultural landscape such as the early roads, driveways and access tracks and the decisions behind the siting of the colonial farmlands, estates and farmhouses and even the early township of Campbelltown.

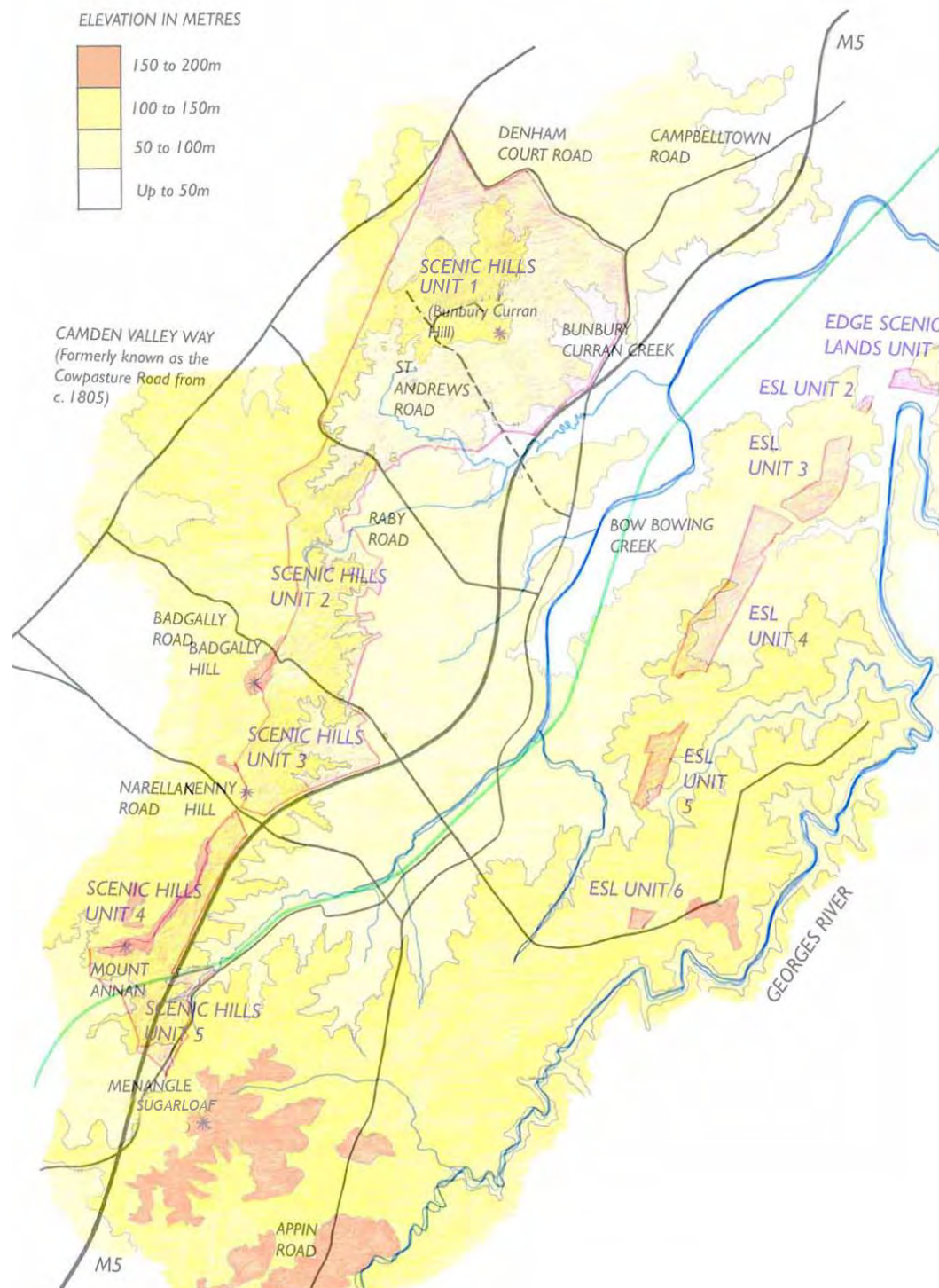


Figure 2.31 – Major landscape features of the main valley of the Campbelltown LGA. The important role that the two study areas play in defining the setting of Campbelltown's urban areas is evident when their location is overlaid on a topographic base map.

2.3 READING CAMPBELLTOWN'S CULTURAL LANDSCAPE TODAY

The history of the Campbelltown LGA is an extraordinarily rich one, and rare in that so much physical evidence of its Colonial past has survived. Likely to have been valued for many thousands of years by Aboriginal people, the good soils and aesthetic values of the Scenic Hills were appreciated early by European settlers in the area and much of the land had been alienated by 1830. Many of these grants were traded and properties amalgamated into larger holdings, and the early shelters, huts and cottages of the first European settlers, many of whom were Irish convicts, were replaced by substantial homesteads built to provide a comfortable country seat and display the wealth of their owners.

The limited amount of development in the area following this early settlement has facilitated the survival of many of these properties, with major subdivision and development not occurring until the late 20th Century. In most cases this development occurred around the earlier properties and although their curtilages were often covered by suburban development, the main house has survived. The physical fabric of these farm homes has been protected through their inclusion as heritage items in Council's planning instruments. The evidence of this layer of development is not limited to the house however, extending over the whole of the landscape where it can still be read and interpreted today. Examples of this evidence includes the way that many of today's main roads follow the boundaries between the original Estates; the survival of remnants of garden and driveway plantings, including the tall Marker Trees; and in places the survival of technologically significant farm infrastructure such as earthworks and dams.

Early carriage driveways are particularly vulnerable to the broadacre subdivision process. In some places traces can be seen of early carriage drives to some of the houses, such as the shadow visible in the early morning of the drive winding up the eastern slope below Varroville. Other drives, including to the Campbellfield Estate, the Original Glen Alpine (both in their original position) and Eschol Park (now overlaid by suburban development) are also still discernible, although not within either Study Area.



Figure 2.32. The shadow of the path of the early carriage-path winding up to Varroville from its original entrance on Campbelltown Road is still discernable from the south-western freeway in the early morning light (arrowed). Varroville's Hoop Pine is a feature of this viewpoint.



Figure 2.33 – The explorer Charles Sturt was one of the early owners of Varroville and he is reputed to have created a dam in each paddock of the property, an initiative that was one of the earliest known attempts at water conservation and management in the rural landscape in the early Colony. Many of the dams surviving on the original estate demonstrate characteristics that suggest that they were made by hand and is so, are likely to be part of this system.

The evidence of earlier phases of development on the eastern side of the main valley is less prominent than found in the Scenic Hills. This is due both to the extent of Redfern's Campbellfields Estate and to the porous and less nutritious soils with a lack of natural water sources in the EESPLs. The early aerial photographs reveal a low-density rural landscape with many undeveloped and uncleared lots remaining in 1956.

The Campbellfield Estate had remained substantially intact until the mid 1880s, when it was comprehensively subdivided for small-lot farms and villages. Although few lots were developed for any use other than small-scale farmlets, the patterns of these early subdivisions can still be seen through the alignment of the main local distributor roads today. One notable element is the survival of evidence of an early township to be known as 'Caledonia' within part of the area covered by Landscape Unit E-LU3.

A small number of late 19th/early 20th Century farm houses and cottages from this early period of development has survived, including a very good example of a modest stone cottage in Mercedes Road within the Caledonia township.

The Campbelltown LGA also demonstrates a very important, yet still usually overlooked, landscape element: the quality, integrity and extent of its planning schemes. Its location was formalised by Governor Lachlan Macquarie in 1813 and Campbelltown can thus lay claim to being a 'Macquarie Town'. The Georgian town plan was aligned carefully to maximise views over the most prominent elements of the Scenic Hills and residents and visitors can continue to enjoy the aesthetic benefits of this early planning decision.

More recent planning initiatives have also contributed to the unique character of the landscape. This layer of the landscape is usually dismissed as being “too recent to be valuable”, but as the recent Minto Renewal Project has demonstrated, it is not invulnerable to being overwritten by yet another layer. This urban development is not within the areas studied in this report, and is mentioned here to provide an example of the vulnerability of even the most recent and seemingly robust landscapes to change.

Of relevance to this Study however is the strong relationship between the open space networks within the urban areas and the scenic and landscape qualities of the Study Areas. The town plan placed a high priority on the protection of visual connections through open space links which have resulted in directed views to focal points of the surrounding landscape and has allowed many of the scenic qualities of the landscape to remain highly accessible and readily interpretable by the whole community.

Figure 2.34 to Figure 2.37. The Study Area contains many Items of local, State and potentially national heritage significance.



Figure 2.34. Varroville (SH-LU1).



Figure 2.35. Stone cottage – Mercedes Road (E-LU3).



Figure 2.36. Sydney Water's Upper Canal is part of Sydney's water supply system and extends from Mt Sugarloaf (SH-LU5) to Denham Court (SH-LU1).



Figure 2.37. Eagleview Cottage – Eagleview Road in E-LU4.



Figure 2.38. The open space network established as part of the late 20th Century suburban landscape has created many opportunities for engagement with the scenic qualities of the Study Areas, even from a considerable distance. This example is from an open space link adjacent to Englorie Park, which enjoys a wide panorama to the west over the Scenic Hills. The prominent hill towards the right is Badgally Hill. Note the generous width of the open space, lack of intrusive development and excellent visual connectivity between the viewer and the Scenic Hills.



Figure 2.39. Allowing development to intrude into the line of a vista, even if only by a comparatively modest scaled cottage, has an adverse impact on the quality of the landscape. Earlier subdivision designs took care to prevent such interruptions, whereas more recent development often seems to have been designed without consideration of the implications of allowing development to intrude into these views.

3.0 PLANNING CONTEXT

3.1 HISTORY OF PLANNING INITIATIVES TO PROTECT THE SCENIC QUALITIES OF THE CAMPBELLTOWN LGA

The value of the City of Campbelltown's rural setting has been recognised formally since the 1945 introduction of the County of Cumberland Planning Scheme. This was the first attempt at a major town planning scheme in NSW and was intended to introduce the principles of well-managed development to the Sydney Basin. Today the Plan is perhaps remembered most for its 'green belt', which extended around the anticipated outer limits of Sydney's growth from Mona Vale to Liverpool.

The land beyond the belt was intended to remain rural with villages and small towns acting as satellite centres for local employment. Campbelltown was one of these local centres and was to provide local industrial and commercial employment in the town centre to minimise dependency of the area on the Sydney metropolitan area.¹⁶ Both the gazetted plan and the supporting documentation highlighted the need to preserve the rural quality of the area.

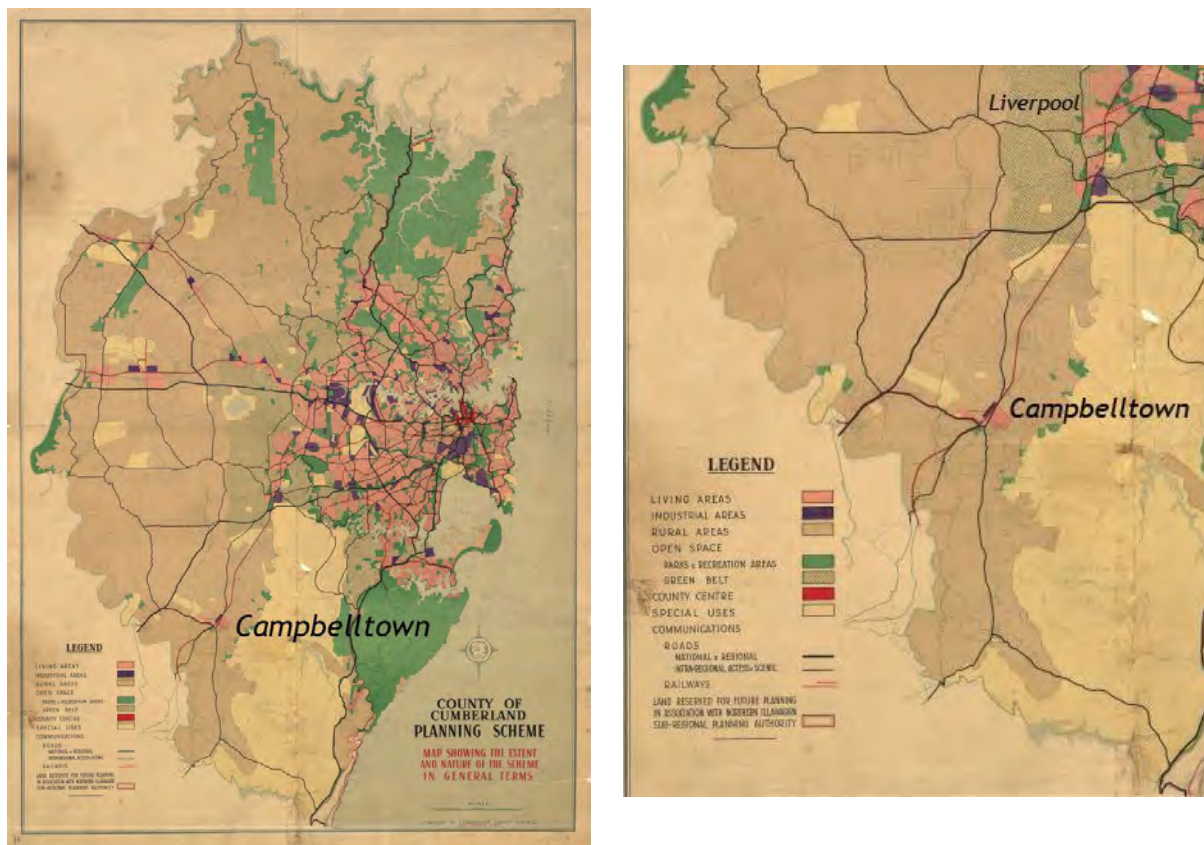


Figure 3.1 and 3.2 (detail). The County of Cumberland Planning Scheme envisaged that Campbelltown would remain as a small town set in the rural landscape (shown light brown) beyond Sydney's Green Belt (light green). Major recreation areas were reserved along the Georges River and where the University campus is today. The lighter yellow areas were reserved for Special Uses and include the sites of St Gregory's College, Hurlstone Agricultural High School and Maryfields.

Source: Dictionary of Sydney. Accessed online at <http://www.dictionaryofsydney.org/image/25982>. Map dated 1948.

¹⁶ Winston, Denis. 1957. Sydney's Great Experiment. P.49

Sydney's expansion continued unabated after the Plan's adoption and by 1957 Denis Winston in his critique of the scheme concluded (amongst other things) that the continuing growth in population meant that if the green belt was to be protected then it would be necessary to allow controlled urban development in the area beyond the belt. He confirmed Campbelltown as a potential industrial centre¹⁷, but noted also that no progress had been made on this since the need for local employment had been first identified in 1945.¹⁸ He recommended therefore that to encourage the process a "really imaginative" new town be built using the model of the British New Town, with specific focus on ensuring quality planning and architectural outcomes.

The Cumberland County Council was charged with developing this plan, and by 1961 had published a report (known as the Webb Report) which recommended the development of a satellite city at Campbelltown. Many reasons influenced this decision, but the one supported most eloquently in the report was the quality of its landscape setting:

*"the site of Campbelltown is pleasantly hilly and undulating, and it is surrounded by some of the most attractive countryside around Sydney...the approaches to the town from almost every direction are most attractive, and it is particularly important that they should be preserved and rural production maintained on the land between Campbelltown and the fringe of metropolitan Sydney. It is sound agricultural land, suitable for broad acre farming and subdivision into small parcels of land should not be permitted if this area is to retain its pleasant rural character. On nearing Campbelltown, in the journey from Sydney, the traveller feels that the dismal, endless suburbs of the outer city have been left behind, and that here, at last, is the country – country that is a pleasure to see. The road winds down through the gentle hills and the town appears at the most logical place, nestling comfortably amongst the hills, sheltered by them and enhanced by their proximity."*¹⁹

The report noted the propensity in Australia for uncontrolled development in the vicinity of rural centres with concern and highlighted the need to control this near any new city at Campbelltown:

"A method should be devised of exercising control over the expansion of the satellite so that compact and not scattered development is assured, and so that the new city does not become another happy hunting ground for subdividers interested only in land speculation."

This recommendation was accompanied by the illustration shown on the front cover of this Visual Study to demonstrate the importance of protecting the rural setting of Campbelltown.

The 1960 Webb Report thus highlighted the need for the new city to be compact and contained within clearly defined edges. Suburban sprawl was to be prohibited. It also emphasised the critical need to ensure permanent protection of the scenic and non-urban areas from development that would inevitably otherwise be demanded and which would compromise these values.

By 1968, in the light of the recommendations of the Webb Report, a further regional plan had been prepared to replace the County of Cumberland Planning Scheme – the Sydney Region

¹⁷ Op cit p.89

¹⁸ Op cit p.81

¹⁹ Webb, for the Cumberland County Council, 1960. Campbelltown – A New City in the County of Cumberland. pp.10, 19

Outline Plan. This formally identified Campbelltown, Camden and Appin as a development sub-region.

A more detailed Structure Plan was released by the NSW State Planning Authority in 1973 which established the parameters for the development of Campbelltown as a satellite city following the recommendations of the Webb Report, including the following objectives:

(d) to bring about a close relationship between town and country; and

*(g) to balance growth needs with conservation of the special assets of history and landscape.*²⁰

The Structure Plan supported the recommendations of both the 1960 report and the Sydney Region Outline Plan and placed a high priority on the protection of the scenic and rural/undeveloped hillsides surrounding Campbelltown. The design principles for the development included:²¹

3.31 (e) the urban pattern has been designed so that those who live in the cities will still be only a short distance from the countryside. A linked system of open spaces will be employed where possible, bringing the countryside further into the urban areas;

3.32 (d) the Complex [the cities of Campbelltown, Camden and Appin] will have its setting formed by conservation and planting of ridges, high points, Georges River and Nepean River valleys.....The rural setting around the Cities (Central and Southern Hill Lands, the Razorback ridge etc) will be encouraged. This means retaining as many as possible of the existing trees.....

A detailed study of the landscape values of the Scenic Hills undertaken as part of the planning process found that:

The Central Hill Lands form the valuable visual resource of a rural skyline with heavy vegetation cover in parts. Development is constrained by areas of steep, unstable land and difficulties in providing water above certain levels. The special study on the Central Hill Lands, the prominent ridge on the western edge of Campbelltown City, highlighted the problems arising from the impact of large urban developments on the surrounding countryside. It is indicated that the rural areas adjoining the city must be considered an integral part of the plan.

and defined the following policy direction for the Scenic Hills:

The instability of substantial parts of the Razorback Range and the Central Hill Lands strengthens the case for conserving these areas. The land should remain in its present basically agricultural use and private ownership to ensure a skyline free from

²⁰ Campbelltown Camden Appin Structure Plan

²¹ Campbelltown Camden Appin Structure Plan. p48

urban development. The public will enjoy the area as a visual setting to the city but will not have access rights except at particular vantage points (e.g. the St James Road Viewing Platform).^{22,23}



Figure 3.0.3 and Figure 3.0.4. The introduction of even one dwelling into a view can have an adverse impact on the scenic qualities of the landscape (both taken looking to Mount Annan from Glen Alpine).

Particular attention was paid to the need to discourage speculative land purchase and residential development. The Plan had designated large areas of land for residential development on the foothills of the Scenic Hills to the west of the (then proposed) freeway, with connections to the main valley only retained near Varroville (SH-LU1) and Blairmount (SH-LU3). The remaining areas of the Scenic Hills were to be protected as a rural and scenic landscape through a combination of land use zoning and minimum lot sizes.

The Scenic Hills were zoned for rural (non-urban) purposes and residential subdivision was prohibited. This was reinforced by requiring that any lot created by subdivision was to be at least 100 hectares in area. Existing land owners were to be encouraged to continue rural land uses and were to be able to erect farmhouses and rural outbuildings on their land.

This 100 hectare minimum was carried forward in later planning schemes and has remained an effective planning tool in the protection of the scenic qualities of the landscape of the Scenic Hills.

Less detailed policy direction was provided for the Georges River catchment lands – which include the East Edge Scenic Protection Lands. The detailed landscape study for the catchment concluded that the conservation of the low-density character of the area was a priority, and recommended that:

the plateau areas be retained for low-density living in un-sewered 2 hectare subdivisions and be designated as Scenic Protection Areas in order to retain the existing appearance.

The Structure Plan confirmed this, making the following policy statement:

²² The land was reserved for open space but the viewing platform was never built

²³ Campbelltown Camden Appin Structure Plan p.48

The Georges River Open Space extends from Glenfield to Appin and includes some 27 kilometres of river frontage of fine rugged sandstone landscape and vegetation. To protect the area from pollution, low density development on 2 hectare allotments is proposed to continue on the adjoining plateau within the Catchment area.

The East Edge Scenic Protection Land study area is within this adjoining plateau.

The Structure Plan also addressed the need to retain the strong sense of city-country connection through planning for the interweaving of open space into the new development to facilitate links between the new development and its rural setting:

the dominant parts of the landscape should be retained and integrated into the design so that people will be aware of the surrounding natural areas.²⁴

²⁴ Ibid. p.95

3.2 CURRENT PLANNING CONTROLS

The detailed planning for Campbelltown's development then passed into the hands of Campbelltown City Council.

A series of planning schemes covering the Scenic Hills and East Edge Scenic Protection Lands have been prepared over the years and each has respected the principles relating to the landscape and its protection established in the 1960 Campbelltown – A New City in the County of Cumberland report and subsequent major strategic initiatives such as the Campbelltown Camden Appin Structure Plan.

The current development controls are found in several instruments addressing different parts of the Campbelltown LGA. Although they are being reviewed in detail by Council as part of the preparation of the new comprehensive LEP for the Campbelltown LGA it is relevant here to outline briefly the main controls as they affect the study areas. The detailed implications for each unit and recommendations for new zones and other controls are described in the Landscape Unit analyses.

3.2.1 LEP DISTRICT 8: (CENTRAL HILL LANDS)

The primary existing instrument for the Scenic Hills area is LEP District 8: (Central Hill Lands) (LEP D8); gazetted in 1988.

LEP D8 focuses on the Scenic Hills area; and through its stated aim the LEP makes clear its respect for the planning principles and history described above:

This plan aims to ensure that the Central Hills Lands District of the City of Campbelltown retains the rural character that was envisaged for it during the planning that preceded the urbanisation of that City.

Most of the land within the Scenic Hills Study Area is zoned 7 (d1) (Environmental Protection (Scenic)), the objectives of which are:

- (a) to set aside certain land as a protected scenic environment,*
- (b) to ensure that land will remain a rural environment providing visual contrast to the urban areas of Campbelltown, Camden and Liverpool,*
- (c) to ensure that the inhabitants of Campbelltown will continue to have views of, and access to, a rural environment,*
- (d) to maintain a stock of land that is capable of being developed for the purpose of providing recreation establishments of the kind that require large areas of open space, and*
- (e) to preserve existing farming and agricultural research activities.*

The objectives of this zone are strongly worded, positive in their intent and consistent with the earlier planning strategies to protect the undeveloped qualities of the Scenic Hills. The emphasis placed on agricultural viability has been lessened from that of the 1973 Structure Plan and recognition of the need to protect the spatial qualities of the hills and the

importance of their accessibility to the community emphasised. Council is required to consider whether proposed development will satisfy the objectives of the zone before new development can be approved.

Development approved in the Scenic Hills since the introduction of the Environmental Protection zone has mostly been modest in its scale and impact; being mainly the construction of dwellings under the concessional provisions and alterations and additions to existing structures. Although some intrusive buildings have been constructed in places, the landscape has retained its scenic qualities and continues to read as a 'rural' landscape that provides a relieving and softening contrast to the developed urban areas and enriches the setting of the City as a whole. The landscape of the Scenic Hills is however coming under increasing pressure for extensive commercial and residential development with a variety of applications and proposals being submitted in recent years.

Only one large-footprint recreational development has been built in the area thus far – the private golf course known as the Macarthur Grange Country Club. The impact of this on the landscape is described in detail in Section 4.2. A recent application for a major residential development over part of the golf course was refused because Council recognised the importance of the less prominent, or 'hidden' values and the impact that development of this type would have on the ability to read Campbelltown's scenic landscape as a three-dimensional one.

Other recent proposals have included a concept plan to develop a business park on the land surrounding Varroville; an application to build a truck servicing facility in the south-eastern corner of the property and a concept plan to develop most of the Blairmount valley for residential purposes. Each of these proposals was refused/rejected by Campbelltown Council due to the significant adverse impact that they would have on the scenic and environmental values of the Scenic Hills.

The vision of the early plans to protect the close connection to the rural landscape and scenic views from throughout the Campbelltown LGA has for the most part been achieved, with numerous open spaces and view corridors allowing opportunities to engage and develop a sense of connection with the landscape. The provision of physical access has however been less generous, with opportunities for interaction limited to the public domain: mainly from the roadsides and from the small area of open space near the peak of Bunbury Curran Hill.

The objective to retain the farming and agricultural research activity identified as the final objective of the 7(d1) zone has been less actively pursued. Analysis of aerial photographs suggests that there has been a decline in active agricultural uses since the mid-20th century. Most of the area is now used for low-density grazing of livestock, with only one active dairy farm (Kenny Hill) extant. Two properties are used for horse-riding businesses: the Scenic Hills Riding Ranch at the northern end of the Scenic Hills and Mount Sugarloaf Farm at the southern. The Veterinary Research Station at the northern end of the Scenic Hills closed in 1990 when the research moved to the Elizabeth Macarthur Research Institute at Camden.

One notable exception to the decline in agricultural activity is the re-emergence of viticulture, which was one of the most important uses in Scenic Hills during the colonial period. Encouraging viticulture as a future land use within the Scenic Hills should be considered by Council as part of the preparation of its new comprehensive LEP for the Campbelltown LGA.

A significant land use in the Scenic Hills area which is not addressed in the objectives for the zone is institutional. St Gregory's Catholic College campus is situated on the top of the ridgeline near Badgally Hill; and the Carmel of Mary and Joseph, the Mount Carmel Retreat and Mount Carmel Catholic High School are all situated in the rural lands between St Andrews and Raby Roads. The footprints of the Carmel and Retreat are modest and their siting is not aggressive, allowing them to reinforce their contemplative purpose and blend successfully into the landscape. The high school is more visually prominent in its setting since it sits in an exposed paddock landscape, but it is set low in the local topography and its location adjacent to Raby's urban edge means that it reads as being as part of the urban, not rural, area.

The LEP then goes on to describe the range of permitted (without the need to obtain any approval), permissible (with Council's consent) and prohibited land uses.

The LEP also aims to protect the scenic values of the landscape by requiring that the minimum lot size for subdivision or the erection of a dwelling is 100 hectares (cl 10,11). Concessions were granted at the time the LEP was made to allow a house to be built on land less than 100 hectares in area in certain circumstances, including on specified lots; lots existing in 1974 that were less than 100 hectares and not in the same ownership as adjoining lands; and secondary cottages for farm workers. An analysis of the location and density of development in the area as part of this study has revealed that most of these entitlements have been fully taken up. Section 4 describes the impact of this development in each Landscape Unit.

The 7(d1) Environmental Protection (Scenic) zone (and minimum lot size provisions) extends around the south of the LEP area to include the lands between Mount Annan and Mount Sugarloaf. This area is dominated by smaller lots, mostly between 2-10 hectares in size. This is an important precinct which is also coming under pressure for more intensive development in part because it forms the transition between suburban Glen Alpine and the proposed Menangle Park Release Area further to the south.

Mount Annan is a visually prominent feature that plays an important role in defining a clear edge to the existing urban area of Campbelltown. It is the site of the Mount Annan Botanical Garden, the Australian Native garden of the NSW Royal Botanic Garden. LEP D8 also covers that part of the Mount Annan Botanical Garden that is located within the Campbelltown LGA with a site-specific zone (Special Uses (g): Botanic Gardens). The remainder of the Garden is located within the Camden LGA and is therefore subject to Camden's planning instruments.

One of the most important, if largely hidden, roles of the Scenic Hills is the provision of a path for infrastructure; including Sydney's water supply (the Upper Canal System, part of Sydney's water supply) and the high-pressure Gas pipeline from Moomba to Sydney. The gas line is underground and is not subject to a special zone, although development must not encroach on the line. The Sydney Water supply channel is zoned Special Uses A (Water Supply); for which the only permissible uses are water supply, drainage and roads. The Upper Canal Water Supply System is identified in LEP D8 as a Heritage Item. It is also listed on the State Heritage Register.

The final major zoning in the precinct applies to the land near the peak of Bunbury Curran Hill: 6(c) (Open Space (Regional)). This zone is intended to "recognise the regional open space that has been identified by the Department of Environment and Planning" and allow for a limited range of development, including refreshment rooms and roads. The land at

present however remains mainly in private ownership, and the area that is accessible to the community looks to the west over Camden LGA rather than the Campbelltown's Scenic Hills.

The LEP also identifies much of the Scenic Hills as an "Escarpment Preservation Area" (cl 13) as an overlay to the 7(d1) Environmental Protection (Scenic) zone. This applies to most of the land between the main ridgeline and the suburban development and prescribes criteria for the materials and finishes of any development, requiring it to be dark coloured and of low reflective qualities so that it will blend with the surrounding landscape. Consent is also necessary for the clearing of vegetation. The third requirement of this overlay is that no new building is to be more than 7.6m above natural ground level.

Clause 14 provides additional considerations and restrictions for any development proposed on steep land (>1:6) – most of which is within the study area.

The LEP identifies several heritage items, and includes standard clauses for their conservation and management. The items are: Varroville; Blairmount; Campbelltown Reservoir (Kenny Hill); Ingleburn Dam and the Sydney Water Supply Upper Canal. The Upper Canal and Varroville are also listed as items of State Heritage Significance on the State Heritage Register. Kenny Hill Reservoir is also listed on Sydney Water's s170 Register. Sugarloaf Farm is listed on the Department of Planning's s170 Register but not on LEP D8. None of these listed items has been the subject of significant development proposals since the LEP was gazetted. Other significant estates were within the Scenic Hills as it existed prior to the suburbanisation of the 1970s and 1980s, but have now been surrounded by residential development. These include Epping Forest, Eschol Park and the former convent of Mount St Joseph. Two other properties, Glenroy and Hillview, are also in the original Scenic Hills and although in the now urbanised area have retained a good curtilage which allows them to still be seen and understood as early properties in an undeveloped setting.

It should be noted that the original curtilages of both Varroville and Blairmount, two of the three surviving early rural estates in the land covered by LEP D8, have been significantly reduced by subdivision over the years. The existing heritage listings cover only the current properties and LEP D8 addressed this by requiring that the likely impact of proposed development that is in the vicinity of a heritage item (and may therefore have the potential to affect the visual setting or other heritage value of the item) must also be taken into consideration by Council before granting approval to the development.

3.2.2 CAMPBELLTOWN (URBAN AREA) LEP 2002

Campbelltown (Urban Area) LEP 2002 (LEP 2002) is the main LEP for the urban areas of the Campbelltown LGA. Its western and southern edges abut LEP D8, and its provisions apply to the East Edge Scenic Protection Lands study area as well as to land immediately adjacent to the Scenic Hills, some of which is also zoned for environmental protection purposes. A detailed assessment of the impacts of the LEP can be found in the relevant Landscape Unit section.

The plan focuses on urban development issues although it also addresses the management of the urban/non-urban interface. The majority of its objectives are relevant to this study, including:

(b) to protect areas from inappropriate development, and

- (d) to maintain and improve opportunities for the community living in the City of Campbelltown to enjoy an appropriate range of social, cultural and recreational facilities, and*
- (e) to ensure that environmentally sensitive areas (including waterways, riparian corridors, biological linkages, remnant native vegetation and associated buffers) are protected and, where damaged, rehabilitated, and*
- (g) to ensure that heritage items are identified and protected, and*
- (i) to ensure that all development satisfies the principles of ecologically sustainable development, energy conservation and efficiency, and that the cumulative impact of development in sub-catchments is considered, and*
- (j) to conserve the environmental heritage of the urban area of the City of Campbelltown, and*
- (k) to retain the cultural significance of the urban area of the City of Campbelltown, and*
- (l) to conserve existing significant fabric, settings, relics and views associated with the heritage significance of heritage items and heritage conservation areas, and*
- (m) to ensure that any development does not adversely affect the heritage significance of heritage items and heritage conservation areas and their settings, and*
- (n) to ensure that archaeological sites and places of Aboriginal significance are conserved, and*
- (o) to allow for the protection of buildings, works, relics, trees, places and archaeological sites which have heritage significance but which are not identified as heritage items by an environmental planning instrument, and*
- (p) to ensure that the heritage conservation areas throughout the urban area of the City of Campbelltown retain their heritage significance, and*
- (q) to ensure that measures are adopted to minimise potential soil salinity problems.*

The land within the EESPLs is mainly zoned 7(d4) Environmental Protection (2ha min) with some parts 7(d6) Environmental Protection (0.4ha min).

The objectives of the 7(d4) zone are:

- (a) to identify and protect land and watercourses forming part of the Georges River catchment area, and*
- (b) to conserve the rural character of the area by maintaining a minimum area of 2 hectares for lots used for rural living, and*
- (c) to protect environmentally important land and watercourses possessing scenic, aesthetic, ecological or conservation value, and*
- (d) to allow some diversity of development, but only where it is unlikely to have a detrimental effect on the quality and character of the locality or the amenity of any existing or proposed development in the locality.*

Except as otherwise provided by this plan, consent must not be granted for development on land within this zone unless the consent authority is of the opinion

that carrying out the proposed development would be consistent with one or more of the objectives of this zone.

A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.

The need to protect the environmental quality of this zone means that a range of land uses is prohibited, including high-impact rural uses, large-scale commercial activities and many smaller activities likely to have an adverse impact on both the scenic and ecological and environmental qualities of the area.

The development carried out under this zone has generally met its objectives. See Sections 4 and 5 below for a more detailed analysis of the efficacy of these provisions in the Study Areas.

The objectives of the 7(d6) zone reflect the more intensive nature of its development potential. They are:

(a) to permit intensive rural-residential living on land which can be provided with sewage reticulation (but, because of scenic quality or for other reasons, has not been zoned residential) by allowing a minimum lot size of 0.4 hectare, and

(b) to allow some diversity of development, but only where it is unlikely to have a detrimental effect on the quality or character of the locality or the amenity of any existing or proposed development in the locality.

Except as otherwise provided by this plan, consent must not be granted for development on land within this zone unless the consent authority is of the opinion that carrying out the proposed development would be consistent with one or more of the objectives of this zone.

A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.

The range of permissible land-uses is similar to that of 7(d4), the main difference between the two zones being the density of development. The physical and visual impacts of this increased density have resulted in a noticeably different aesthetic quality to the landscapes. This has been a result of not only approximately five times more dwellings in the 7(d6) area; but also the cumulative impact of ancillary development such as garages, outbuildings and domestic gardens associated with each of these dwellings. The development within the 7(d6) zone reads as more residential than rural or natural in its character.

Clause 33 applies to both zones. It sets the minimum lot size for subdivision within each zone. New lots in the 7(d4) zone must be a minimum of 2ha and those in the 7(d6) zone must be 0.4 ha, or 4000m².

Clause 35 regulates the erection of dwellings (which can be an attached dual occupancy) on land in each zone by requiring the same minimum lot sizes as prescribed in Clause 33.

Clause 36 specifies additional matters to be taken into consideration when assessing an application for agriculture, animal boarding or training establishments, intensive horticulture

and intensive livestock keeping in the area. Of these uses, only 'agriculture' is permissible in the environmental protection zones.



Figure 3.3. The prevailing character of the land zoned 7(d4) 2ha minimum lot size is bushland/semi-rural (Oakley Road E-LU1).



Figure 3.4. The prevailing character of the 7 (d6) 0.4ha minimum lot size zones is residential with the dwellings and ancillary development dominating many sites (Longhurst Road E-LU4).

Campbelltown (Urban Area) Local Environmental Plan 2002 also covers land within the Scenic Hills at its interface with LEP D8. The applicable zones are:

- 7(d1) Environmental Protection (100 hectares minimum) in the vicinity of Eaglevale Road. The provisions of this zone are similar to those of the 7(d1) Environment Protection (Scenic) zone in LEP D8 (Central Hill Lands) described above. This land is well below 100 ha in area and remains undeveloped.
- 7(d4) Environmental Protection (2ha min) between the Glen Alpine urban area and the railway line. This area has also been substantially developed for residential purposes with some small-scale farming such as market gardens.
- 7(d6) Environmental Protection (0.4ha min) adjoining the urban development near Raby Road, Kearns. This land has been developed for rural-residential purposes.
- 2(b) Residential B near Columbia Place, Kearns, in a small area adjoining Eaglevale Road, Eaglevale and in the Blairmount valley. Although zoned 2(b) since the commencement of this LEP, these lands have not yet been developed and read as part of the rural scenic landscape. It is understood that their development is proposed to occur in the near future.
- 1(d) Rural-Future Urban in the Blairmount valley is a rural zone at present. The implications of the possible development of this zone are discussed below.
- Small pockets of land within the Scenic Hills area are zoned open space and reservation for drainage purposes as extensions of similar zones in the adjacent urban areas.

The 1(d) Rural - Future Urban zone is a model no longer used in the planning lexicon, and no equivalent zone is provided in the Standard Instrument by the Department of Planning. Its aim was essentially to reserve land for possible but not guaranteed urban development of

an unspecified type at an unspecified time in the future. The only permissible uses in the interim are agriculture; bushfire hazard reduction; drainage; forestry; mines and utility installations. Land within this zone cannot be used for urban purposes unless the land is rezoned.

The reason that the land near Blairmount was zoned in this manner is unknown. It bears no relationship to the physical landscape or property boundaries (either historic or contemporary). It is however in a highly sensitive and important location covering the foothills and providing the setting and context for three of the most important elements in the Scenic Hills landscape: Badgally Hill, Kenny Hill and the unnamed hill to the west of Kenny Hill. This area is a prominent element in both close and distant views towards these hills. It is also one of the only places where the full depth and complexity of the Scenic Hills is able to be appreciated from the busy Southwestern Freeway. The implications of this zone are described in more detail in section 4.3 (SH-LU3).

The Campbelltown (Urban Area) LEP 2002 also identifies heritage items, some of which are located within the Study Areas.

These include:

- Blairmount (Badgally Road) (SH-LU3);
- The Jug (Stone Cottage): Ben Lomond Road, Minto Heights. The rear corner of this property is within E-LU4; although the cottage itself is under the path of the proposed new road;
- Milestones along Campbelltown Road (Scenic Hills);
- Eagleview house (Eagleview Road) (E-LU4);
- Stone cottage (26 Mercedes Rd) (E-LU3)

The provisions relating to the conservation and management of these items are consistent with the standard provisions applicable at the time the LEP was made. Consent is required for development including subdivision, and Council, before granting consent for development to the item or in the vicinity of the item must consider the impact of new work on the heritage significance of the item and its setting. Part of the curtilage of Blairmount is within the boundary of a recent concept proposal to develop the valley which forms its visual setting for residential purposes. This proposal has not been determined at the time of writing.

3.3 RECENT DEVELOPMENT PRESSURES IN THE STUDY AREAS

One of the fundamental principles underlying the development of Campbelltown as a Satellite City was that the urban footprint must be constrained in its footprint and defined by a tight urban edge. This has been enforced successfully by Campbelltown City Council in the intervening years and the urban areas reflect largely the vision of the initial planning principles. This is in contrast to the development of most of the Scenic Hills landscape on the western side of the main ridge in the area under the control of Camden City Council. The only land zoned for urban development but not yet constructed are pockets near Kearns and Blairmount. These are likely to be developed in the near future.

The pressure for large greenfield development sites on the fringes of Sydney continues unabated. The NSW State Government's Metropolitan Planning Strategy has identified targets for additional housing within each LGA, including Campbelltown. In the light of this, major land releases are being planned and developed at Menangle Park, Edmondson Park and East Leppington. These developments, together with the redevelopment of existing urban areas such as Minto and other infill projects closer to transport infrastructure and urban centres, are capable of satisfying the housing targets set by the State Government as part of the Metropolitan Planning Strategy. They will also have a significant physical impact on the landscape of the Scenic Hills, with both the Menangle Park and East Leppington developments including land within the Scenic Hills study area.

The Menangle Park development extends into the land between Glenlee, Mount Annan and Mount Sugarloaf (SH-LU5), with most of the affected area zoned for large-lot residential development. The East Leppington development will cover over 280ha of SH-LU1 on the plateau above Bunbury Curran Hill. This area was designated a future urban growth area by the New South Wales Government's (former) Growth Centres Commission. At the time of writing, no detailed plans were available for review. Although situated on a west-facing slope on the plateau above Bunbury Curran Hill any major development within this landscape will have significant primary and secondary impacts on the integrity of the wider Scenic Hills cultural landscape. These include the loss of one of the few remaining large land holdings in the study area and the permanent compromise of the scenic values of this part of the precinct. The secondary implications are equally concerning, in particular the likelihood that intensification of land use in adjacent parts of the Scenic Hills such as along the Bunbury Curran ridge and into the Varroville valley and Denham Court Road area will be sought as 'ancillary' or supporting development to the large residential subdivision. This would have a significant adverse impact on the scenic, historic and physical qualities of this landscape through both the construction of buildings and ancillary impacts such as traffic generation and the need for extensive road upgrades, carparking areas and the like. Such development would have the potential to lead to the loss of one of the highest quality scenic landscapes in the Sydney region. It will also irreversibly compromise the planning principles that were used to justify the establishment of Campbelltown in the first place.

In addition to the impacts of 'planned' development, the challenge of preventing the integrity of the scenic landscape from incremental erosion by piecemeal development is a significant one. Both the Scenic Hills and the EESPLs have been subject to pressure from landowners and developers for a range of proposals. Most of these requests have been to allow individual parcels to be developed for suburban housing. The scale of these developments has ranged from modest to many hundreds of dwellings with ancillary development. Support for non-residential development is also being sought, including a major business park in the Varroville valley which was refused in 2008. This development was proposed to consist of

large-footprint office buildings and ancillary development and was planned to extend over most of the historic curtilage of the Varroville Estate up to the edge of the current garden around the house. Council refused the proposal because it recognised the impact that a development of this type would have on the integrity of the landscape and the intrinsic scenic values of the study area as well as its potentially devastating effects on the viability and economy of the town centre. The future of the historic curtilage of the Estate remains unresolved as the land is understood to still be owned by a property development group.

It is understood that other proposals to rezone and/or develop land along the interface between the urban edge and the Scenic Hills have been discussed with Council staff but they have not been supported or followed by formal applications.

One part of the Scenic Hills study area subject to significant demand for speculative residential subdivision is the valley below the historic property 'Blairmount'. Part of this land was zoned for suburban development (2(b) Residential) in LEP 2002 and the adjacent land was zoned 'rural-future urban' as described above. Much of the 2(b) area has been developed but the remainder of the valley is still used for rural purposes. A preliminary and informal concept plan for the rezoning and development of the 1(d) Rural - Future Urban land and the adjacent non-urban land extending significantly further up the slopes of both Badgally and Kenny Hills to a nominated height of 118m was received by Campbelltown Council in recent years. If the now standard form of the two-storey house were to be constructed on these lots the effective height of such development would potentially extend close to 130m. For the purposes of comparison, the base of the large white house with an orange roof constructed recently on the most prominent point within this valley is at the 120m contour and serves as a ready reference point when assessing the possible implications of similar development within this valley or elsewhere within the Scenic Hills landscape.

No application for development in either Study Area should be considered in isolation. If one owner is permitted to develop beyond the existing prescribed urban footprint it is inevitable that other owners in the Scenic Hills or EESPLs will demand similar 'rights'. This issue needs to be resolved at the strategic planning stage – when preparing the new LEP. If left to the statutory planning (development approval) stage the question of precedent becomes significantly more problematic to manage and is potentially likely to expose Council to considerable expense in legal proceedings.

Allowing urban-style development to expand over the carefully protected Scenic Hills or into the bushland areas of the EESPLs will have the potential to have a catastrophic impact on the scenic values and unique character of the Campbelltown LGA. By way of example, Figure 3.5 (below) demonstrates that almost all of the Scenic Hills is located below the 120m contour and could be subject to demands for development if a precedent is created by accepting this contour-based rationale for urban expansion. It must also be recognised that further improvements in the technology of water supply will then lead to additional demands to expand development still further up the hillside. Such development would be clearly contrary to the core planning principles established in the original post-War development of Campbelltown to protect the scenic and environmental values of the Scenic Hills in perpetuity.

The ownership of land in the EESPLs appears to be undergoing a major generational change and many of the owners, children of the original owners and new purchasers have also expressed their desires to capitalise on what they see as 'vacant' land. The

development proposals in this area have been smaller in scale than those in the Scenic Hills due to the significantly smaller lot sizes, almost all of which are less than 2 hectares.

The most important development proposal in the EESPLs is the Minto Renewal Project. This Project extends into the western part of Landscape Unit E-LU4, and at the time of inspection was undergoing preparatory site work in preparation for sale. The area of the Project within the EESPLs has been divided into lots of approximately 4000 m² which is consistent with that of the adjacent 7(d4) zone to the west. Several proposals for speculative development of individual lots are understood to have been prepared although none are of the scale proposed in the Scenic Hills. They are described in more detail in the relevant landscape unit section.

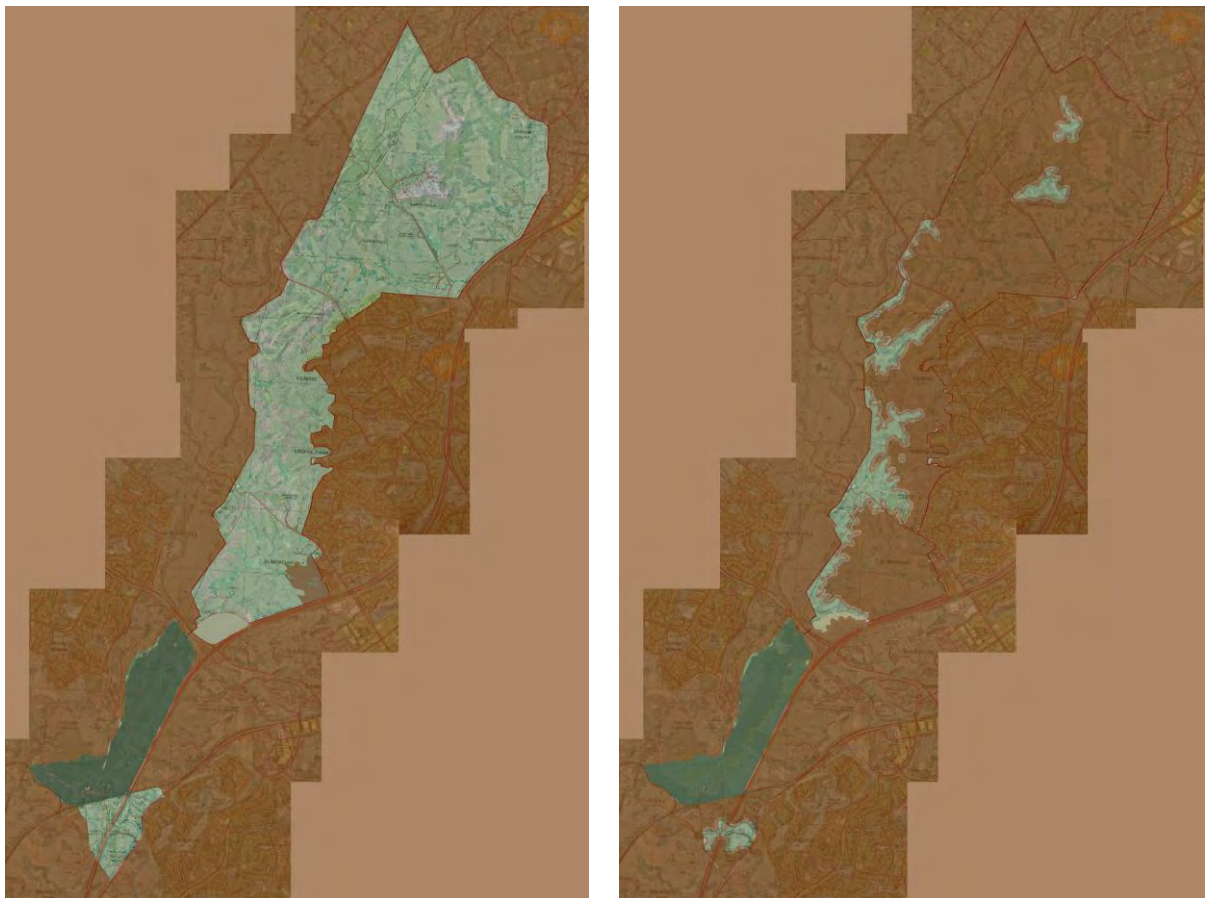


Figure 3.5. The protection of the undeveloped, rural character of the landscape of the Scenic Hills has been a priority since the earliest planning schemes in the Post-WW2 period. The area of the Scenic Hills that has been successfully protected as a rural landscape is shown on the map on the left. Improvements in water reticulation technology means that increasing pressure is being brought to bear from owners and developers to allow their rural lands to be redeveloped for residential or other development. The map on the right shows the area of land above RL120. If development was to be allowed on the basis of the current availability of services it would be likely that only the areas shown in green on the map on the right would be likely to remain undeveloped, or at least to remain free of pressure for intensification of land uses (Mount Annan Botanic Gardens is shown dark green). The topography and complex spatial relationships within the area mean that the impacts of such development could never be ameliorated by planting or 'sensitive' urban design. If this was to occur the unique scenic and historic qualities and amenity value of the setting of the existing urban areas, and a fundamental part of the Campbelltown LGA community's sense of place would be lost.

3.4 PRINCIPLES FOR THE PROTECTION OF SCENIC VALUES IN A CULTURAL LANDSCAPE

The protection of scenic values can be a challenge for both Council and the community. Unlike the protection of a definable built element, a 'scenic' value is broad in its scope and the benefits it can bring for the whole community. In the context of the Campbelltown LGA for example these scenic values also provide physical evidence of the historic cultural landscape. Few parts of the study area have retained wholly natural values without any evidence of human occupation creating a cultural overlay.

Cultures by their very nature change over time and so do cultural landscapes. The challenge for the conservation planning process is to ensure that the policies and strategies allow the scenic and cultural values that create Campbelltown's 'sense of place' to be retained. Once broadacre development is constructed it is unlikely ever to be undone – particularly if in private ownership.

Protecting the scenic values of a landscape requires proactive planning through the provisions of the Local Planning Strategy and the new comprehensive LEP for the Campbelltown LGA. Land use zones, objectives for development in the zone and detailed density and design provisions all need to work together to:

- protect in perpetuity the historic cultural landscape of the Scenic Hills and the environmental bushland landscape of the EESPLs;
- ensure the land uses in each area are consistent with the need to ensure that structures and evidence of activity are appropriate in design and purpose and visually subservient, low-key elements in the landscape;
- ensure that the community can continue to 'read', interpret and understand the visual complexity and highly scenic qualities of the study areas through preventing development that will obstruct, obscure or distract from the ability to see into, out of, and over the study areas, including both constructed and accidental views and vistas;
- preserve the three-dimensionality of the landscape by protecting the qualities of the less prominent hills and valleys; and
- prevent urban creep into the area through the identification of appropriate densities for new development.

3.5 RECOMMENDED PLANNING INITIATIVES TO PROTECT THE SCENIC AND ENVIRONMENTAL QUALITIES OF THE STUDY AREAS

The scenic qualities of the setting of the Campbelltown LGA provided planners and developers in the post-war years with an outstanding opportunity to develop a high quality 'city in the countryside'.

One of the primary aims of the planning process was to constrain the footprint of the urban areas and encourage only development that would be sympathetic to these scenic values. This was achieved through major initiatives such as identifying the Scenic Hills as a rural landscape that needed to be protected in perpetuity and the EESPLs as an environmentally and ecologically sensitive area that required protection from the impacts of urban development.

Intended to contain urban growth and protect the scenic and cultural values of the City's setting; the well-defined distinction between the urban and rural areas has been enforced relatively successfully by Council through its statutory and strategic planning processes. This separation should be recognised as being critical to the success of the early visions for the area as a compact city in a country setting.

The primary way of ensuring the conservation of the scenic, cultural and environmental qualities of the two study areas is through the local planning system. Land use zones, density controls and design requirements can work together to ensure that the values are protected in perpetuity whilst facilitating development that will not cause adverse impacts. The detailed review and analysis of each Landscape Unit (Sections 4 and 5) have informed the following recommendations for how to protect their identified scenic and environmental values.

3.5.1 PROTECTING CAMPBELLTOWN'S URBAN EDGE

The existing boundary between Campbelltown's urban and non-urban areas was defined during the major planning initiatives of the 1960s and 1970s.

This section outlines the principles relevant to the management of the interface between the urban and non-urban landscapes.

The development approved recently by the State Government under the Metropolitan Growth Strategy is not addressed in detail in this report because details, including how the edges to the Study Areas are to be managed, were not available at the time of writing.

ISSUES FACING THE DEFINITION OF THE URBAN EDGE: THE PASTORAL LANDSCAPE

The quality of an urban edge depends not only on the zoning of the two areas of land, but how the interface is designed and managed. For this edge to be able to be read clearly there should be an appreciable distinction between the two. This is particularly important when the topography is complex and offers rich opportunities for views.

Transitional zonings such as large lot residential have been used by many local Councils in an attempt to soften the interface between urban and rural development and this form of development can be found in parts of the Campbelltown LGA, including the edge to the rural landscape of the Scenic Hills near Raby Road. When the minimum lot size in this zone is too small to allow traditional rural activities such as the keeping of livestock or the maintenance of a market garden, and the scale of houses and ancillary development (such

as multi-car garages) is large, the effectiveness of larger lots as a 'soft' edge, or transition, between urban and rural landscapes is lost.

Even if the boundary between the rural and residential areas is defined clearly, the detailed design of the interface needs to be considered carefully to allow the community to still access the scenic qualities of the landscape in a meaningful way.

It is important for example that the pastoral landscape is not separated from the public domain by a row of houses. Although many of the earlier subdivisions placed a high priority on maintaining the visual qualities of the landscape setting through the simple device of edging the development by a 'ring road', leaving the outside free of houses and allowing extensive views over the adjacent hills, more recent subdivisions have maximised returns to the developer by building on both sides. This has created a 'wall' of development which creates a permanent and impenetrable barrier to the hills beyond. The impact of this layout is made worse by the shrinking lot sizes of contemporary subdivisions and the increasing scale and footprint of project houses.



Figure 3.6 (left) and 3. 7 (right) Contemporary two-storey designs are up to twice the height and footprint of their 1970s equivalent, with double garages accommodated under the main roof (instead of via a driveway to a garage in the back garden). This means that most development under these provisions is effectively boundary-to-boundary, and whereas previously it was usually possible to see over rooftops and between houses to the non-urban landscape and views beyond, in today's development this is often impossible.



Figure 3.8. The use of larger lot sizes along the urban-rural interface can be a good option in theory, but when these 'larger lots' are not big enough to allow genuine rural uses they 'read' as part of the urban, not rural landscape and effectively extend the sense of sprawl.



Figure 3.9 The only link to the landscape beyond that is provided in these recent subdivisions is at the head of the cul-de-sacs which protrude with a sense of anticipation into the adjacent pastoral landscape. This is of significant concern to the future conservation of the Scenic Hills.



Figure 3.10. Defining the edge of suburban subdivision by a local collector road allows the links to the rural landscape to remain accessible and enhances the potential for the community to appreciate the scenic qualities of the landscape.

It is important that the quality of the rural setting when viewed from the rural landscape is also managed carefully. This is particularly important in a topographically varied landscape with effectively infinite views such as is found in the Scenic Hills. If a row of houses defines the boundary between rural and urban uses, when viewed from the rural landscape the view includes a landscape of back fences and secondary elevations, potentially devaluing its scenic quality significantly. This has impacts on the setting of the urban area when these 'back fences' are visible as the backdrop to views over the rural lands, for example when looking over the Scenic Hills from east-west roads such as Raby Road.

Defining the edge of the urban development with a public road allows the rural setting of the Campbelltown LGA to be visually accessible by community. It also prevents a 'back elevation' view when looking towards the urban area from the rural landscape and is therefore the preferred model for the design of the urban-rural land use interface.

ISSUES FACING THE DEFINITION OF THE URBAN EDGE: THE BUSHLAND LANDSCAPE

Defining an appropriate edge between urban and non-urban uses in a bushland landscape requires a different approach to a pastoral landscape. The character of the Campbelltown LGA's eastern edge has historically been one of small-scale settlement and farming activities interlocked with its bushland setting. Sometimes this is expressed 'on the ground' by cleared farmlets inter-lacing with fingers of bushland, and elsewhere it is expressed vertically, with dwellings and low-key rural activity nestled under the canopy of mature trees that continues to dominate the landscape.

The topography of the bushland EESPLs is as important to the definition and management of its edges as it is in the Scenic Hills although the characteristics of the two areas are very different. The landscape of the main ridge along which the EESPLs are located is relatively level and slopes gently to the east away from the main Campbelltown valley which limits opportunities for panoramic views across the valley to a relatively few locations such as east-west access roads including Leumeah, Ben Lomond and Minto Roads, and viewpoints such as Kyngmount Reserve.

Regardless of their particular character, most of the units in the bushland study areas are readily differentiated from the significantly denser suburban areas to their West. Their active

non-urban uses also distinguish them from the nearby Georges River open space/recreation area/rural areas of Kentlyn to the east. The issues facing the management of the eastern edge of the EESPLs are quite different to those of the urban interface.

The eastern edge of the study area is abutted by the reservation for the Georges River Parkway, a major distributor road which has been planned since the early 1970s. No commitment has been made to a starting date for construction and the reservation remains heavily vegetated and contiguous with the Georges River recreation area beyond, providing a vegetated backdrop of high scenic and environmental value to views towards and from the study area. If the road is built it will redefine the character of the edge by introducing a rigid physical barrier and gap in the tree canopy between the study area and the Georges River Plateau. The road will also potentially affect the environmental values of the area by introducing a main road through a wildlife corridor. Particular attention will need to be given to the interface between the study area and the road corridor in order to protect the visual and ecological biodiversity of the EESPLs.

Two issues are of particular importance in the design and management of the urban edge of the EESPLs: the need to protect the soft character of the ridge when viewed from the main valley and Scenic Hills to the west; and the integration of low-impact development with the environmental and aesthetic values of the bushland edge of the Georges River catchment area to the east.

The protection of the ridgeline quality requires that any structures be set on the eastern side of the ridge and that their height needs to be restrained to ensure that hard edges of buildings are not visible in views towards the ridge. It is also important that the site is deep enough or is buffered by land dedicated to the growth of tall trees characteristic of the bushland landscape such as *Eucalyptus tereticornis*, or Forest Red Gums which will grow to a good height and provide a soft edge to the views. This species is appropriate in the EESPLs, being historically dominant in the Campbelltown area, tall-growing and capable of creating/maintaining a high-quality ridgeline in distant views without blocking local views from the area to the Scenic Hills. This planted ridgeline protection area needs to be deep enough to allow the canopies to overlap so that they 'read' as natural in views towards the ridge and to ensure that any tree deaths in the future do not create a gap in the canopy line.

In this regard it is important to note that the comments earlier in this study about the potential impacts of contemporary trends for two-storey houses with small setbacks and minimal areas available for soft landscaping on the quality of views towards and outwards from an aesthetically sensitive landscape are also relevant in the EESPLs. At the time of preparation the ridge immediately to the west of Eagleview Road at Minto had been cleared for the Minto Renewal Project and spectacular views were available along the length of this part of the road. The objectives of the DCP for this project include 'to ensure that the visual character of the 'green' ridge top is maintained through controls on development within the scenic protection zone and to maximise access to existing views and vistas.' The published Street Tree Planting Strategy shows that Forest Red Gums are to be planted along the ridgeline roadsides.

The statutory edge between the two types of development in the EESPLs at present is largely arbitrary. As in the Scenic Hills, it is defined on the ground mostly by the rear fences of suburban development or by the carriageway of a road. The impact of this type of edge in the EESPL area is significantly less than in the Scenic Hills because existing development in the EESPLs reads as being low-intensity, with modestly scaled dwellings in most places

allowing the bushland to dominate most views; unlike the open and pastoral landscapes of the Scenic Hills.

In parts of the EESPLs the distinction between urban and non-urban development has been blurred where the existing LEP provides for lots of approximately 4000 m² between the suburban and scenic protection areas. The development on these properties is characterised by large houses facing away from the study area to capture the spectacular views over the Scenic Hills. Their primary interface with the urban areas to the west is already well defined.

Most of the Minto Renewal Area near the ridgeline is also to be developed for 4000m² lots and will also read as part of the urban area, although it is designated in the DCP as 'rural-residential'. The land has been cleared and properties are for sale but no construction or details of proposed developments were available at the time of writing.

Large-lot residential can be an appropriate form of development in the bushland-edge landscape providing that it is subject to strict design and development controls to ensure that any structure or active use remains secondary to the environmental and aesthetic values.

3.5.2 APPROPRIATE ZONING AND DEVELOPMENT CONTROLS – PRINCIPLES FOR THE SCENIC HILLS STUDY AREA

Cultural landscapes are formed by a combination of natural and historic processes, and if the values of the landscape are to be protected into the future it is important that the LEP facilitates development consistent with the scenic values and prevents development that is likely to conflict with or detract from these values. The impacts of any land use on a visually or environmentally significant landscape are potentially significant, with few uses having no physical, visual or environmental impact. Any new use that may be introduced, or the intensification of an existing use, will not only increase the number of structures in the landscape of the Scenic Hills, but also generate ancillary development such as outbuildings, roadworks, hard paved areas and other elements - each of which will have the potential to erode the scenic and historic cultural significance of the area.

Built forms can be controlled by both regulating the land uses and by regulating elements such as footprint, scale, form, siting and materials. It is critical also that the density of development is managed carefully.

The scenic and cultural values of the Scenic Hills area are particularly vulnerable to the impacts of inappropriate development; density controls must be adequate to prevent a landscape with a house (or houses) being built on every prominence. Pseudo rural uses, including what is commonly called 'large lot residential' are not appropriate within the area because they cannot be accommodated in an open, pastoral setting without significant visual impact. Such development results in a landscape which reads as urban sprawl without genuine rural qualities.

The preference of owners and developers to maximise views encourages many owners to site their new dwelling on the highest part of the property. This is not only contrary to the historic model used in the Colonial cultural landscape (where the house was set below the ridge, which then provided a backdrop to views toward it), but also means that many recently

constructed houses have become unduly prominent elements in views within the Scenic Hills.

The topography of the Scenic Hills means that any development is likely to demand extensive earthworks and manipulation of the natural topography, particularly if building on steep slopes. This should be minimised by preventing development in areas that would require extensive cut and fill or other earthworks.

Changes in the quality or type of non-structural landscape elements can also have a significant impact on scenic views. Even the replacement of native and traditional rural grasses by mown lawn and manicured gardens with introduced plantings associated with new dwellings can change the textures and colours of the scenic landscape. The concept of a 'home garden' hugging (and largely screening) the carefully sited house with simple, grassed paddocks covering the landscape beyond is consistent with the values of the historic cultural landscape of the Scenic Hills and should be encouraged through detailed development controls for the area.

The development of zoning and development controls for the Scenic Hills must also take the impacts of development ancillary to the primary use into account, such as outbuildings, roadworks, carparking areas and the like. These can have a significant impact on the aesthetic qualities of the landscape.

Other land uses are able to be 'absorbed' within a landscape without significant impact and these should be identified as development that can potentially be carried out without the need to obtain Council's approval. Others are possible providing that any structures or infrastructure associated with that use are sited sensitively and built using visually recessive materials and colours. Other activities and structures are of a scale or impact that they cannot be undertaken without an unacceptably intrusive outcome and these should not be permissible uses. These should be identified during the planning process after careful consideration of the implication that each may have on the identified scenic and cultural landscape qualities of the area.

3.5.3 APPROPRIATE ZONING AND DEVELOPMENT CONTROLS – PRINCIPLES FOR THE EESPLS STUDY AREA

The principle underlying all future management of the environmental and visual values of the EESPLs should be the retention of its prevailing character as an area of significant natural bushland interwoven both laterally and vertically with modestly scaled residential and rural activity. Most properties are developed to their full entitlement under the existing LEP, and like in the Scenic Hills some owners are lobbying Council to be allowed to develop higher density housing. Several models were developed and examined to determine whether this would be possible without harming the area's visual and environmental values. These are discussed in detail below within the context of the recommended zonings.

The retention of existing vegetation should be the highest priority of any development in the EESPLs. Any use that would require significant land clearing is not likely to be appropriate. Development of a type and density that allows space for the planting of additional bushland trees should also be encouraged, including adjoining the public domain and to provide links between the surviving pockets of ecologically diverse forest. This will also improve travel

corridors for native animals which will otherwise be significantly compromised by the construction of the proposed Parkway to the east.

One land use that needs particular consideration is institutional. A range of these activities are present in the EESPLs already, including the religious temples and meeting places in Eagleview Road (E-LU4 and E-LU5), the church in Acacia Street (E-LU6) and the Leumeah High School. The latter is nominally outside E-LU5 but is adjacent and visually contiguous to the area. Attracted to the low-cost of land outside the urban area and large sites, these forms of development can have a significant visual impact on an environmentally vulnerable landscape through the scale and bulk of institutional buildings, the amount of site clearing required, the need for carparking and signage and the secondary impacts of increases in traffic generation and the like on the visual quality and ecological values of a landscape. New development for institutional, educational or similar purposes should not be encouraged in the EESPLs.

Potential land uses likely to be sympathetic to the environmental qualities of the EESPLs include a range of low-impact activities, including very low density residential and rural activities such as the small-scale grazing of livestock (common in the area at present). The impact of rural activity will need to be assessed on a case-by-case basis since although the visual impacts of a use such as small-scaled market gardening can be quite minor, the environmental impacts of runoff and the use of fertilizers required to make the use viable on the relatively poor soils in the area may have a significant adverse impact on the local ecology of the Georges River and its catchment; and need to be considered carefully before being approved.

3.5.4 OPTIONS FOR LAND USE ZONES IN THE LEP

The Department of Planning's Standard Instrument (a template for the preparation of LEPs) identifies a set of zones for councils to use in their local planning instruments. It is no longer possible to tailor a zone to the needs of a small area, although a certain amount of fine-tuning is still permissible.

Two of the zones identified in the Instrument were considered for the Scenic Hills: a rural land-use focus (Rural RU2); and/or a focus on the protection and management of the scenic values of the area (Environmental Management E3).

Three possible zones were considered for the EESPLs: Environmental Management (E3); Environmental Living E4, which provides for large-lot residential development with low environmental impacts; and R5; large lot residential with no special environmental constraints.

When choosing the most appropriate zone for the study areas, Council should take into consideration the primary intended use and character of the land. Lot sizes and densities are set under a separate clause and not defined in the zones. The subdivision of land requires consent in all zones.

RU2 – RURAL LANDSCAPE ZONE.

This zone is intended to facilitate the ongoing traditional rural and agricultural activity in an area with landscape value.

The objectives of this zone are:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.

extensive agriculture means:

- (a) the production of crops or fodder (including irrigated pasture and fodder crops),
or
- (b) the grazing of livestock, or
- (c) bee keeping,

for commercial purposes, but does not include any of the following:

- (d) animal boarding or training establishments,
- (e) aquaculture,
- (f) farm forestry,
- (g) intensive livestock agriculture,
- (h) intensive plant agriculture.

The range of permissible uses in the RU2 zone focuses on traditional rural activities and environmental protection works with minor secondary land uses such as home occupations and dwelling houses allowed with consent (including the potential to nominate a minimum lot size for the erection of a house).

The analysis of land uses, patterns and environmental impacts of development in the Scenic Hills since formally identified in the 3 Cities Structure Plan (the Campbelltown-Camden-Appin Strategy Plan) revealed that the rural/agricultural use of the land has diminished to a point where relatively few active agricultural uses are still in evidence. The significant topographical and environmental constraints in the area mean that the existing lot sizes are also not likely to entice new 'extensive' agricultural activity to the area, notwithstanding its proximity to markets and major transport routes.

Adopting this RU2 zone would provide a focus on the agricultural qualities and values of the area. The scenic and environmental values would remain secondary to agricultural viability in the assessment of applications for development. Although this would be consistent with the patterns of the historic cultural landscape, it may not protect the scenic values adequately of the area from the impacts of contemporary development.

A minimum lot size may be specified for lots in the RU2 zone (Instrument Clause 4.1). This is recommended in order to protect the important and increasingly vulnerable historic and scenic qualities of the landscape from further demands for subdivision and erection of dwelling houses. The objective of the clause should be:

- To protect the traditional historic pastoral and scenic values of the Scenic Hills cultural landscape.

It is recommended that the minimum lot size for subdivision if this zone is adopted should remain 100ha. The reason for this is that the lot size must be adequate to allow sufficient area for a small-scale grazing or other low-intensity rural activity; and that the over-subscription of the existing concessional lot provisions has led to few properties in the area not having already been built upon regardless of their area, with at least 49 dwellings in an area nominally able to hold 13. Those lots that exist but have not been developed will be able to do so unless a local provision to prevent this is included in the LEP.

The analysis of these dwellings, their locations and impacts on the scenic values of the area suggest strongly that there is no capacity for further development without significant harm to the scenic and environmental values of the Study Area. It should also be noted that this clause applies to the subdivision of land only, and not the erection of a dwelling.

If the RU2 zone is adopted the LEP may, (or must, depending on the use of several other clauses) also contain a special clause which allows a minimum lot size to be identified for the erection of a dwelling; but also allows subdivision and sale of parcels less than this area for primary production purposes providing that no dwelling has been, or ever will be, erected on the undersized lot.

Protection of the scenic values of the landscape will require the addition of an environmental protection overlay to prescribe siting, landscaping and material requirements. These could be defined in a special local provision or in a separate Development Control Plan.

The RU2 zone is not appropriate in the EESPLs. The small lot sizes are not capable of supporting extensive commercial grazing and the clearing of land for this purpose should not be implied through the emphasis on this activity.

E3 – ENVIRONMENTAL MANAGEMENT

The Standard Instrument also includes a suite of zones intended for use to protect environmental values. These range from the highly restrictive E1 (National Parks) to the residentially focussed E4 (Lifestyle Living).

The Department of Planning has advised that zone E3 – Environmental Management is suitable for land where there are special ecological, scientific, cultural or aesthetic attributes or environmental hazards/processes that require careful consideration/management and uses compatible with these values. This zone is potentially appropriate therefore for both the Scenic Hills and the EESPLs (with different density controls).

The Minister's s117 direction of 9 May 2008 included the following requirement:

2.1 Environmental Protection Zones

Objective

- (1) The objective of this direction is to protect and conserve environmentally sensitive areas.

Where this direction applies

- (2) This direction applies to all councils.

When this direction applies

- (3) This direction applies when a council prepares a draft LEP.

What a council must do if this direction applies

- (4) A draft LEP shall include provisions that facilitate the protection and conservation of environmentally sensitive areas.
- (5) A draft LEP that applies to land within an existing environmental protection zone or land otherwise identified for environmental protection purposes in a LEP shall not reduce the environmental protection standards that apply to the land (including by modifying any development standards or subdivision controls that apply to the land).

This direction can only be varied if a fully researched and justified argument is provided to the satisfaction of the Department of Planning.

Both study areas are currently substantially zoned 7(d1) Environmental Protection (or equivalent) under the existing controls, and are subject to the provisions of this Direction.

The E3 Environmental Management zone is consistent with both the Minister's Direction and the need to protect the environmental and scenic values of the Scenic Hills area.

The objectives of the E3 Environmental Management zone are:

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.

The zone must permit environmental protection works and roads, although Council can decide whether or not they require development consent. Given the importance of the scenic values of the area, and the potential impact of major earthworks such as cut-and-fill, whether on the hillsides and/or the ridgelines, it is recommended that road construction require consent.

The Standard Instrument defines environmental protection works as works associated with the rehabilitation of land towards its natural state or any work to protect land from environmental degradation, and includes bush regeneration works, wetland protection works, erosion protection works, dune restoration works and the like. This could potentially be allowed without the need to seek approval.

Home occupation (within an existing dwelling) is also identified as a land use that must be allowed without the need to seek Council's approval. This will not have an adverse impact on the scenic values of the area and is appropriate for both the Scenic Hills and the EESPLs.

The only land use that must require consent is dwelling houses, although Councils can also include home industries, kiosks, cellar door premises, neighbourhood shops and roadside stalls in this category. Providing that density, locational requirements (see below) and visual environmental controls are complied with, these additional uses are likely to be able to be carried out without adverse impacts on the scenic values of the Study Areas.

Prohibited uses under this zone include: Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; and any other development not specified as permissible. It is recommended that commercially focused activities uses likely to demand large footprint construction, excavation, land re-profiling and/or ancillary development (eg large carparks) including uses such as offices, hotels and motels also be specifically prohibited in the zone.

It is also recommended that the historic cultural landscape of the Scenic Hills continues to be respected and the existing rural activities such as dairy farming and livestock grazing be allowed to continue (and potentially be attracted to the area) by including extensive agriculture as a land use that can be carried out without consent. This approach may require further discussion with officers of the Department of Planning, but given the importance of pastoral activity to the aesthetic values of the scenic landscape it is logical to continue to allow this land use as an ongoing one.

This zone is considered the most appropriate for each landscape unit in the Scenic Hills with the exception of Mount Annan (LU4). It is also the most appropriate for the whole of the EESPLs (with different density controls depending on the environmental and aesthetic qualities of each Unit). The densities recommended for each Unit are in the relevant sections (4.1 to 5.6) of this report. Different minimum lot sizes are recommended for the Scenic Hills and EESPLs; with areas of high scenic or environmental values having little potential for increased densities. Other areas, particularly in parts of the EESPLs, may be able to absorb a higher number of dwellings than at present providing that strict design controls are enforced that will ensure the ongoing protection of the essential qualities of the landscape. The details of how this could be achieved are described in the Models for bushland interface development and rural landscape interface development in Appendix 1.

The Mount Annan Botanic Gardens should be zoned SP1 (Botanic Garden) in recognition of its specialised function that does not fit comfortably under other environmental or special use zones. The objectives of the zone are:

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.

- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

E4: ENVIRONMENTAL LIVING

The E4 - Environmental Living zone is similar to E3-Environmental Management but is intended to facilitate residential development (including commercial uses such as caravan parks and tourist accommodation) in environmentally sensitive areas. This zone is contrary to the needs of the Scenic Hills, but was considered for the EESPLs.

The adoption of this zone would encourage development that would have considerable impacts on the scenic qualities of the landscape. It is also considered that the Study Areas are not an appropriate location for tourist accommodation, being far from major public transport and other infrastructure, and would lead to the loss of significant vegetation. Allowing this type of use would also be likely to encourage the development of mobile home/caravan parks and other forms of de facto medium density development in the EESPLs that would be likely to have considerable impacts on the sensitive environmental qualities of the landscapes.

R5: LARGE LOT RESIDENTIAL

The Department of Planning has advised that the objective of the R5-Large Lot Residential zone is to provide residential housing in a rural setting. It is intended for use where expectations of the amenity and character of the area are for the prevailing character of the landscape is to be residential, not rural. Councils are allowed to determine the minimum lot size appropriate for any land zoned R5.²⁵

LEGISLATING FOR SENIORS LIVING

Legislative requirements for the location of seniors living is complicated and not discussed in detail here except to note that environmentally sensitive zones and zones with a rural focus are not generally considered appropriate for seniors living purposes, particularly those in fire-prone areas.

Rurally zoned land which is not subject to environmental constraints and which adjoins a residential zone is an exception to this principle and under some circumstances development approval can be sought for aged care facilities, hostels and other similar uses on these properties.

3.5.4 IMPLICATIONS OF SEPP – EXEMPT AND COMPLYING DEVELOPMENT FOR THE ZONING OPTIONS

The State Environmental Planning Policy for Exempt and Complying Development (2008, as amended) allows a range of development to be carried out without the need to seek Council's approval. Most is minor in its nature and unlikely to have a significant adverse impact on the scenic values of the landscape.

The provisions relating to 'complying development' however differ significantly between the RU2 zone and E3/E4 zones and this should be taken into consideration before the zoning is determined.

²⁵ New South Wales Department of Planning, LEP Practice Note PN 07-001, issued 26 March 2007.

Providing that a lot is greater than 450m² (and not a heritage item or draft item), dwellings in a RU2 zone can be demolished, altered and added to (including adding a second storey) as complying development. This category of development cannot be refused providing that certain numerical standards (such as setbacks from side boundaries) are met. No assessment of environmental or other impacts of the development are made, and the standards cannot address issues such as the siting of structures sensitively in a rural landscape; nor can they require the development to be dark in colour and use non-reflective materials or otherwise minimise its visual impact.

At this stage the erection of a new house in a rural zone still requires consent, but it is likely that this also will be allowed as complying development in the near future.

The Department of Planning recognises that the demolition, alteration and addition to dwellings in an environmental zone such as E3 can have a significant impact on the aesthetic, scenic or other environmental values of the area. Councils are allowed to regulate the siting, scale, form and other potential visual impacts of development in Environmental Protection zones; and consent is required for major work such as demolition, alterations and additions and the erection of a new dwelling. This may seem onerous to developers, but allows Council to prevent or use negotiation to mitigate development that will harm the scenic values of an area.

More minor work, such as fencing and sheds/small outbuildings, are allowed in either zone without any need to seek approval as 'Exempt Development'.

4.0 THE LANDSCAPE OF THE SCENIC HILLS



Figure 4.0.1. The historic pastoral character of the landscape of the Scenic Hills has survived largely intact due to the introduction of planning controls in the 1970s to protect the Scenic Hills from urban sprawl. Traditional rural uses continue to dominate the cultural landscape (St Andrew's Road - SH-LU1).



Figure 4.0.2. The Scenic Hills lie in the north-western quadrant of the Campbelltown LGA between the main urban valley and the boundaries with Camden and Liverpool LGAs.

4.0.1 INTRODUCTION

The Scenic Hills study area is characterised by its complex and rolling hillsides of pastoral land falling from the prominent ridge line which marks the eastern edge of the Cumberland Plain and extending from Denham Court in the north of the Campbelltown LGA to Mount Sugarloaf in the south. The Scenic Hills provide an ever-present background to much of the daily life of Campbelltown and are prominent elements in many views of the City. As such they have become an important reference point or landmark in the mental mapping of untold generations of people – and not just those living in Campbelltown. The Scenic Hills are to Campbelltown as Mount Ainslie, Mount Majura and Black Mountain are to inner Canberra and Mount Wellington and its associated ridges are to Hobart.

The Scenic Hills have been recognised as being special since the earliest days of recorded settlement. Navan Officer's 2002 Aboriginal Heritage Study²⁵ identified at least six known and reported Aboriginal sites or places within the Scenic Hills, suggesting that it was also an important area for its original owners. The first layer of town planning in the Campbelltown area was formalised by Governor Macquarie in 1810, when the core of the grid was laid out, including the alignment of streets and location of major public parks and infrastructure. Campbelltown Road (then known as the Appin Road) was the main thoroughfare through the district, and was followed by roads to districts such as Narellan and Leumeah. Each of these was aligned to major features within the landscape of the Scenic Hills, and where the roads continue to follow their original alignment these features remain prominent and accessible elements in the landscape.

The landscape's outstanding scenic values were a strong influence on the selection of the Campbelltown valley as the location for Sydney's first satellite city; and as was seen in

²⁵ Officer, Navan. 2002. Ibid. p. 92

Section 3 of this report, the protection of both the integrity of the hillsides as a rural landscape and as a setting for the urban area of the LGA has remained a high priority in Campbelltown Council's strategic and statutory planning processes since this time.

The main ridgeline of the Scenic Hills coincides with the boundary between Campbelltown and Camden local government areas and the eastern edges are defined by the main valley of Campbelltown's urban area. The area of the Scenic Hills identified as needing protection extended originally to the west into the Camden LGA and to the north into the Liverpool LGA, but the scenic qualities of the landscape in these areas has been significantly eroded by successive planning decisions and policies over the past 50 years to the point where they now provide an unsympathetic contrast to the high quality of the landscape still evident in the landscape of the Scenic Hills of Campbelltown.

Despite periodic attempts by developers to release land for various schemes in recent years, the wider community has expressed its appreciation of the quality of the City's setting and Council has continued to uphold the principles of the compact city with clearly defined edges protected from the sprawl of 'transitional' development.

The undulating ridgeline with its punctuating hills is a prominent part of the landscape but much of the scenic quality is derived from the secondary ridges that fall away from the main north-south ridge in folds towards Bunbury Curran Creek in the east. The network of smaller and more intimate valleys created between these ridges offers a counterpoint to the spectacular panoramas and vistas found in other parts of the landscape and helps to create a sense of spatial depth and three-dimensionality which are missing from many less scenic landscapes.

The prevailing character of the landscape is pastoral with grazing lands defined by paddock boundaries and occasional stands and drifts of trees along ridges and watercourses. Some areas of remnant Cumberland Plain Woodland have also survived, particularly in the northern part of the Scenic Hills, on Mount Annan and on the higher slopes and near ridges throughout the area. A less welcome Colonial legacy is the infestation of African Olive and Box Thorn that now dominates some ridges and hilltops, including Bunbury Curran Hill, Mount Annan and Mount Sugarloaf.

The appreciation of the landscape's qualities by the early settlers led to the development of what became a richly detailed Colonial Cultural Landscape and which in turn can be appreciated by the community today. The predominantly grassland character of the landscape is a legacy of the clearing done to create the pastoral lands. One of the notable attributes of the traditional pastoral landscape which contrasts strongly with that of the contemporary urban is the extent and speed to which its aesthetic character changes in response to prevailing conditions, and in particular the transformation brought about after a period of rain when the dry yellow-brown hillsides transform to bright verdant green.

An important characteristic of the Scenic Hills is that it is a landscape that can still be appreciated 'in the round'. The qualities of the landscape first recorded by the early Colonial visitors can still be experienced when moving through the landscape – distant, sweeping, confined, framed, serial and composite views are all available from innumerable publicly accessible places such as major transport corridors, local roads and the network of open spaces throughout the LGA.

The prevailing character of the landscape is one in which the aesthetic of the natural landscape dominates over the constructed even though it contains many historic farms and structures at a density which is now rare in such close proximity to a major conurbation such as the Sydney metropolitan region. Most evidence of human occupation 'sits lightly' in this landscape, being modest in scale, simple in design and built using traditional materials and finishes. The more sympathetic structures are visually connected to the landscape through densely planted gardens around the house which blend into the landscape when viewed from a distance. Outbuildings, sheds and fences are simple, vernacular structures and are unobtrusive in their siting and construction.

Many of the early farmhouses in the Scenic Hills have survived and most of these are now recognised as being of State heritage significance. The survival of whole Estates has however been a rarer phenomenon, with Varroville being a rare and highly significant example of an early Colonial property (from 1810) still in its original landscape setting, even though the ownership has been divided and the management of its significance as a visually intact historic landscape is now a challenging one. The Blairmount estate is another example of a farmhouse surviving from the Victorian era which has retained much of its setting although it has been legally excised from much of its original land. Both Glenlee and Sugarloaf Farm have retained their rural setting thus far but both will be affected (Glenlee more significantly than Sugarloaf Farm) by the development of the Menangle Park Urban Release Area.

Most other estates remained intact until the major development of the late 20th Century, but their paddocks, fences and rural character were overwritten by suburban housing and they no longer read as being in a 'rural setting'. Examples of important estates that have now been substantially surrounded by housing include Epping Forest at Kearns (1820s) and Eschol Park (1870s - formerly known as Eshcol Park) which have both lost their curtilage to suburban development. Others include Denham Court (1830s) and its associated (though now alienated) chapel (1830s), Robin Hood Farm (1820s), St Andrews Farm (19th century), Glen Alpine (1830s), Hillcrest (1850s) and Glenroy (1890s). Gledswood (from 1810s), Raby (from 1910) and Denham Court's Chapel are also nearby but not located within the Campbelltown LGA. St Gregory's College, straddling the boundary of both Campbelltown and Camden, was also the site of an earlier farmhouse and part of its historic fabric and cultural landscape survives.

Infrastructure is an important marker of European occupation of a landscape and much significant public infrastructure has survived in the landscape of the Scenic Hills. The main traffic routes such as Campbelltown, Denham Court, Raby, Badgally, Narellan and Menangle Roads were all formed during the Colonial and early Victorian periods, and their alignment survives as physical evidence of the boundaries between many of the early estates. Their generally straight alignment today facilitate the appreciation of the topographic complexity of the landscape as the road rolls across the hills and valleys from west to east, each ridge revealing a new panorama in the sequence. A more recent (late 20th Century) addition is the south-western freeway (now known as the Hume Highway). This multi-lane road in a dedicated and otherwise inaccessible corridor acts as an artificial edge to the Scenic Hills as it passes through the LGA. Major roadworks were underway during the period of fieldwork to increase the lanes from four to six to cope with the ever-increasing traffic flows.

Another important link between the Scenic Hills and the early Colonial settlement of Campbelltown can be seen through the alignment of the original town grid. The streets were oriented to allow views to terminate at major features such as Badgally Hill, Kenny Hill and Mount Universe. Many of the other early roads in the main valley, including Narellan, Leumeah and Minto Roads were also aligned to the prominent features of the Scenic Hills. The quality of these views has remained substantially unaltered and the hills continue to enjoy their close visual connection to the main urban area.

The main ridge of the Scenic Hills also marks the boundary between the Georges River and Hawkesbury/Nepean River catchments and the supply of water is an important theme in the evolution of its cultural landscape. The explorer Charles Sturt owned Varroville in the early 19th Century and is known to have built a network of dams to ensure the supply of fresh water to each of the paddocks on his Estate. Documentary and physical research suggests that at least some of these structures may have survived without significant alteration since the 1830s, and therefore potentially be amongst the earliest evidence of water conservation to have survived in NSW. Another major infrastructure project was the construction of the Upper Canal, a system of tunnels, aqueducts, open canals and dams designed to supply water diverted from the Nepean River to the reservoir at Prospect through a fully gravity-fed channel 64 kilometres long. The canal was constructed in 1888 and still supplies water to Sydney today. The system winds through the Scenic Hills from the southern end of Mount Sugarloaf to Denham Court (crossing into the Camden LGA for part of the route) via both open canals and tunnels. A major ancillary dam is also located near the western boundary of the Scenic Hills between St Andrews and Raby Roads. An associated item of infrastructure is the (now disused) reservoir at Kenny Hill which originally supplied the town of Camden. Other significant infrastructure passing through the Scenic Hills is the Sydney-Moomba Gas Pipeline which also runs underground from south to north through the Study area close to the alignment of the Upper Canal; and the high-voltage electricity lines which cross the landscape from east to west.



Figure 4.0.3. The Scenic Hills provide a spectacular setting to the urban area of the Campbelltown LGA and are prominent elements in views from throughout the area. Particularly good distant views over the Scenic Hills are available from the ridges of the valley to the east (the EESPLs). This view is taken from the site of Kyngmont, a late 19th Century farm at the southern end of the East Edge Scenic Protection Landscape Unit 4 (E-LU4).



Figure 4.0.4. From St Andrews Road looking towards north-east towards Bunbury Curran Hill and over the significant Colonial cultural landscape of Varroville.



Figure 4.0.5. Some views, such as from vantage points such as Hurley Park (Campbelltown) or Eagleview Road (Minto) are highly panoramic, whilst others, for example from beneath the Council offices, aligned down roads or between natural features are of a highly directed or framed character. The difference of textures created by pasture, vegetation and suburban development are clear even from these distant views from Hurley Park.

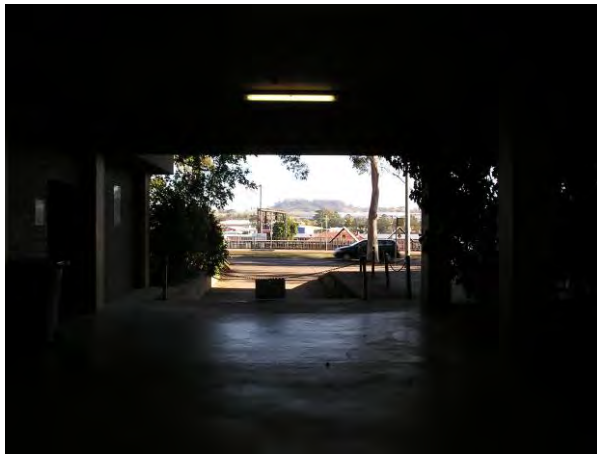


Figure 4.0.6 and Figure 4.0.7 (detail) Framed views to Badgally Hill are even to be found under Campbelltown Council's offices



Figure 4.0.8. Looking towards Badgally Hill from Appin Road near Bradbury.



Figure 4.0.9 Expansive views towards the ridge of the Scenic Hills are available from Eagleview Road in E-LU4 . The alternating bands of light-coloured grasses and darker trees below Badgally Hill are still visible from this distance and add visual and textural depths to the landscape. Much of the panoramic quality of this view has been lost since this photo was taken through the development of the land as part of the Minto Renewal Project, although it can still be appreciated from places.



Figure 4.0.10. Many of Campbelltown's roads were aligned to features in the landscape of the Scenic Hills across the valley. Leumeah Road for example is aligned to Mount Universe and the succession of ridges and valleys when travelling along the road from east to west creates a sequential viewing experience.



Figure 4.0.11. Good views over the central part of the Scenic Hills (SH-LU2, SH-LU3 and SH-LU4) are to be found from throughout the upper part of the Georgian grid of Campbelltown, including from Hurley Park and near the old St John's Church.

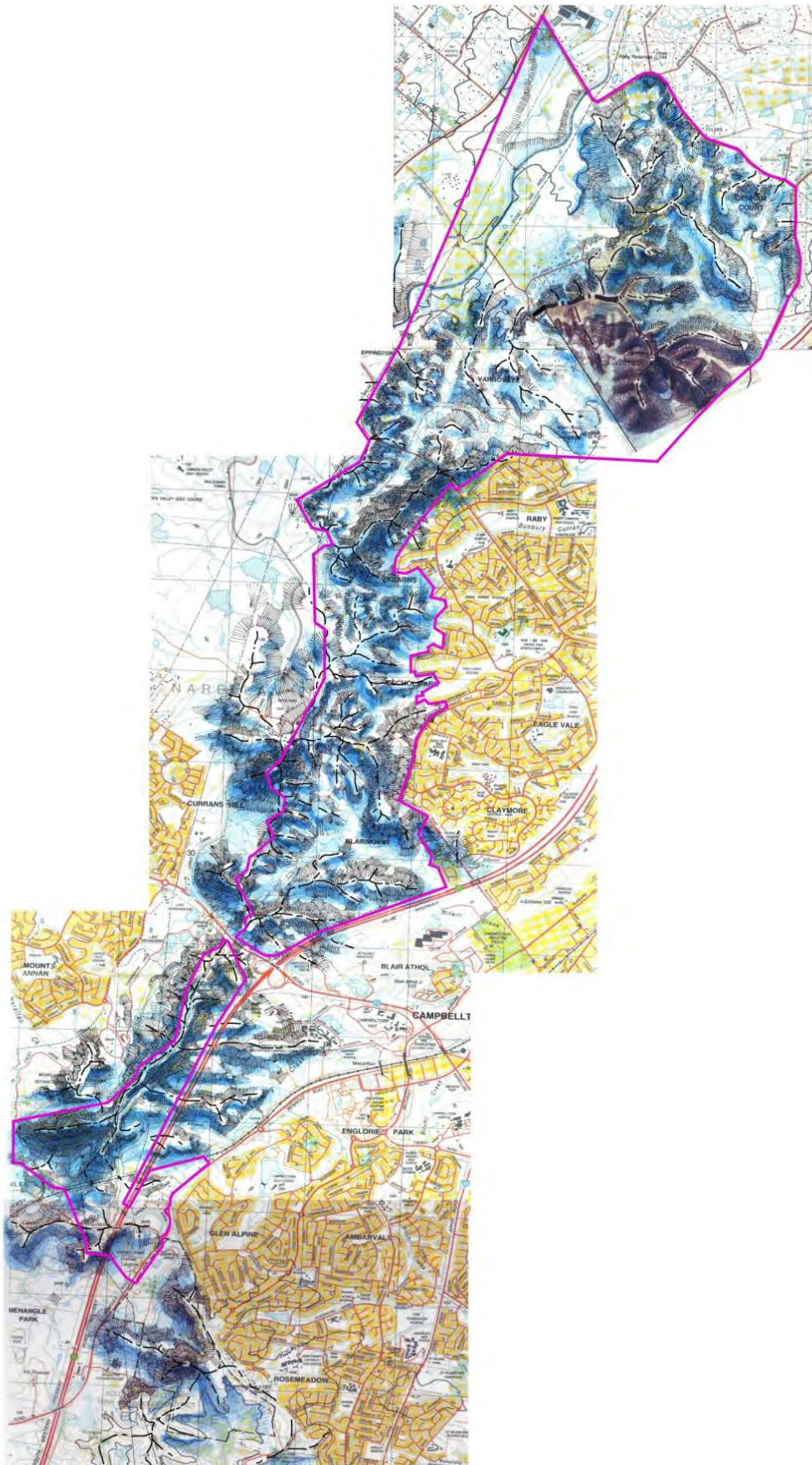


Figure 4.0.12. The topography of the landscape of the Scenic Hills is spatially complex and visually compelling as it extends along the western boundary of the LGA from Denham Court Road in the north to near Mount Sugarloaf in the south.

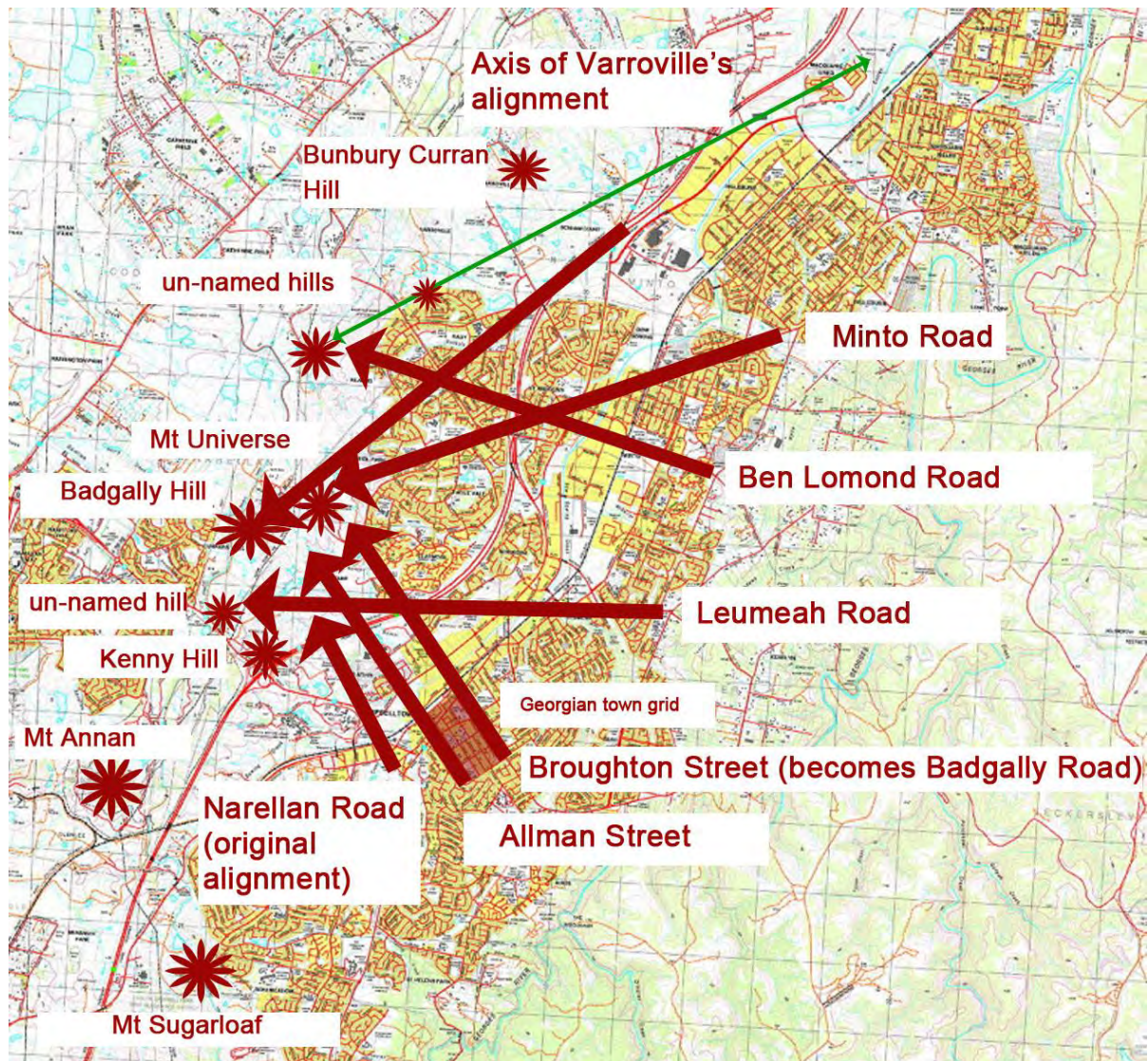


Figure 4.0.13. The streets of the original Colonial Town Grid are aligned to the grouping of Kenny Hill, Badgally Hill and Mount Universe, as are several other constructed vistas such as Minto Road and Ben Lomond Road. The high quality views and vistas from these busy streets are accessible to all the community and are important to Campbelltown's 'sense of place'.

Close links between rural and urban lands, particularly those which are aesthetically pleasing are increasingly rare in NSW as so many other cities and towns continue to sprawl into their hinterlands.

The ongoing protection of the scenic integrity of these links, including the ways in which they can be appreciated from the City Centre, needs to be a priority in the strategic planning process.

The development of the lower slopes of the Scenic Hills as part of the major urbanisation of the LGA since the 1960s has led to the loss of the connectivity between the hills and the valley floor when viewed from a close position such as the freeway, but the Scenic Hills remain prominent in more distant views, such as from the eastern slopes and ridges of the main valley. One of the most important attributes of the Scenic Hills is that it continues to define the experience of arriving in the Campbelltown LGA whether travelling on Campbelltown Road or via the freeway.

The busiest route of arrival in the Campbelltown LGA from the north however is via the freeway which forms part of the Hume Highway, the main route between Sydney, Canberra and Melbourne. The freeway follows the alignment of the main valley and good views are

available to the landscape of the Scenic Hills, particularly north of St Andrews Road where they extend over the Scenic Hills Riding Ranch and Varroville; and help to define Campbelltown's unique scenic landscapes.

The Scenic Hills also define the setting of the City when arriving from the south. Mount Annan and Mount Sugarloaf are prominent 'natural' elements in the landscape, and wrap around the southern end of the LGA's urban development, with the freeway in particular passing through a narrow valley to the east of Mount Annan. The character of serial views when passing south through this link are also definitive, with an abrupt change in landscape character experienced at the threshold between the high relief landscape of the Scenic Hills and the more open, rolling landscape to the south.

High quality arrival views are experienced when travelling between the flatter landscape of the plateau in the Camden LGA to the west and the richly undulating landscape of the Scenic Hills. Three of the five main east-west roads between Campbelltown and Camden are connected through the Scenic Hills, and each provides a different quality and character of arrival.

4.0.2 ISSUES AFFECTING THE SCENIC HILLS

As has been noted earlier in this report, the protection of the unique values of the Scenic Hills has been a priority in both the strategic and statutory planning processes in the Campbelltown LGA for over fifty years, and Council's resolve in refusing inappropriate development has led to the ongoing quality of the landscape. Even though most properties in the Scenic Hills have been created and/or purchased as rural land to be protected in perpetuity, the landscape continues to be subject to demands for rezoning for more intensive development such as broadacre residential, major commercial development such as a business park, transport infrastructure and other purposes.

Complex landscapes such as the Scenic Hills are not viewed from one location only. They are looked towards, looked over, looked into and looked out of. They are passed through and engaged with. They are experienced as a multi-dimensional place and in many different ways. They demand imaginative and sensitive strategies if any development is to be achieved without significant adverse impact.

The Scenic Hills should not be seen as a static picture, or 'stage set'. Such an approach implies that the overlapping hills and hidden valleys are akin to wings, and makes no reference to the concept of spatial complexity and depth which the landscape of the Scenic Hills demonstrates so strongly and which makes it unique. Dismissing this complexity and justifying the development of an area within an important landscape because "it can't be seen" demonstrates a significant lack of understanding of the issue of land use integrity in the establishment and management of the scenic landscape.

The landscape of the Scenic Hills is essentially a cleared, pastoral one. The areas of significant tree growth are limited to the highest prominences and in gully lines, and the remainder of the landscape is undeveloped. The juxtaposition of these in distant views creates a textural depth to the landscape that is lost when developed, even if screened by emergent trees.

Any increase in the density of development and/or introduction of non-agricultural uses into the landscape of the Scenic Hills will have a significant adverse impact on the setting of the

City of Campbelltown and its integrity as a mature and truly unique urban landscape which has been so carefully protected over the last 50 years of development.

One argument cited by prospective developers is that improvements to technology now allow water reticulation to RL 118, and that development up to this level should be permitted in the Scenic Hills. As was identified in Section 3 of this Report, if technology is allowed to drive the footprint of development in the Scenic Hills the unique qualities of its landscape will effectively be lost. Only the uppermost ridges will remain clear of development (or at least until water reticulation technology improves yet again). The ability to interpret and appreciate the complexity of the historic setting of the City of Campbelltown will never be regained.

Other proposals for development attempt to be justified by intentions to site structures out of view. 'Screening' development to minimise its impact is becoming more and more difficult to achieve with the increasingly large footprints; two-storey building heights, minimal building setbacks from boundaries and the high amount of site paving and swimming pools found on most properties; none of which is conducive to the growth and survival of canopy-forming trees to maturity. Earlier suburban areas that are now well screened demonstrate significantly lower building footprints and are mainly a single storey in height with a single garage. This modesty of development allows space for the growth to maturity of effective canopy-forming trees. As was noted above, it is critical that the landscape is not managed as a stage set, and that development that is not visible from a certain point is not assumed to be acceptable for this reason.

The integrity of the cultural landscape of the Scenic Hills depends not only on the aesthetic qualities of views over the landscape, but also the retention of rural land uses throughout the area. Although the desire of owners to pursue active farming activity varies, the Scenic Hills still contains a range of rural uses including dairy farming, large-animal grazing and the growing of plants such as grapes and olives and these should be encouraged to continue and thrive through land use zones. This includes ensuring that the uses allowed in adjoining zones will not be likely to give rise to complaints and conflict over the essential incompatibility of some agricultural uses and suburban living caused by pollutants such as noise and odours. One type of land use that has a strong precedent in the landscape of the Scenic Hills is that of education and religious centre St Gregory's College, the Mt Carmel High School, the Carmelite retreat and priory and the recently approved St Sava's College are all within the landscape. It should be noted however that none of these uses includes facilities for active worship such as churches or other religious gathering places.



Figure 4.0.14. The landscape of the Scenic Hills contained significant areas of Cumberland Plain Woodland before Colonial occupation. The remnant Woodland on Mount Annan was an important influence on its selection and designation as the Royal Botanic Garden's Australian Native Garden. (SH-LU4)



Figure 4.0.15. The Scenic Hills is significant today as a cleared, pastoral cultural landscape which provides the Campbelltown LGA with a very high quality setting (view from Badgally Hill over the Blairmount valley to the Campbelltown City centre in SH-LU3) .



Figure 4.0.16. The Scenic Hills provide a spectacular entrance to the Campbelltown LGA when travelling south along Campbelltown Road.



Figure 4.0.17 to 4.0.19. Contemporary urban development is commonly of a scale, form and density that overwrites all evidence of the original landscape and allows no space for the growth of trees on private property. The visual character of this form of development is dense and dominated by hard edges, and all that remains of the cultural landscape is the underlying topography. The impacts are exacerbated by steep topography as residents seek views over adjoining houses. The efficacy of street tree planting alone to screen the impacts of development would be limited due to the steep topography and the vandalism in other LGAs with expensive views of street trees considered to obstruct expensive views. (Blair Athol and Glen Alpine).

4.0.3 RECOMMENDATIONS RELEVANT TO ALL LANDSCAPE UNITS WITHIN THE SCENIC HILLS

The following recommendations apply to all Units in the Scenic Hills. They should be read in conjunction with the specific recommendations for each Unit in the relevant section.

Protecting Campbelltown's Setting

- The landscapes of the Scenic Hills provide the setting for the City of Campbelltown and are what make it a truly unique example of a satellite city. The need to protect this setting in its undeveloped, rural state was one of the highest priorities in the original planning for the satellite city, and has continued to be respected as a fundamental principle through successive local environmental plans and council policies.
- The protection of the scenic quality of the land between the urban areas of Campbelltown and Liverpool was a major promise when Campbelltown was first developed as a satellite city and should continue to be respected.

Continued Protection from Inappropriate Development

- The research has found that the scenic and cultural landscape values of the Scenic Hills are of the highest quality and need to be protected rigorously from unsympathetic development for the benefit of the whole community. The types of development most likely to destroy these values are urban in their nature, including residential, industrial and commercial activity. These should be actively discouraged.
- It should be acknowledged that in many instances any intensification of development will not be appropriate within the Scenic Hills.
- Introduction of further institutional development is not likely to facilitate development that will help to conserve the scenic and historic qualities of the landscape.
- Given the ongoing erosion of the traditional active agricultural landscape in the area (which has led to increasing passive-rural development and more recently to the increasing suburbanisation of built forms found in the landscape), consideration should be given to re-emphasising the importance of active rural activity to prevent it being further eroded. This could be achieved by allowing the erection of a dwelling only when ancillary to agriculturally productive land uses.
- The nature of significant views makes them particularly vulnerable to unsympathetically designed and sited structures. Continue to limit the density, range of permissible land uses and the built form of any new development to ensure that it does not have any adverse impact on the scenic qualities of the landscape.

Impacts of Urban Expansion

- Expansion of urban development into the surviving rural areas would have significant and irreversible adverse impacts on the identified values of the Scenic Hills. Due to the nature of contemporary urban development (including 'large lot residential' or 'statement houses'), the complexity of local topography and the multiplicity of viewpoints from, within and beyond the Scenic Hills; the screening or otherwise attempting to ameliorate the impacts of development on the integrity of the spatial complexity of this landscape and ameliorating its impacts successfully would be

effectively impossible. The need to screen a development to reduce its impact on the visual setting of the City of Campbelltown reinforces the argument that the development is not appropriate in the first place.

Future Zoning

- The zoning of land within the Scenic Hills should encourage the continuation of appropriate traditional and active rural uses that contribute to the scenic values of the area such as small-scale dairy farming and viticulture. This may need further discussion with the Department of Planning and the owners of these active rural uses.
- The Sydney Water Supply infrastructure including the Upper Canal, Tunnel and Weir is a significant heritage item that follows the alignment of the main ridge throughout the Scenic Hills study area. It should not be encroached upon or obscured by any development proposal. Its management in a suburban landscape such as is proposed for the East Leppington urban release area will trigger the need for very sensitive conservation management techniques to allow its ongoing use, interpretation and important role in the landscape without compromises to the fabric or its setting.
- Prevent development that will have an adverse impact on the identified significant natural habitats or views within the Scenic Hills.
- Retain the current visual balance between the open paddock areas and the backdrops of tall trees.
- Retain old-growth and mature re-growth vegetation. The clearing of land to provide space for development is not appropriate.
- The undulating, pastoral quality of the landscape is to remain the most prominent visual element in the landscape – including in views towards and over the Scenic Hills.

Design and Siting Guidelines for Future Development

- Ensure that any new development is visually subservient to the landscape. It should be modest in scale, sympathetically located and finished in materials that will have a negligible visual impact. Traditional rural/bushland cottage-scale forms and materials are generally likely to be more appropriate than a standard suburban-style design.
- The primary issue is urban design – the need to ensure that houses and other buildings read as recessive uses to the rural quality of landscape.
- The use of extensive cut and fill to facilitate the siting of a building or other structure on steeply sloping land should not be supported.
- Good design controls are needed that require a thorough understanding of the context of any development as part of the landscape of the Scenic Hills, and not as a free-standing element to be inserted into the landscape. Evidence that the aesthetic context of the setting of any new development has been assessed in detail should be submitted with any Development Application in the area, together with details of the ways in which this impact will be prevented and the scenic quality of the landscape protected. Compliance with this requirement and the achievement of the desired

outcome, that any further development blend into the landscape, could also be facilitated by the preparation and publication of a model for development in the Scenic Hills.

- Fencing should be visually transparent so that it does not distract from views over the landscape.
- Any new dwelling, other building or major outbuilding should be sited to comply with the Rural Fire Service's publication "*Designing for Bush Fire Protection*" (2006). This is a particularly relevant matter to those parts of the area which have retained significant natural vegetation cover. If this separation cannot be achieved without adverse impact on significant vegetation or habitats; residential or other development which may be susceptible to bushfire should not be permitted in the Scenic Hills.
- The development potential of any Landscape Unit regardless of zone or nominal development potential may be limited by the need to protect property from fire. This means that in parts of the Scenic Hills no further development may be possible.
- In areas of high visual and ecological sensitivity, such as development under the canopy of mature trees, alternative fire protection solutions such as drenching systems should be sought. Further research on how best to achieve this needs to be undertaken.
- The use of 'large lot' (0.4ha) residential lots at the urban/rural interface has not achieved significant aesthetic benefits. Such development reads as residential and has effectively extended the footprint of the urban area further into the Scenic Hills than was intended under the original controls. Any new development that will act as an interface should respect the principles of a compact urban footprint with a clearly defined edge.
- The interface between the landscapes of the Scenic Hills and the adjoining residential areas should be marked by a publicly accessible roadway and not the boundaries of private property.
- Much more careful attention needs to be given to the detailed design and location of development within existing urban areas that may affect the quality of the scenic landscape. This includes development that has the potential to affect significant vistas towards the Scenic Hills.

4.0.4 VISUAL LANDSCAPE UNITS WITHIN THE SCENIC HILLS

Although the Scenic Hills demonstrate strong common characteristics and values there are differences in the qualities and characteristics within the landscape. Five sub-precincts, or landscape units, have been identified to allow a more detailed analysis of the qualities of each, together with recommendations to protect these values through the planning process. The location of the Landscape Units is shown in Figure 4.0.20 below.

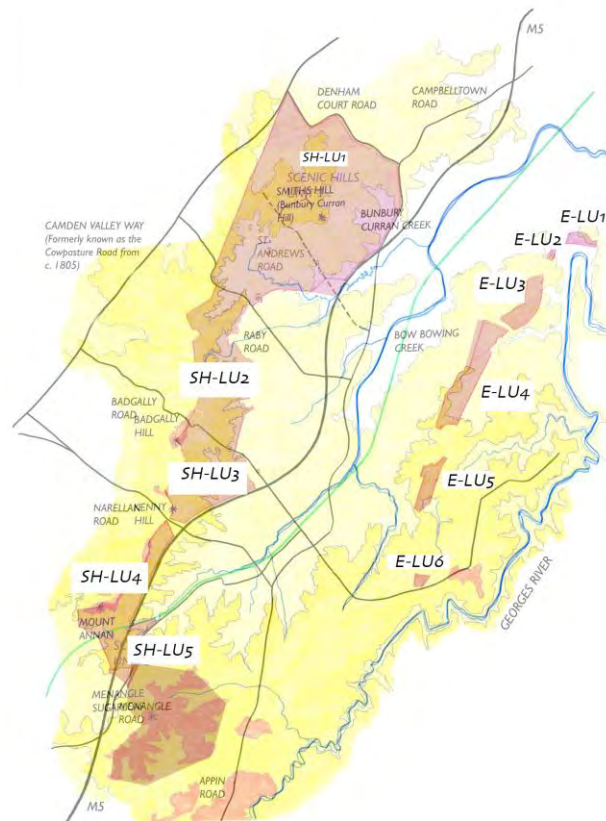


Figure 4.0.20. Location of the Landscape Units of the Scenic Hills.

4.1 SCENIC HILLS LANDSCAPE UNIT 1

DENHAM COURT ROAD – RABY ROAD (SH-LU1)



Previous page

Figure 4.1.1. The views over SH-LU1 extend over the whole of the Scenic Hills to Mount Sugarloaf in the distance (at the far left of this photograph). This high quality view marks the entrance to the Campbelltown LGA near Denham Court Road.

Figure 4.1.2. Bunbury Curran Hill and Varroville from St Andrews Road. This is an important and readily accessible view which continues to demonstrate the characteristics of the historic Colonial cultural landscape.

Figure 4.1.3. These 'hidden' valleys along Denham Court Road are of exceptionally high scenic quality.

Figure 4.1.4. Bunbury Curran Hill from Raby Road. Bunbury Curran Hill viewed from the south near Raby Road has a clearly defined asymmetrical profile. The perception of depth is heightened by the overlapping bands of undulating hills reaching from the foreground to the edge of Bunbury Curran Hill and edged by the trees lining the creeks. This photograph was taken from Raby Road, another important entry route to the Campbelltown LGA.

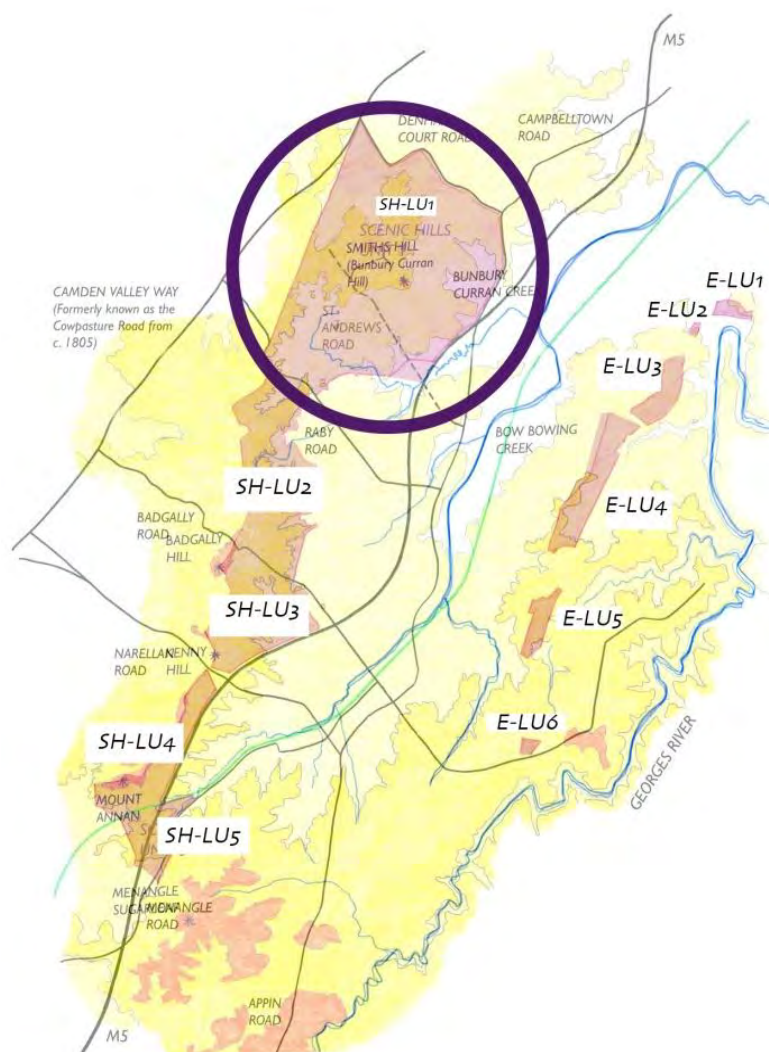


Figure 4.1.5. Location of Scenic Hills – Landscape Unit 1.



Figure 4.1.6. The character of the Unit is pastoral with areas of Cumberland Plain Woodland, some of which is likely to be original and the remainder re-growth. African Olive, a noxious weed, is invading the slopes of Bunbury Curran Hill. The primary landscape of the Unit features include the prominent edge of Bunbury Curran Hill, which is surrounded by the complex folds of its foothills that extend and define the remainder of the Unit.

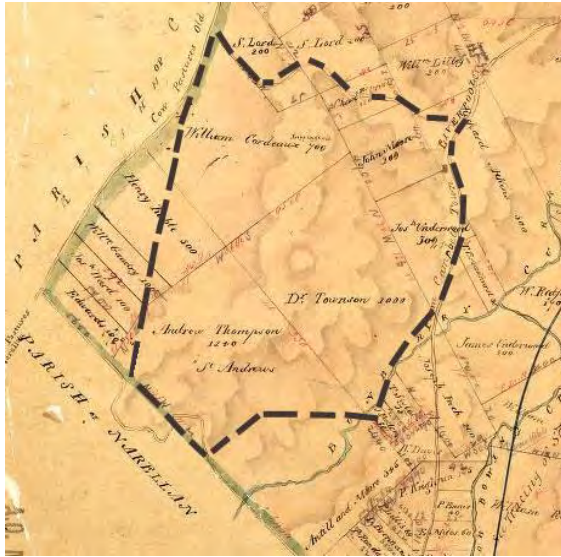


Figure 4.1.7. Detail from an early map of Minto Parish showing the original land grants in SH-LU1. The alignment of Campbelltown Road can be seen. St Andrews Road follows the boundary between Townson and Thompsons' grants, with Raby Road forming the southern edge of Thompson's St Andrews Estate. The part of SH-LU1 within the Parish is shown outlined in bold.

n.d.) (NSW Department of Lands Parish Map Preservation Project PMapMN04; image [14064401](#))



Figure 4.1.8. The 1956 aerial photography reveals that in the late 1950s the landscape of SH-LU1 was mainly cleared grassland. Much of today's vegetation is regrowth with the exception of the remnant Woodland near the western end of St Andrews Road and substantial eucalypts lining the sides of the early Campbelltown, St Andrews and Raby Roads. These are important elements in today's scenic landscape. (NSW Lands Department photographs - part of image missing)



Figure 4.1.9. SH-LU1 is visible from many places within the LGA. These views emphasise the scale and breadth of the landscape and the quality of the skyline, even when viewed from a relatively low perspective such as this point along Campbelltown Road near St Andrews where the view extends across the Varroville Estate with Bunbury Curran Hill to the right and Badgally Hill and Mount Universe in the distance towards the left of the view. Development in the foreground of this view would block the ability of the general community and in particular those travelling along Campbelltown Road to appreciate and feel a sense of connection with the panoramic breadth and scope of Campbelltown's setting.



Figures 4.1.10. The view from Ashmead Place in EESPL4 looks over the intermediate ridge of Robinhood Farm to the ridge of SH-LU1 beyond.



Figure 4.1.11. Looking south-west from Campbelltown Road near St Andrews to Varroville and Raby Road. This view contains many of the elements of a scenic landscape, with the perception of atmospheric depth enhanced by the varying bands of vegetation receding into the distance, evidence of the pastoral landscape – a historic house screened by dense mature planting, the range of hills behind with soft skyline, and built elements visually subservient to the visual impact of the successive folds of ridges and valleys. The ability to appreciate the textural depth and visual recession created by alternating layers of light green paddocks and darker green trees is a critical component of the scenic view.



Figure 4.1.12. More distant views towards the area are also of excellent quality and visual interest. The connectivity and reciprocal nature of these views was an important objective of the early planning for the satellite city as an urban landscape in a valley sheltered by the hills. The band of undeveloped grassland set well below the vegetated ridgeline contrasts with the darker colours of the trees and urban areas and provides a constant reminder of the depth and purpose of the Scenic Hills.

This panorama was taken from the location of an early property Kyngmont in E-LU4 (Eagleview Rd). Bunbury Curran Hill is in the centre, with Raby Hill on the left and the landscape of Denham Court Road to the right. The ridgeline is soft and vegetated, with some areas of planting clearly visible. The range of hills in the far distance is the Blue Mountains and enhances the sense of depth in the landscape.

4.1.1 CONTEXT

Scenic Hills – Landscape Unit 1 (SH-LU1) is centred on the early Colonial land grants of 1000 acres made to Dr Robert Townson in 1809 known as Varroville and the 1200 acres immediately to the south of this granted to Andrew Thompson in 1816 known as St Andrews. Their shared boundary is marked today by the alignment of part of St Andrews Road. SH-LU1 also incorporates most of Robert Cordeaux's grant of 700 acres which was situated to the north-west of Townson's, as well as part of the land granted to Simeon Lord and several smaller settlers.

The spectacular landscape of SH-LU1 provides a dramatic sense of arrival to the Scenic Hills as Campbelltown Road winds down towards the valley floor. Each crest or change in direction reveals another spectacular panorama over the landscape that extends from Denham Court Road to Mount Annan in the far distance. A seemingly endless series of peaks, valleys and ridges appear and transform as one moves through the landscape, creating a richly rewarding aesthetic experience which does much to establish the 'sense of place' for the whole Campbelltown LGA.

Even those using the busier route of the freeway (the Hume Highway) are able to appreciate the richness of variety in the topography and the undeveloped quality of the landscape that opens once past the large-lot residential subdivision of Denham Court. The sign 'Scenic Hills Riding Ranch' laid in white on the slope was, until removed recently, a landmark known to all who travel the route and potentially played a role in popularising the name "Scenic Hills" over the "Central Hill Lands" used in the earlier maps and plans. This area has remained undeveloped and includes notable views of Varroville set in its visually intact historic landscape with Bunbury Curran Hill rising behind.

The original configuration and landscapes of the Colonial landscape continue to be expressed clearly through the roads, subdivisions and land uses seen in the unit today. Subdivision north of St Andrews Road has been comparatively modest. Although new uses such as the riding ranch and the (now closed) Veterinary Research Station have been introduced in the 20th Century, their modest built forms and continued focus on rural/pastoral

land uses has ensured that their impact on the historic scenic values has been minimal. The landscape has retained its pastoral character on the lower slopes and foothills, with the evidence of human activity being limited to a small scattering of modestly scaled buildings and a chain wire security fence. Most of this fence is set below the level of the road and is set well back from it, providing a generous verge from which it is possible to stop and appreciate the quality of the views in more detail. The upper areas of Bunbury Curran Hill are more vegetated with areas of original and regenerated Woodland and areas of cleared pastureland on the upper level. Its south-eastern slopes are suffering from invasion by the African Olive weed.

The landscape between St Andrews and Raby Roads is similarly pastoral although evidence of re-subdivision is more evident, particularly that part of the Unit close to Raby Road, where there is little natural vegetation.

The primary non-residential uses in the Unit are the Scenic Hills Riding Ranch and the Catholic Church's Mt Carmel Retreat, Monastery, Hall and High School. A more recently introduced use is the Serbian Orthodox Church's St Sava's College which is located at the western end of St Andrew's Road. The Scenic Hills Riding Ranch is a large horse riding facility that extends over the northern half of the former Varroville estate. Its impact on the aesthetic qualities of the landscape is modest. The extensive grazing paddocks have allowed the Ranch to continue to contribute to the historic and visual curtilages of the Varroville Estate; and the sheds, fences and outbuildings are modest in scale and materials, ensuring that they have remained visually recessive elements in views over the landscape.

The buildings of the monastery, retreat and high school are each larger in scale and visual impact than traditional rural land uses would be in this location, but the impacts of the monastery and retreat in particular are somewhat mitigated by their compact footprint, location away from the main road, use of visually recessive building materials and the protection of historic pastoral land uses over the remainder of the properties. Their primary impact on the landscape has arisen from the introduction of non-rural landuses rather than the visual intrusion of the built elements. It is understood that approval has been granted recently for additional work including the erection of a priory but no details were available about this development or its likely impact on the Scenic Hills at the time of writing.

The Mount Carmel Catholic High School is situated to the south-east of St Andrews Road near the suburban development of Raby. The complex is large and set well back from both St Andrews Road and Spitfire Drive. Although screened lightly from the public domain it is a prominent element in local views over this part of the Unit.

Another substantial land use within the area until relatively recent times was the Veterinary Research Station located to the north of the Scenic Hills Riding Ranch. This facility was relocated to the Elizabeth Macarthur Agricultural Institute at Camden several years ago and the land is now used primarily for grazing. The site contains a range of buildings and intentions for its future use are not known. It is situated in one of the most important locations within the Scenic Hills and establishes the foreground of most of the panoramic views between Campbelltown Road and Bunbury Curran Hill.

One of the most significant early agricultural activities undertaken within the Scenic Hills was viticulture – Robert Townson's grapes were recognised as amongst the best in the Colony.

The shadow patterns of vine terraces from the Colonial period can still be seen in places within this Landscape Unit. This land use has recently been re-introduced to the area, with a small winery being located adjacent to Raby Road.

The Ingleburn Dam (part of the Sydney Water Upper Canal system) is situated at the far edge of the Unit with access from Camden Valley Way and via a track through private property from Raby Road.

The focal point of the Unit is the historic Varroville Estate, with its early Victorian house set on a low ridge against the imposing backdrop of Bunbury Curran Hill to the west and the rolling topography of Andrew Thompson's former St Andrews estate to the south. It is interesting to note that Governor Macquarie thought the siting of the house ill-advised – his journal does not record his preferred location, but after his trip to the top of Bunbury Curran Hill he may have thought that the house should have been located higher on the slope to capture more of the scenic views of the surrounding area. The landscape of the Varroville Estate includes significant plantings, outbuildings and evidence of early infrastructure such as Charles Sturt's chain of hand-formed dams. Other evidence is more subtle, such as the traces of the alignment of the route of the original carriage drive from the original entrance from Campbelltown Road that are still visible as a depression in the paddock facing the freeway when viewed in the early morning or after a period of rain (see Figure 2.3.2).

The original grant has been subdivided into the areas around the house and its immediate garden; the bulk of the original Varroville grant including Charles Sturt's dams and the farm outbuildings; Bunbury Curran Hill and the bushland subdivision of St James' Road; and the low-lying area near the creek which was the original eastern boundary of Varroville but is now alienated by the freeway. Although in multiple ownership today, Varroville's historic and visual curtilages have survived substantially intact for 200 years and can still be readily understood and appreciated as a Colonial cultural landscape. It is critically important for Campbelltown, the Cumberland Plain (as the site of the earliest Colonial settlement) and the State of NSW that this rare historic complex remains intact and able to be interpreted as a cultural landscape. It is however currently subject to several applications and proposals for development, the implications of which are discussed below.

Bunbury Curran Hill is asymmetrical in section from east to west, with the escarpment-like slope rising to the ridge above Varroville and then falling towards the gently undulating landscapes of Leppington in the Camden LGA to the west. The land immediately west of the ridge was reserved for regional open space in the early planning strategies for Campbelltown, and a viewing platform was proposed. This open space was created and is accessible to the public, but is low-key and somewhat difficult for the casual visitor to locate. The viewing platform mentioned in the 1973 documentation has not been constructed. Panoramic views are available from near the ridge over the Sydney CBD, North Sydney and Bondi Junction business districts in the north and to the west towards the Blue Mountains on the western horizon. Access to the views over the rich topography of the eastern half of the Scenic Hills is obstructed by a fence and hedge.

Part of the plateau to the west of this ridge was subdivided for large-lot (mostly 2ha) development prior to 1974, and the lots on the south-eastern side re-subdivided to create the open space along the ridge. Although aerial photographs taken in 1956 show this area as cleared grazing land, its character today is distinctly different to the remainder of the Scenic

Hills, with tall trees enclosing the view and the houses nestled beneath a canopy of trees. This re-growth of Cumberland Plain woodland has extended over the area to the western end of St Andrew's Road as well.

The western portion of SH-LU1 on the plateau between Bunbury Curran Hill and Camden Valley Way also demonstrates a landscape quality noticeably different to that found on the eastern side of the ridgeline. The topography is gentler and the roadside edges are well vegetated, which limits the potential for views into the landscape from the public domain. Camden Valley Way is a busy distributor road and although promoted as a scenic route, its aesthetic qualities in this area have been compromised by the visually chaotic range of commercial development lining its western side (within the Camden LGA). No indication of the presence of a high-quality pastoral landscape of the Scenic Hills to the east is available from this location.

The largest surviving parcel of land in SH-LU1 is within this upper area. It is comprised of 281 hectares of William Cordeaux's land grant (of 700 acres) and several smaller grants to other early settlers. This property has retained its rural character, being cleared for grazing with large stands of dense vegetation dividing the internal spaces. The original farmhouse is visible in the 1956 photographs but has now been demolished and the area cleared, although sub-surface archaeological evidence is likely to remain. Sydney Water's Upper Canal winds through the centre of this property from the Ingleburn Dam to the south to cross Denham Court Road near its intersection with Camden Valley Way. The whole of this property has been identified by the Growth Centres Commission as an urban growth area to be known as East Leppington. No details were available about the proposed development at the time of writing so its impacts and the implications for the remainder of the Scenic Hills cannot be addressed in this report. Although this area is separated geographically from the most scenic part of the study area it is still part of the landscape and its development will have the potential to have significant implications for the conservation of SH-LU1. Some of these implications are identified below.

Denham Court Road marks part of the boundary between the Campbelltown and Liverpool LGAs. The implications of the different approaches to the management of the cultural landscape by the two councils over many years can be seen clearly through the contrast between the landscapes to the north and south of the road. The northern side (within the Liverpool LGA) is characterised by large dwellings developed in the sprawling pattern typical of rural-residential development. The aesthetic quality of the landscape is dominated by visually assertive house designs and materials. Several houses of similar scale and visual impact have also been built on the southern side of Denham Court Road within the Unit; although on significantly larger lots.

The landscape immediately to the south of Denham Court Road lies within the Scenic Hills and although perhaps not as well known as the remainder of the Unit, it also demonstrates very high aesthetic qualities, being dominated by the complex folds of the foothills of Bunbury Curran Hill. Travelling along Denham Court Road reveals a series of small valleys which are partially hidden from casual view by the overlapping edges of the complex topography. This has resulted in an intimately scaled and enticing landscape with a significant sense of three-dimensionality which contrasts with the broad, panoramic nature of the vista available only a few hundred metres further to the west near the intersection of

Denham Court and Campbelltown Roads. The 'hidden' nature of these small valleys encourages the visitor to appreciate the variety of spatial and aesthetic experiences created by the richness and depth of the landscape.

SH-LU1 also extends south of St Andrews Road to Raby Road. Although this part of the Unit is also situated within one of the earliest land grants in the Campbelltown LGA (Thompson's St Andrews) no evidence of any early building fabric or other evidence of settlement other than traces of earlier plantings is known to have survived. The extent of the grant is still defined clearly by St Andrews and Raby Roads.

The area between St Andrews and Raby Roads is visually and functionally contiguous with the Varroville and Bunbury Curran landscapes to the north. The main ridge extends south from Bunbury Curran Hill in a slight saddle, the landscape being more undulating and the peaks not as strongly defined by changes in vegetation as they are elsewhere throughout the Scenic Hills. The integrity of the pastoral quality of this landscape is high, with extensive paddock areas and little or no natural vegetation on most properties other than where sheltered in creek valleys. This more open character has resulted in the houses and other structures near Raby Road being prominent in the viewscape, with their impacts dependant on the attention given to the sensitive siting, scale, use of materials and landscaping of the immediate setting.

The landscape of the western end of Raby Road also has a 'hidden' quality, although it is not as visually spectacular as that found along Denham Court Road. It is notable for its sudden appearance in the view only after the main ridge has been crossed, with the alignment of the road enhancing the bowl shape of the valley and drawing the eye towards the opposite slope and upwards to the next ridgeline, emphasising the sense of spatial depth that is one of the defining elements of the landscape of the Scenic Hills.

The landscape of SH-LU1 is under significant threat at the present time. Proposals (both formal and informal) have been submitted to permit the redevelopment of almost the whole of the area north of St Andrews Road for a variety of commercial uses, including in addition to the major residential development at East Leppington; a large business park and heavy vehicle service/rest facility adjacent to the freeway. The impacts that these developments would be likely to have on the scenic qualities of this landscape are discussed below.

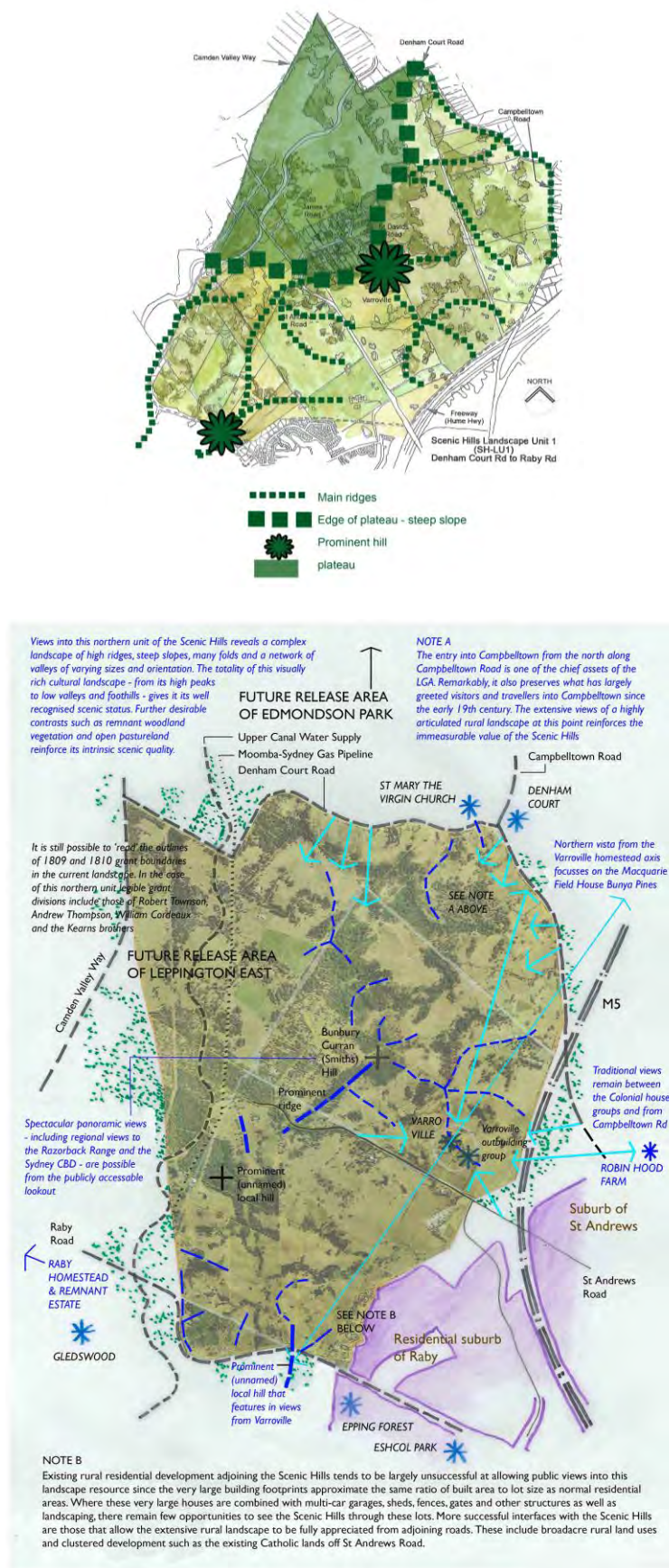


Figure 4.1.13. Topographic features and major characteristics of the landscape of SH-LU1.



Figure 4.1.14 to Figure 4.1.16 (opposite). The quality of the views when travelling through the Scenic Hills towards Campbelltown and the main valley have been documented for over 200 years and they continue to demonstrate impressive scenic values as a serial landscape. The character of the route itself contributes to the experience, with the alignment of Campbelltown Road twisting and winding between tall trees set into the wide verges and each turn and crest in the road opening another spectacular view over the Scenic Hills.





Figure 4.1.17 and Figure 4.1.18 (detail). The views when arriving at SH-LU1 from the north along Campbelltown Road are dominated by Bunbury Curran Hill and its foothills. Its aesthetic value is notable due to its undeveloped character, the visual complexity and interesting configuration of the topography, the balance of pastoral and natural vegetation and the sense of depth and spatial complexity created by a variety of elements in the foreground, mid-ground, background and distance of the view. It is also notable for the way that the elements constantly reposition themselves in different configurations as one moves through the landscape. The area in the foreground of this photograph is the former Veterinary Research Station which is now in private ownership. It is situated in one of the most aesthetically critical parts of the Unit, forming the foreground for views from Campbelltown Road over the Scenic Hills.



Figure 4.1.19. Even this simple view contains fore, mid and distant elements, with a high level of visual interest due to the undulating topography and textural and colour contrast from the grasses and trees.



Figure 4.1.20. Looking to Varroville from Spitfire Drive near St Andrews Road. Bunbury Curran Hill is visible in the distance on the left of this photograph.



Figure 4.1.21. Looking to Bunbury Curran Hill from Campbelltown Road near the intersection with Denham Court Road. Many places offer panoramic views which extend to the southernmost part of the Scenic Hills. Signs of habitation are few, yet it is clearly a constructed pastoral landscape with bands of grassed paddocks and trees forming three-dimensional patterns of human activity.



Figure 4.1.22. Although relatively large in scale, these buildings demonstrate traditional form and sit well within the landscape. Note Badgally Hill on the skyline to the south-west (looking to Badgally Hill from Campbelltown Road).



Figure 4.1.23. The series of ridges and valleys between Bunbury Curran Hill and Denham Court Road demonstrate very high scenic values due to the interesting topography and sense of enclosure which establishes an intimate, hidden character to this northernmost part of the Scenic Hills. The visual contrast between the cleared grassland and the drifts of darker-coloured trees facilitates an understanding of the depth and richness of this landscape (Denham Court Road).



Figure 4.1.24. A similar hidden landscape quality can be found to the west of the main ridgeline between St Andrews and Raby Roads. This view from west of the intersection with St James Road demonstrates the spatial complexity, textural interest and visual recession that are important elements of the landscape of the Scenic Hills (St Andrews Road).



Figure 4.1.25. The primary land use in the northern part of SH-LU1 is grazing. The Scenic Hills Riding Ranch occupies over 200 ha of land, stretching from the freeway to the western slopes of Bunbury Curran Hill and extending over part of the original Varroville Estate. It contributes to the scenic qualities of this landscape through its traditional character, lack of urban-style buildings and by facilitating the retention of traditional land uses strongly associated the historic cultural landscape. (The horses shown in this photo are grazing on land adjacent to the Riding Ranch.)



Figure 4.1.26. The Scenic Hills Riding Ranch sign was, until its removal recently, laid into this prominent knoll adjacent to the freeway and had become a local landmark, advertising not only the business, but also the landscape to the thousands who use the freeway each day.



Figure 4.1.27. The Upper Canal is an engineering work of State Heritage Significance. It winds through the Scenic Hills from Denham Court Road in SH-LU1 to Menangle Road in SH-LU5. This photo shows the Canal as it passes through SH-LU1 near Denham Court Road.



Figure 4.1.28 and Figure 4.1.29. Evidence of pastoral activity such as this small stock yard and loading ramp can still be found. Relics such as these enhance our understanding of the earlier layers of use of the landscape. Viticulture has been practiced in the Scenic Hills since early Colonial times, and Varroville was renowned for the quality of its wine. A small vineyard has been established on one of the smaller lots fronting Raby Road. This use is historically consistent with the earlier landscape as well as providing an active rural landuse to help ensure the ongoing viability of the rural landscape into the future.



Figure 4.1.30 (above) and Figure 4.1.31 left (detail). The interface between suburban and pastoral development is managed more successfully in this area than in SH-LU2. The impact of the large-lot residential development has been mitigated by the low built forms and large trees on the lower, residential side of the properties as well as the substantial plantings of native Cumberland Plain species such as Forest Red Gums on some lots.



Figure 4.1.32 (left) and Figure 4.1.33 below (detail). Some of the more recent developments have been suburban in character and design. Sited at the crest of prominent hills and built of light and reflective materials, these characteristics do not blend sympathetically into the traditional rural landscape.

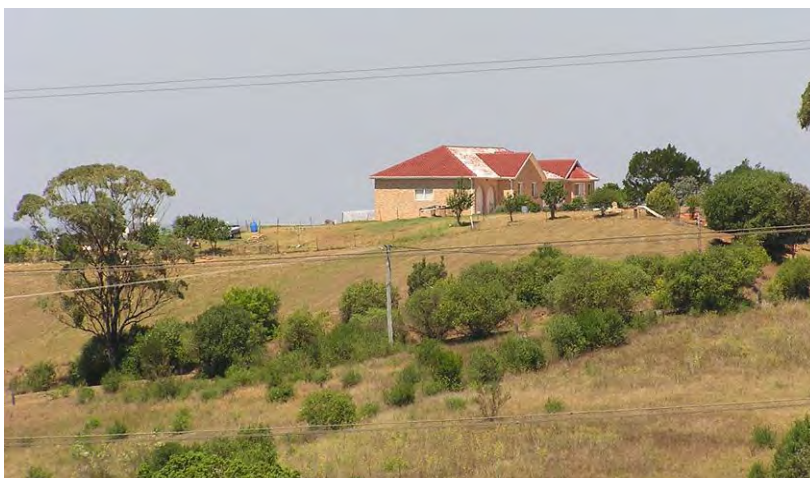




Figure 4.1.34. The area to the west of the Bunbury Curran Hill is known as East Leppington. This land has been designated as an Urban Release Area. At present it is a predominantly pastoral landscape with areas of remnant and revegetated Cumberland Plain Woodland vegetated landscape. No clue is available from this view of the topography of the landscape immediately to the east, as can be seen in this view along the western edge of the side from Camden Valley Way (within Camden LGA).

Although largely screened from the remainder of the area identified as the Scenic Hills landscape, the land designated for development extends over a considerable proportion of the area of SH-LU1, covering more than 280 ha of the total site area of just over 1300 ha. Even though this part of the landscape is hidden from casual view from most of the remainder of SH-LU1, development of this scale will have the potential to affect the integrity of the aesthetic qualities of the remainder of the Scenic Hills through direct or indirect and it is important that careful attention be paid to the design, siting and likely ancillary impacts of any development on both the surrounding properties and the landscape of the Scenic Hills as a whole.



Figure 4.1.35. Raby Road forms the southern boundary of the Unit with SH-LU2. Raby Road is an important link between the Campbelltown and Camden LGAs. Its straight alignment follows the western edge of the historic St Andrews Estate and directs the eye to the skyline. The profile of the skyline in this part of the Unit is not as dramatic as found elsewhere in the Scenic Hills, being lower and lacking prominent peaks. The ability to appreciate the depth of the landscape has been made more difficult by the expansive development covering the foothills to the main ridge line, but the generally undeveloped quality of the land (with some notable exceptions) once within the Unit has meant that the landscapes of both SH-LU1 (to the right of Raby Road in this photograph) and SH-LU2 (to the left) have remained high quality ones.



Figure 4.1.36. When travelling west along Raby Road and approaching the crest of the hill there is no hint of the quality of the scenic landscape over the ridge.



Figure 4.1.37. The unfolding nature of the view from the crest of Raby Road when travelling west is both surprising and of a very good quality.

Traces of earlier viticulture can still be seen in the cleared area on the far slope. The sinuous nature of the road also adds to its aesthetic qualities.



Figure 4.1.38. The landscape of the 'back valley' of the Scenic Hills viewed from Raby Road where it enters the Campbelltown LGA from the west is also of a very high aesthetic quality, with the road leading the eye through the landscape to the hills of the EESPLs in the distance.



Figure 4.1.39. Excellent views to the north and east are to be found from the 'back valley' of Raby Road. The new house on the main ridgeline (towards the right of the image) is a prominent element that intrudes into the skyline of this panoramic view, even from this distance.



Figure 4.1.40. The view from the crest of the main ridgeline where cut by Raby Road extends over the EESPLs to the distant skyline of the Georges River plateau in the east.



Figure 4.1.41. The “back valleys” west of the main ridge between Bunbury Curran Hill and Raby Road are also of a very high scenic quality, with rolling pastures and hills receding towards the more heavily vegetated Bunbury Curran Hill and the plateau behind. This scene is marred only by utility infrastructure such as the tower in the foreground of this view (taken from Raby Road).



Figure 4.1.42. Once the main ridge is crossed when heading east on Raby Road the straight alignment of the road draws the eye towards the intermediate ridge. The wide, grassed verges and informal placement of eucalypts establishes a park-like quality to the arrival sequence, but the introduced plantings and increasing densities of development mean that it reads as a residential, not rural or pastoral landscape.



Figure 4.1.43 . Varroville is sited on a low ridge extending below Bunbury Curran Hill, which provides a backdrop for views over the property. The house today is surrounded by vegetation – the buildings visible in this photograph are the stables and outbuildings. The route of the carriage drive can still be seen today (arrowed).



Figure 4.1.44 and Figure 4.1.45. Varroville is a highly significant Colonial cultural property which, although its legal curtilage has been significantly eroded by the successive subdivision of the estate by previous owners, has retained the aesthetic and historical integrity of its original setting as a modest Victorian house acting as the focal building within of an expansive pastoral landscape. The stables and outbuildings are no longer on the same title as the main house and are in different ownership, raising significant issues for the future conservation of its historic curtilage.



Figure 4.1.46 and Figure 4.1.47. Varroville house is not aligned to Bunbury Curran Hill, but rather to an axis between the Araucaria marker trees at Macquarie Fields House and the main ridge of the Scenic Hills near Raby Road. Badgally Hill and Mount Universe are also still visible through the trees from next to the house, as can be seen above. The grassed slopes of the hills near Mt Universe (SH-LU2) add interest and depth to the view by contrasting colour and texture with that of the vegetated hilltops. A young Araucaria (Bunya Pine) has been planted at Varroville to provide continuity when the existing tree comes to the end of its life. In years to come it will be an important marker of the property in views over the Scenic Hills.



Figure 4.1.48. The siting of Varroville house relatively low to the surrounding landscape is demonstrated clearly by this photograph, taken looking towards the north-east. The current legal curtilage and heritage listing of this property does not extend beyond the fence line although the visual and historic curtilage of the property has retained a highly contributory level of visual and functional integrity which has allowed this important property to continue to read as a substantially intact and highly significant cultural landscape.



Figure 4.1.49 and Figure 4.1.50 (below). The explorer Charles Sturt was an early owner of Varroville. He is recognised as a pioneer in the science of water conservation within the early Colonial landscape and recorded constructing a 'dam in every paddock' on the property. This was one of the earliest known attempts at water conservation in the Colony. Many of these dams appear to have survived in what is likely to be their original, hand formed configuration and have the potential to provide highly significant evidence of this important technological innovation from the period of early Colonial settlement.



These dams are no longer located on the same title as the main house and if development proceeds in their vicinity the evidence will be in danger of being lost or significantly overwritten and their archaeological and technological research potential effectively destroyed.



Figure 4.1.51 and Figure 4.1.52. The scenic quality of the landscape transforms from panoramic pastoral to enclosed bushland as St Andrews Road climbs Bunbury Curran Hill. Although well sheltered from more distant views by the topography and the trees, St James Road and St Davids Road provide the access to the lookout and area of regional open space near the crest of Bunbury Curran Hill and are part of a popular walking route. The contrast between rural and bushland landscapes is emphasised by the abrupt transition as the road winds uphill beneath the overhanging canopies of the trees lining St Andrews Road, many of which are old-growth.



Figure 4.1.53 to Figure 4.1.55 (opposite page). The land immediately to the west of the Bunbury Curran Hill ridge was originally part of the Varroville estate but was excised and subdivided for small lot rural housing at some time after 1956. Although these properties demonstrate a notably different scenic character to most of the Unit, their location under the canopy of regrown Woodland vegetation has created a distinctive sub precinct with a high aesthetic quality within SH-LU1.

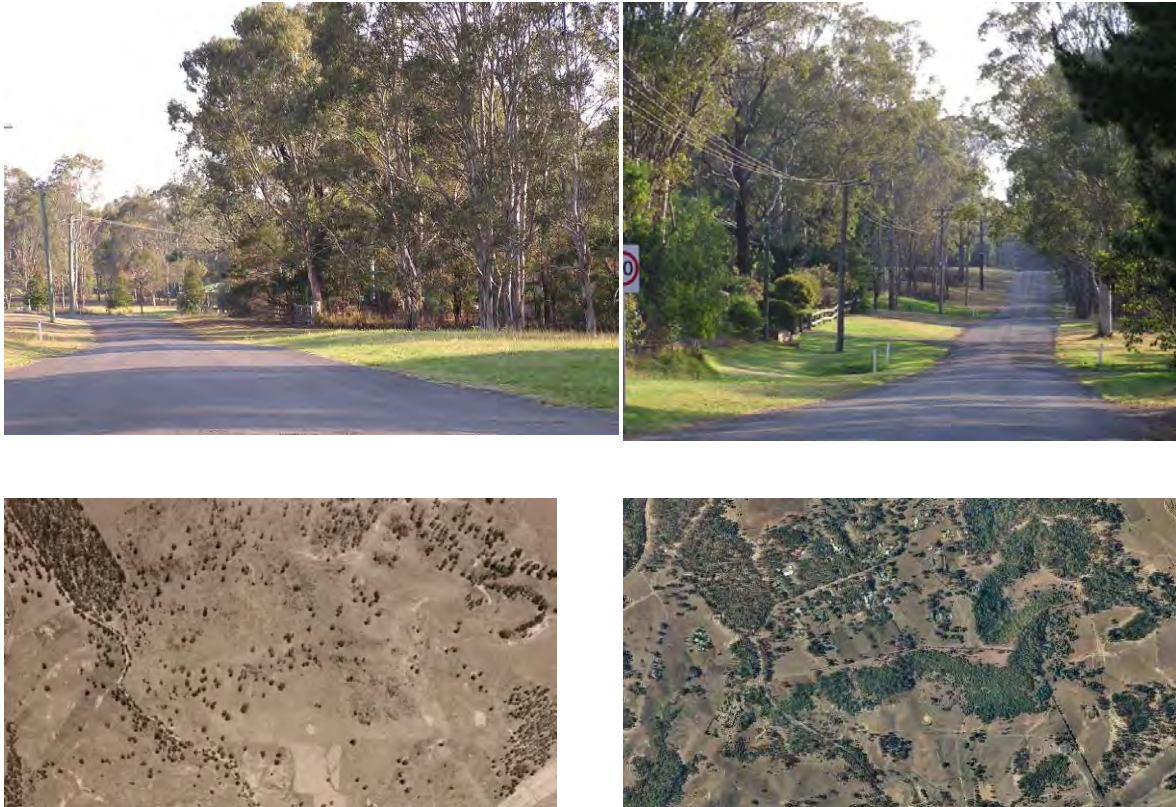


Figure 4.1.56 and Figure 4.1.57. Lot sizes in the subdivision of St James Road are less than 3ha, well below the 100 hectares required under today's controls. The subdivision was approved prior to the introduction of any planning controls and it now demonstrates good aesthetic qualities due to the extensive woodland tree cover. The 1956 aerial photograph (left) reveals that this area was cleared grazing land only 50 years ago. The path leading into the area from St Andrews Road approximates the route of St James and St Davids Roads today.

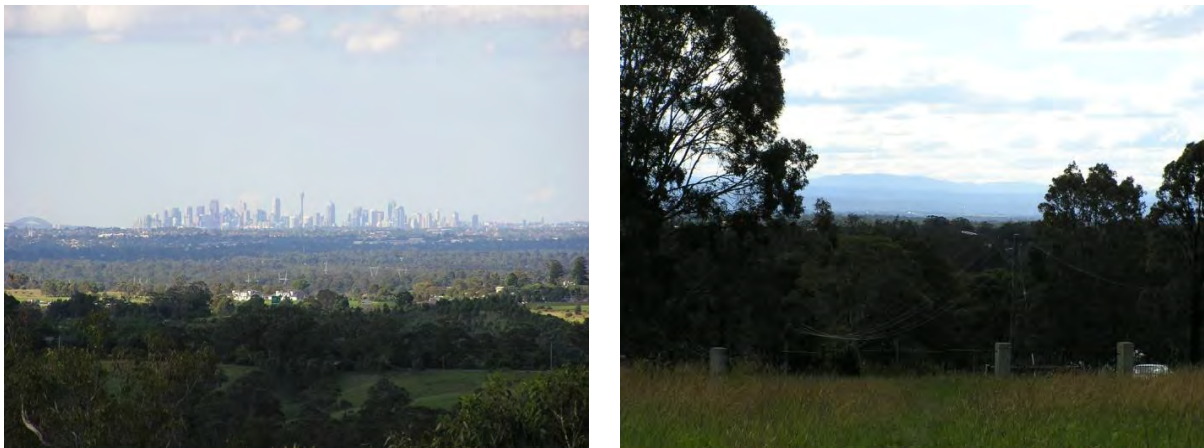


Figure 4.1.58 and Figure 4.1.59. The view from the small area of regional open space near the ridgeline of Bunbury Curran Hill is extensive, reaching from the Sydney Central Business District to the north (left) to the Blue Mountains to the south-west (right), but the eastern side of the ridge is in private ownership and public access is blocked by fences and planting which limit opportunities to view over the Campbelltown valley and Holsworthy Plateau from this historically significant location.



Figure 4.1.60 . The small yet well-formed valleys along Denham Court Road create a series of intimate spaces which both introduce and define the character of the Scenic Hills when entering the LGA from the North along this route. Their undeveloped character is particularly important and contributes highly to their aesthetic significance as elements of the landscape of the Scenic Hills.



Figure 4.1.61. View over one of the 'hidden valleys' along Denham Court Road. Although enclosed in character gaps in the trees and hills allow views to the ridge of the EESPLs in the distance.



Figure 4.1.62. At the eastern end the sense of enclosure lessens as the valleys start to open into the main landscape of the Scenic Hills near Campbelltown Road.



Figure 4.1.63 and Figure 4.1.64. The character of development on the northern side of Denham Court Road within the Liverpool LGA (left) is typical of large-lot suburban development common throughout the outskirts of the Sydney metropolitan area and contrasts strongly with that of SH-LU1 opposite (right). Although the lot sizes on the northern side are generous, many of the houses are large in scale and visually prominent. Development of this type within the Scenic Hills would destroy its aesthetic and environmental values.

4.1.2 SIGNIFICANT VIEWS AND VISTAS

SH-LU1 contains a wealth of highly significant views and vistas. They are experienced when looking towards the Unit, away from the Unit, over the Unit and within the Unit. Each of the major roads affords quality serial views to be enjoyed when driving through the area.

Most of the views in SH-LU1 are panoramic and surround the viewer when moving through the landscape. One of the most important characteristics of the views in SH-LU1 is that they demonstrate a very high level of visual complexity and interest through their topography and undeveloped character. Most are unimpeded by structures, whether in the foreground, mid-ground or background. The views are not gained from a single location, nor even a range of vantage points, but instead they are experienced 'in the round', as one moves through the landscape. It is essential that the potential to understand the aesthetic and historic values of the Unit spatially rather than as a flat 'stage set' continues to be protected.

The quality of the views over this rolling landscape are also enhanced by the contrast afforded between the trees and other vegetation that follow the folds and creek lines of the topography, and the treetops that outline the edges of the valleys. Together these provide a strong sense of recession in views.

Of particular note are the views from Campbelltown Road near the former Veterinary Research Station which extend towards Mount Annan at the southern end of the Scenic Hills, and embrace Kenny Hill, Badgally Hill, Mount Universe, the ridge at Raby Road and Bunbury Curran Hill in a single panorama.

The views towards Bunbury Curran Hill are particularly important and can be appreciated from the north, east and south of the Unit. The foothills and foreground to these views are undulating and pastoral in character and contrast strongly with the darker greens of the higher slopes. Many (depending on the relative heights and angles) have further significance because they also encompass the substantially intact visual curtilage of Varroville.

These significant views towards Varroville are available from many different locations and perspectives, including St Andrews Road, the freeway and Campbelltown Road. Although the freeway view is brief due to the prevailing speed of travel, it is of a high quality because it allows a sense of the original Colonial landscape to continue to be seen and appreciated by thousands of travellers every day. Both the accessibility and visual quality of this view informs and in many ways defines the 'historic' landscape of the Campbelltown LGA to those using the freeway, and it therefore plays a critical role in defining the Campbelltown's unique character and sense of place to the wider community.

The ridge near Raby Road is not as high as other parts of the Scenic Hills but is a locally prominent element which has historic and aesthetic significance as one of the alignment points of the Varroville complex. Varroville was sited carefully along the axis between Macquarie Fields House and the edge of the ridge and the small prominence near Raby Road before it falls to the north in a shallow saddle.

Significant views are also available from the top of Bunbury Curran Hill but their accessibility to the community is limited by the topography, land ownership, lack of signage and other information to encourage visitors to seek them out. Although the views that are available from this location are excellent, and stretch as far as the Sydney CBD and Blue Mountains, the truly spectacular views over the Scenic Hills and main Campbelltown Valley to the East Edge Scenic Protection Lands which form the skyline of the opposite side of the valley are to be found from the Scenic Hills Riding Ranch and are not accessible to the general public.

These views over the Scenic Hills from Campbelltown Road between Denham Court Road and St Andrews Road are of the highest quality. They are complex, multilayered, recessive and full of visual interest. Their serial quality as one travels along Campbelltown Road is particularly notable, with the prospects opening and closing continually with the changes in local topography and alignment of the road.

One of the most important aspects of these views is their accessibility from the roadside. They are not obstructed by residential or other development, nor by sound attenuation walls. Instead, the verges are wide and lined by old-growth eucalypts which emphasise the traditional, rural character of this route. The residential development on the eastern side of Campbelltown Road (not within the study area) on the Liverpool LGA side of Denham Court Road demonstrates the impacts that 'large lot' residential development can have on the rural landscape. Campbelltown Road remains a popular route but its role as the primary access to the City of Campbelltown has been replaced by the freeway which has created a different set of viewing opportunities.

The hidden quality of the valleys lining the southern side of Denham Court Road are also highly significant elements in the scenic landscape, as is the valley on the northern side of Raby Road to the west of the main ridge line.

A short passage of aesthetically pleasing roadside landscape is also found when winding up the side of Bunbury Curran Hill on St Andrews Road with the dense native vegetation arching high overhead and creating a high quality natural landscape experience.

The survival of so many highly significant views and vistas within this Landscape Unit provides important physical evidence of the foresight of the earliest planning controls in the

area, and also of the commitment of Council and the community to the ongoing conservation of the unique qualities of the setting of the LGA.

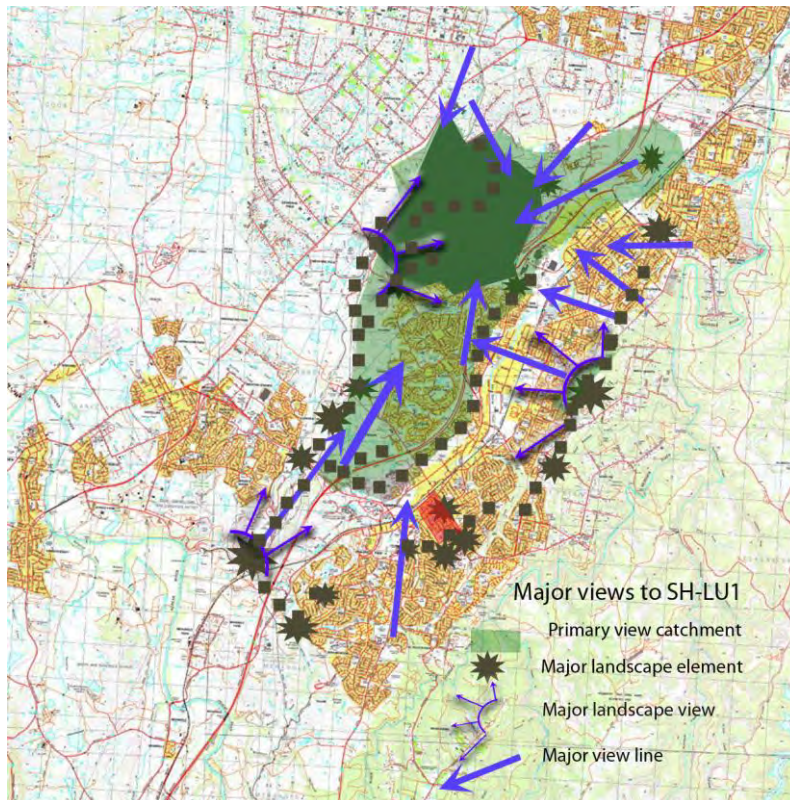


Figure 4.1.65. Major views toward and over SH-LU1. Its prominence from many parts of the main Campbelltown valley is demonstrated when the views and vistas are mapped. The topographic separation of the area to be developed as East Leppington can also be seen, with the only views in this area being of a local nature, including the good view looking south along Sydney Water's Upper Canal from Denham Court Road.

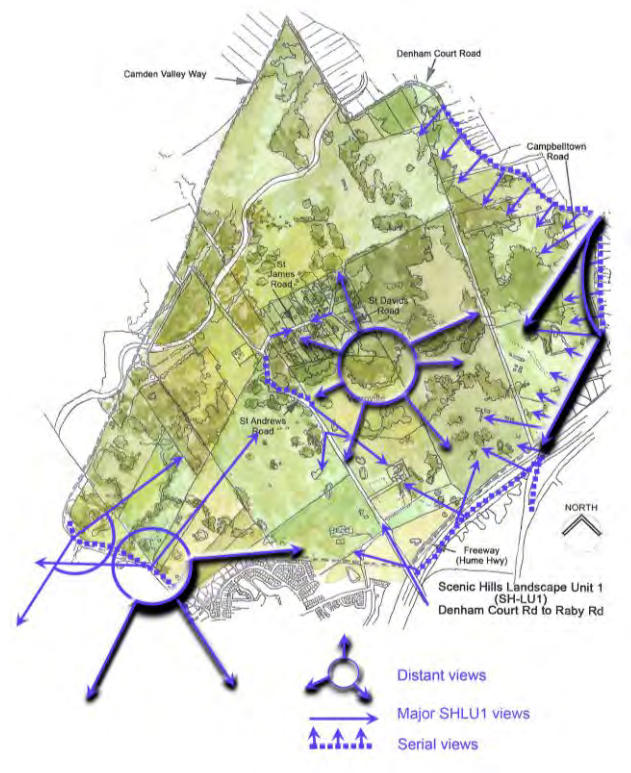


Figure 4.1.66. The views and vistas outward from SH-LU1 are expansive in their extent and high in quality. Particularly impressive views are available from Bunbury Curran Hill, the highest part of the Landscape Unit, and extend to the skyline in all directions. Those to the east and south are however found within private property and not accessible to the community at the present time. High quality serial views over the Unit towards other Landscape Units are also available when travelling along Campbelltown Road.

4.1.3 SUMMARY OF LANDSCAPE QUALITIES AND VALUES IN SH-LU1

SH-LU1 is a highly significant Colonial cultural landscape. It continues to demonstrate the qualities and aesthetic values identified by notable early commentators, including Governor Lachlan Macquarie who in 1810 noted the superior quality of the landscape, and the writings of numerous other historically significant personalities since this time.

SH-LU1 also demonstrates the following principal characteristics:

- It continues to act as the scenic gateway to the main Campbelltown Valley, particularly when travelling south along Campbelltown Road. The arrival sequence provides a series of opportunities to engage with the ever-changing and scenically engaging landscape of the Scenic Hills. These views remain highly accessible to the general community because they have not been blocked or obscured by development in the foreground of the views.
- It contains one of the most scenically and historically significant natural landscape features within the Campbelltown LGA, Bunbury Curran Hill.
- It provides opportunities for engagement with a range of different types of view, from the intimately scaled valleys of Denham Court Road to the tunnels of Eucalypts arching over St Andrews Road as it winds up Bunbury Curran Hill, which in turn are contrasted by the broad panoramas from Campbelltown Road over the whole of the Scenic Hills landscape.
- Extensive views beyond the area are also available from within SH-LU1, including to the Sydney CBD and the Blue Mountains National Park.
- It contains Varroville one of the most important surviving Colonial cultural landscapes in New South Wales. Although much of the original grant has been excised from the legal curtilage of the property, the lack of development throughout this landscape has allowed it to retain its original visual and functional curtilage as a farmhouse set in a pastoral landscape of quality which is now rare in New South Wales. The curtilage also contains a series of dams that show characteristics of having been hand-made and, if so, have the potential to provide important and very rare physical evidence of one of the earliest attempts at water conservation for agricultural use in the colony;
- The prevailing land use continues to be rural, and evidence was found of historic rural uses such as viticulture being re-introduced into the area. The impacts of the few non-rural uses have been minimised because they have been situated away from the most prominent viewsheds and for the most part have respected the need for buildings and infrastructure to be low-key and aesthetically neutral in their design, siting and finishes, and very importantly, are modest in their scale.
- It includes a highly significant and historic engineering work, the Sydney Water Supply Upper Canal and Ingleburn Dam which continues to operate in accordance with its original design intention.
- The north-western part of the Unit is particularly intact. Its landscape quality is significantly different to the remainder of the Unit, demonstrating a good natural landscape value due to the density of the Cumberland Plain Woodland vegetation

surrounding the site. Although it could be described as having low potential to contribute to the aesthetic quality of the Scenic Hills as a pastoral cultural landscape due to the difference in topography and vegetation, it still falls within the landscape of the Scenic Hills and contributes positively to its values.

- The western part of SH-LU1 beyond the main ridge is revealed suddenly and spectacularly when passing over the ridge of Raby Road. The road follows the rise and fall in the local topography and adds to the sense of rural landscape. Excellent views of Bunbury Curran Hill are available from this different perspective, and assist in understanding and appreciating the three-dimensionality of the landscape.
- This area is also highly intact, with little evidence of recent development.

RETAINING THE SCENIC RURAL LANDSCAPE

- preserve undeveloped, rural character
- protect the historic cultural landscape including buildings, structures and views
- prevent further development that may intrude on landscape or views- protect existing subdivision pattern
- protect traditional rural uses
- protect sympathetic recent uses (viticulture and religious)
- prevent land uses that will have unsympathetic visual impact

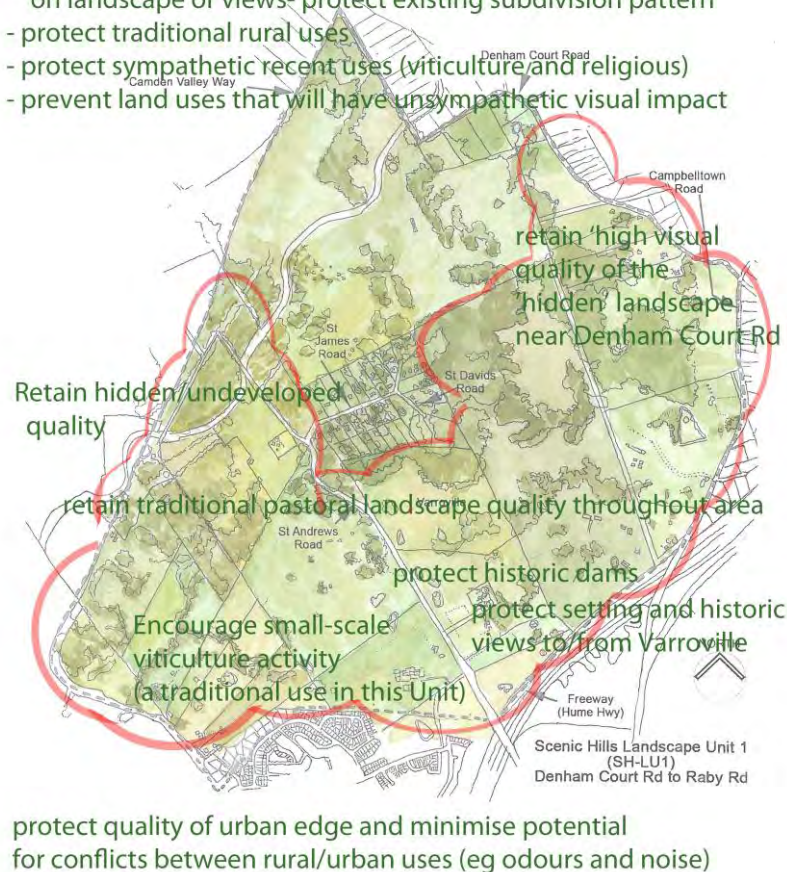


Figure 4.1.67. Priorities in the protection of SH-LU1's scenic qualities.

4.1.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF SH-LU1

No detailed information was available about significant ecological habitats or species within the Scenic Hills Landscape Units. It was noted during the fieldwork that the lower portions of the Landscape Unit were substantially cleared and the upper reaches had retained a higher proportion of mature canopy. The aerial photographs reveal that most of this upper landscape had been substantially cleared prior to 1956, and some large areas of regrowth were found, including mature specimens of Cumberland Plain Woodland species.

Part of the Unit, particularly that at the western edge in the vicinity of Ingleburn Dam, has retained some substantial areas of vegetation that appear to be remnant original areas of Cumberland Plain Woodland.

Particularly good examples of mature trees were found lining the verges of many of the historic routes such as Campbelltown Road and St Andrews Road. The same trees are also evident in the 1956 aerial photographs and their mature size and location lining the route of early roads suggest that they were retained from the original clearing of the landscape and may predate European occupation.

Significant portions of the area showed evidence of infestation by the African Olive and Box Thorn, both noxious weeds that were introduced to the region in the Colonial era. Particularly dense stands were found on the steep slopes of Bunbury Curran Hill.

4.1.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF SH-LU1

Almost all of the land within SH-LU1 is located within the area covered by the Campbelltown LEP District 8 (Central Hills Lands) (LEP D8), with a small part within the Campbelltown LEP 2002 (Urban Area). It should be noted that LEP 2002.

Most of the Unit is zoned 7(d1) Environmental Protection (Scenic), with the area of open space at Bunbury Curran Hill zoned 6(c) Open Space (Regional) and the Upper Canal zoned 5(a) Special Uses (Water Supply). Most of the land within this Unit is also subject to the 'escarpment protection area' control which recognises the topography of the area and prescribes urban design requirements to ensure that new development will blend successfully with the surrounding landscape.

The primary aim of LEP D8 is to ensure that the Central Hills Lands District retains the character of a rural landscape and provides a strong functional and aesthetic contrast to the urban areas of the valley below.

A small diamond-shaped parcel of land near the St Andrews Road overpass in the south-eastern corner of SH-LU1 is within the area covered by Campbelltown (Urban Area) LEP 2002 and is zoned 5(e) Special Uses Public Purposes Corridor. The purpose of this zone is to reserve land for the major electricity transmission corridor which extends across the main valley to the open area between E-LU3 and E-LU4 in the EESPLs. The land near Raby Road adjacent to the suburban development is also within LEP 2002 and is zoned 7(d6) Environmental Protection with a minimum lot size of 0.4 ha.

The aims, objectives and permissible uses within the 7(d1) Environmental Protection (Scenic) zone in LEP D8 focus on the need to protect the scenic and environmental qualities of the landscape through facilitating appropriate land uses such as agricultural and other low impact uses and by empowering Council to refuse development that would not achieve this objective.

The evidence of the fabric in the area and historic aerial photographs suggests that the substantive land use in the Unit has remained rural, although the intensity of ancillary development such as dwellings and other uses (such as the Retreat and Monastery) has increased significantly over the past 50 years. The impact of the introduction of these additional structures on the aesthetic and historic qualities of the landscape has ranged from minimal to highly intrusive. Some development has been achieved in a visually modest manner and now blends seamlessly into the views over the area, whereas other development has been sited or designed without apparent consideration of the visual impacts on the landscape and now distracts the eye from the scenic qualities, and/or in places has become an active intrusion into significant views.

Little development has occurred in the special uses or regional open space zones.

The purpose of the 7(d6) Environmental Protection 0.4ha minimum zone in LEP 2002 was to provide a buffer or transitional zone between the densely settled suburban and undeveloped rural landscapes. The development that has occurred is typical of that found in this type of subdivision, with standard residential dwellings, gardens and recreational facilities such as swimming pools and tennis courts dominating the properties. The prevailing character of this part of the Unit is residential rather than rural.

4.1.6 EXISTING LOT SIZES AND THEIR IMPACT ON THE VISUAL QUALITIES OF SH-LU1'S LANDSCAPE

The minimum lot size required for the subdivision of land and/or the erection of a dwelling in the 7(d1) zone of LEP D8 is 100 ha. The purpose of this limit was to protect the historic balance between land uses, property sizes and scenic qualities in the area by discouraging land speculation through preventing subdivision that would undermine the scenic quality of the landscape and its agricultural viability and also by discouraging other potentially intrusive uses that did not have a need for a lot of this size.

The concessionary provisions of the LEP have had a significant impact on the visual qualities of SH-LU1's landscape by allowing the erection of a dwelling on lots that existed prior to 1974 (when detailed planning controls were introduced), and also the erection of dwellings to provide accommodation for farm workers.

A simple calculation based on the total area of land in private ownership within the 7(d1) zone would suggest that the maximum number of lots (and therefore dwellings) at 100 hectares per lot should be 13. The landscape has however been subject to successive subdivisions over the years which led to approximately 58 lots existing in 1974. Most of these were given the potential to erect a dwelling under the concessionary development clause.

It is informative to note that only two lots were larger than 100 hectares at that time and did not rely on this concessional provision, and also that neither of these properties has been subdivided since. Figure 4.1.72 shows the range of lot sizes found in the Unit and Figure 4.1.73 shows the distribution of these lots throughout the Unit.

The research and fieldwork revealed that approximately 49 dwellings have been built throughout the Unit in addition to the institutional accommodation at the Monastery and Retreat. Their distribution is uneven, with the areas near Raby Road and St James Road having 30 dwellings, or approximately 60% of the total. The reason for this density is evident from the subdivision pattern: the parcels in these areas are significantly smaller than elsewhere in the Landscape Unit – and also smaller than much of the remainder of the Scenic Hills Study area. It was noted also that evidence of recent (post 1974) subdivision of properties already less than 100 hectares was also found, including the creation of four lots from three near Denham Court Road. The rationale for these approvals was not available.

Three examples were also found of the creation of additional lots by re-subdividing undersized lots; including one that created a very small (c2 hectares) curtilage around an existing dwelling and placed the balance in a larger lot, on which an additional dwelling was then erected. The reasons that these subdivisions were approved is not known, but the implications for the future management and conservation of the values of the Scenic Hills landscape are significant and a priority should be placed on preventing similar development in the future.

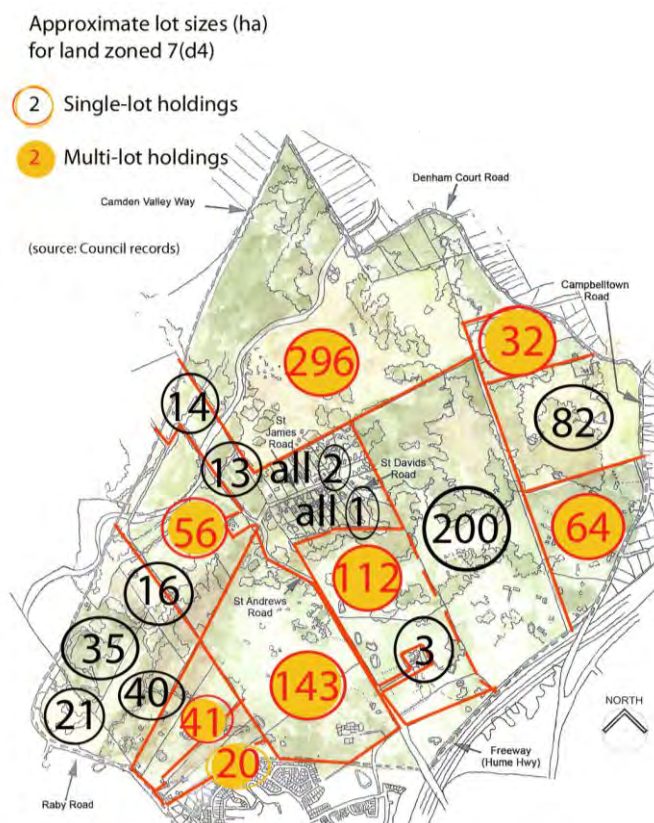


Figure 4.1.68. Land within the 7(d1) zone requires a minimum area of at least 100 ha prior to subdivision or the erection of a dwelling. Only two lots are greater than 200 hectares and therefore have the potential for further subdivision under the existing controls.

Many adjacent lots are in the same ownership or appear to be owned by related groups or companies however. These are shown by the yellow dots on this map.

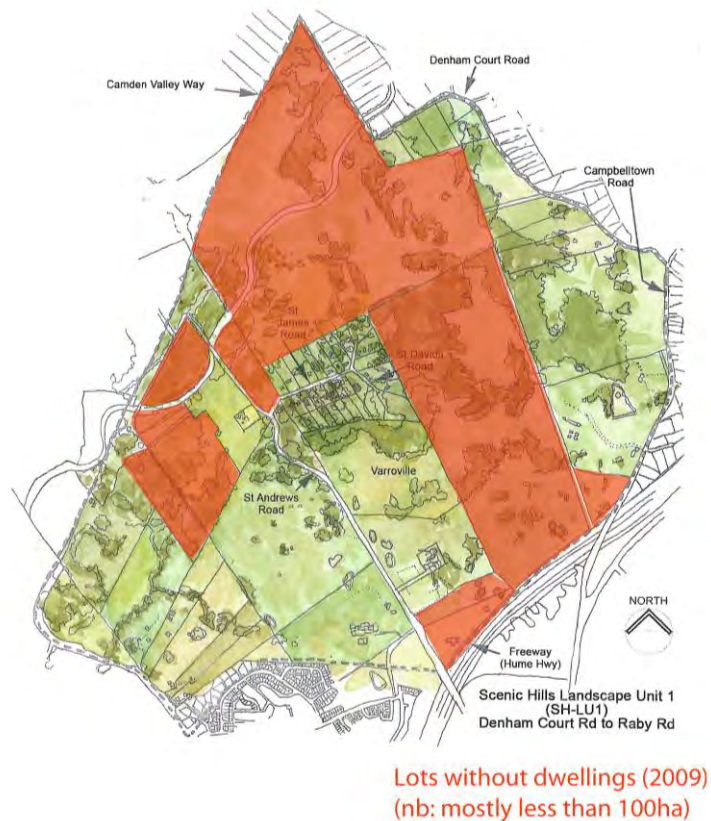
Although almost all lots were significantly smaller than this, 41 of the 64 parcels have at least one dwelling on the property, and four showed evidence of having more than one. The LEP allows this in certain circumstances.

The 100 hectares minimum lot size was nominated purposefully to encourage rural land uses and allow the reasonable development of existing lots, whilst at the same time preventing land speculation for subdivision that would erode the scenic quality of the landscape. Concessions were granted to allow owners of existing lots to erect a dwelling, and most of these have been taken up.

(Note: this figure excludes areas reserved for regional open space and other undevelopable parcels such as narrow slivers of land remaining from road widening. It also excludes the properties zoned 7(d6) 0.4ha large-lot residential near Raby Road.)

Figure 4.1.69. Summary of subdivision potential under the existing LEP. The lots greater than 200 hectares are shaded in pink. The large parcel marked Leppington East has been designated for major land release in the future, although under the existing controls subdivision into only two lots is possible.

The lots outlined in red had no dwelling visible either on visual inspection or on aerial photographs. All other parcels contained at least one dwelling.



Four clusters of development at a significantly higher density were identified: the development near St James Road (with lots between 1 and 2.5 hectares), small-farm development to the north of Raby Road near the main ridge (between 10 and 40 hectares), a group of properties along Denham Court Road (various sizes) and an area of large-lot residential development abutting the suburban area north of Raby Road.

The St James Road subdivision reads as a very low density bushland-edge residential development which is quite different in its character to that of the pastoral areas of the Scenic Hills to the east and south. The aesthetic quality of this part of the landscape is high, with the houses and ancillary development being visually recessive elements nestled beneath the towering canopy. Internal vistas are strongly defined by the linear qualities of the roads and the drifts of trees which open to allow the alignment of the carriageway and emphasise the informal character to the landscape.

The historic aerial photos reveal that as recently as 1956 this area was largely cleared, with little difference evident in the vegetation between this upland area and the rolling landscape below. Both were substantially pastoral landscapes. Although the re-growth and residential development has meant that the character of this part of SH-LU1 now reads as a bushland edge rather than grazing landscape it still contributes to the scenic qualities of the Landscape Unit and provides a visually enriching contrast to the prevailing landscape of the Scenic Hills. When Cordeaux's grant at East Leppington is developed this St James Road/St Davids Road subdivision will form the interface between the rural/bushland and residential landscapes.

The residential density proposed at East Leppington should not be considered a precedent for similar proposals elsewhere in the Landscape Unit, including in the nearby bushland areas near the escarpment (such as St James/St Davids Roads). Such development would lead to a loss of the tree cover along the ridgeline. It would also result in the erection of new dwellings near the ridgeline (which presumably would be sited and designed to maximise their access to the panoramic views) will be likely to be visible in views towards Bunbury Curran Hill from many locations within SH-LU1 and throughout the wider landscape of the Campbelltown LGA. It would also have an adverse impact on the setting of Varroville.

Another area of the Scenic Hills with a relatively high density is the landscape near Raby Road where it crosses the main ridge line. This part of the Unit however demonstrates many of the principal characteristics of the pastoral landscape, with grassed paddocks prevailing, and few substantial groups of trees other than those sheltering in gullies with only their canopy visible. These help to define the spatial complexity and sense of depth of the landscape. It also contains multiple dwellings. Fieldwork revealed at least four dwellings²⁶ and a commercial shed near the ridge of Raby Road. The underlying subdivision pattern is long and narrow, with the parcels being between 10 and 26 hectares. The main structures on each are sited close to Raby Road and are prominent in views from the public domain over the Landscape Unit to the north. Such a lot pattern 'reads' as being of a higher sensitivity than its nominated maximum.

This subdivision pattern was created before 1974, and its configuration reveals that several of the structures predated this, since the boundary follows around the footprints of sheds and dwellings to create separate parcels. None of these structures are evident in the 1956 aerial photographs. The evidence of the fabric visible from the public domain suggests that some structures have been built more recently within these earlier lots. The existing density of this part of SH-LU1 would therefore seem to be in accordance with the concessional development provisions of LEP D8.

The visual impacts of this group of houses and sheds on the wider landscape have been significant. They are prominent elements in views towards or over this part of the Unit, most being situated on the highest point on their lot and many having little significant vegetation to help anchor the dwelling to its site. Dwellings built using materials such as highly glazed roof tiles are particularly prominent elements and their reflectivity can be highly distracting in views over the pastoral landscape of the Scenic Hills. The use of a traditional palette of materials should be encouraged.

The third area of particular interest when considering the impacts of the existing controls on the visual qualities of the Scenic Hills landscape is the small group of properties adjacent to Denham Court Road in the north of SH-LU1. Two lots (10.1 hectares and 9.7 hectares) have been created by the re-subdivision of a single lot; and another two have been reconfigured by realignment of their common boundary to provide one small (c2 hectare) property around a dwelling and the other now a substantial holding of more than 82 hectares. The reasons for these developments being approved are not known.

²⁶ Two additional shed-like structures were noted on the aerial photographs that may also contain accommodation.

The impact of these subdivisions on the scenic qualities of the landscape has however been significant and is expressed clearly through the recent construction of the six dwellings within a 600m length of Denham Court Road. Although not suburban in density the aesthetic qualities of this group are more akin in their scale, design and siting to the development found in the Liverpool LGA to the north of Denham Court Road than the traditional pastoral landscape. The footprints of the houses are large, with extensive resort-style landscaping of Cocos Island Palms found on individual properties and introducing colours and textures which are visually incongruous into the traditional rural setting of the Scenic Hills.

The final area of increased density in SH-LU1 is the small grouping of 0.4ha residential properties near the north-western edge of Raby. Although some exceptions were noted the majority of these properties have been effectively fully developed. Although clearly residential in their land use they are set very low in the landscape and read as part of the adjacent residential area. Most are screened by native vegetation including mature eucalypts. If the screening effect of the trees was to be lost this group would no longer make negligible positive contribution to the scenic qualities of the landscape.



Figure 4.1.70 . This aerial image of the development found at the suburban/rural interface in Raby demonstrates that large lots often facilitate large development, and the extra space is used in many cases not for planting, but for the installation of amenities such as swimming pools, tennis courts and multicar garages. The lots that are well-planted have significantly less 'urban' impact on the adjacent rural landscape. (Source: Google maps. [HTTP://maps.Google.com](http://maps.google.com) 2009)

4.1.7 EFFICACY OF EXISTING STATUTORY CONTROLS IN PROTECTING THE VISUAL AND SCENIC QUALITIES OF SH-LU1'S LANDSCAPE

The 7(d1) Environmental Protection (Scenic) zoning under LEP D8 has been effective in achieving the aims of the existing and historic planning legislation and policies by controlling the introduction of inappropriate land uses to the Unit. This has been due to the strongly expressed objectives of the zone, the detailed provisions and to Councils commitment to enforce the LEP and continue to respect the principles behind the establishment of Campbelltown as a compact city within clearly defined and strongly maintained urban edges.

LEP D8 also appears to have been reasonably effective in preventing the re-subdivision of land since the introduction of controls. Almost all existing lots were found to have been created prior to 1974, although four examples were found of later subdivision which resulted in the creation of lots less than 100 hectares in area. The reasons for these being approved are not known.

Notwithstanding the reasons behind the creation of these additional lots, the nature of some of the more recent development suggests that the LEP has not always been effective in ensuring that any development that does occur is of minimal visual impact has not always been high. The Escarpment Preservation controls of LEP D8 specify that building materials with dark colours and low reflectivity should be used, but examples were found where these controls have not been followed strictly, leading to an unfortunate outcome. Careful attention needs to be paid to the detailed design, location and scale of any new structure. This issue needs to be addressed throughout the Scenic Hills.

The creation of a double row of lots on the northern side of suburban McDonnell Street as large-lot (0.4ha) residential development was intended as a buffer between the rural and suburban land uses. Most houses have been modest in scale and the properties are mostly well vegetated, particularly between the houses and the pastoral landscape to the north-west. These mature trees have allowed these dwellings to have a significantly lower visual impact than similar development in such as in the adjacent SH-LU2. The development itself however is still clearly residential in character and reads as part of the suburban, not pastoral landscape and should not be considered as an option for development in a landscape where protection of 'pastoral' visual qualities are important.

The study team is aware that many locations within the unit have been the subject of recent proposals for major development. These proposals have included:

- the major urban release area in East Leppington;
- the development of an extensive Business Park over much of the historic curtilage of Varroville;
- the construction of a truck servicing/rest stop within the area zoned special uses under LEP 2002; and
- tentative proposals to increase land-use densities on lots that are significantly below the legal size of 100 hectares.

Council has either formally or informally rejected each of these proposals because of the impact that they would have on the scenic and environmental qualities of the landscape.

The scale and persistence of these applications suggests however that pressure will continue to be exerted by developers who see the Scenic Hills as a landscape of economic opportunity, with a source of land enjoying superb views in close proximity to a major urban centre. These requests need to be balanced against the irreplaceable quality and value of the protection of the setting of the urban area for the whole community.

4.1.8 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU1

The potential impacts of introducing additional land uses into an area can be difficult to predict without knowing the detailed scale and nature of the proposed new use. In the case of the Scenic Hills it is highly probable that any new urban or pseudo-urban use will have a direct and potentially serious adverse impact on the scenic qualities of this Landscape Unit for many reasons, including the following:

- New land uses will irreversibly change the balance of historic pastoral, historic and contemporary scenic and low impact contemporary elements within the Unit.
- Introducing new land uses in the vicinity of St Andrews Road, Varroville, Bunbury Curran Hill, or the Scenic Hills Riding Ranch will be likely to compromise the visual setting and curtilage of the highly significant colonial cultural landscape of Varroville.
- Introducing new land uses in the immediate vicinity of Varroville will be likely to obscure permanently and potentially destroy significant archaeological evidence associated with the historic cultural landscape such as the early dams, outbuildings and infrastructure such as fences and the carriage drive.
- Introduction of structures associated with the new land-use will further compromise the ability to appreciate and interpret the wider historic pastoral landscape of the Scenic Hills (i.e. a substantially undeveloped landscape dominated by grassed paddocks and used for the grazing of animals or other agricultural activities) by:
 - altering the balance of built and natural elements within the landscape;
 - obscuring existing significant elements or views;
 - introducing new elements into existing significant views. The evidence of recent developments within the Scenic Hills demonstrates that the contemporary preference of many owners is to locate new structures on the highest point within the site to maximise views. Surrounding planting is kept to a minimum so that views are not obscured. Development of this type will remain prominent elements in any view over the subject land;
 - introducing contradictory elements such as non-rural built forms; and
 - non-rural and non-residential land-uses will be likely to demand buildings of a scale and footprint which will be bulky and visually disturbing elements within the rural landscape. Non-residential land uses also demand extensive car parking facilities and other infrastructure such as formal gardens, fencing and gates which are intrinsically contrary to any cultural landscape significant for its scenic qualities.

The introduction of additional land uses of a commercial nature will also be likely to have significant aesthetic and other environmental impacts through the subsequent increases in traffic generation, demand for car parking, driveways and the like, as well as contributing to a cumulative erosion of the integrity of the landscape, increases in pollution, water run-off from hard paved surfaces into Bunbury Curran Creek (a tributary of the Georges River) and the further erosion of the quiet, rural quality of the local roads in the Unit.

A prominent land use in this precinct is religious/institutional, with several contemplative retreats and a high school. A second school was approved recently at the western end of St Andrews Road. The existing school is sited at the eastern end of St Andrews Road near the suburban area, and sits prominently in an open paddock. Although it has little landscaping to help it blend into views, its position at the lowest point of the Landscape Unit and relatively compact scale within its setting help it minimise its impact on the wider landscape. The other institutional uses in the Landscape Unit are also compact in their footprint and are designed and sited unobtrusively with predominantly dark materials that have allowed the buildings to blend into the landscape in distant views. The significant increase in the intensity of these uses or the introduction of further institutional development should be discouraged through the zoning and density provisions of the new local environmental plan.

The largest single holding within the Unit is 281 hectares on the plateau above Bunbury Curran Hill. This property has retained its original agricultural/rural land use and is likely to contain environmentally significant vegetation, including areas of potentially undisturbed Cumberland Plain Woodland. The original Leppington farmhouse can be seen on the 1956 aerial photographs but has now been demolished. The former State Government's Urban Growth Centres Commission has designated this land as a 600 lot urban release area to be known as Leppington East. Depending on the scale and visual impact of the development and the amount of clearing required, it will have the potential to have a direct visual impact on the northern slopes of Bunbury Curran Hill as well as the valleys in the vicinity of Denham Court Road, and its successful integration with the landscape of the Scenic Hills will require careful consideration of screening, retention of significant landscape elements and characteristics as well as the delicate management of interface impacts such as traffic access and the screening of boundaries.

Perhaps the greatest potential threat of the Leppington East development on the Scenic Hills however is the likelihood of nearby owners seeking to capitalise on their holdings in a similar manner. The primary land use in SH-LU1 should continue to be rural – and any other development (including the erection of a dwelling house) should only ever be ancillary to this.

It is very important that the scenic qualities of SH-LU1 are not interpreted as being significant only when viewed from a major public place or identified viewpoint. If this were to occur, the Scenic Hills would lose their integrity as a unified and spatially complex landscape where the 'hidden' areas are valued as much as the grand panoramas.

4.1.9 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU1

The existing density controls apply both to the minimum lot size for further subdivision and to the site required for the erection of a dwelling. There is little potential for further intensification of development or subdivision within SH-LU1 without amending this requirement. Any further subdivision or intensification of this will be likely to have an adverse impact on this sensitive and significant landscape.

It should be noted that the existing minimum lot size of 100ha is substantially larger than most lots within the area. This was a strategy established purposefully by the (then) Department of Planning as a method of protecting areas of environmental and scenic sensitivity by preventing subdivision and has proven highly effective in protecting the Unit from overdevelopment. It should also be noted that the current Department of Planning and Infrastructure continues to endorse the use of lot sizes larger than those existing in order to achieve particular environmental or other relevant outcomes.

Notwithstanding this, the concessional provisions established at the time of making LEP D8 have meant that much of the Unit, particularly the area near Raby Road, has already been developed to a density of more than one dwelling per 20 hectares, or more than five times the nominal statutory density. The potential impacts on the landscape values of the Scenic Hills of increasing the density of development to effectively regularise these concessional densities were then assessed.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 50 HECTARES

If the minimum lot size for subdivision was to be halved from the existing 100 hectares to 50 hectares, the distribution of existing lots would mean that the potential for additional lots/dwellings in SH-LU1 would be minimal since almost all properties are either smaller than 50 hectares in size already or, if over 50 hectares, are still less than 100 hectares and could not subdivide or erect an additional dwelling unless several smaller lots were amalgamated first. The only property large enough to be subdivided into 50 hectare lots would be the Scenic Hills Riding Ranch. Encouraging the development of only this environmentally and aesthetically highly sensitive part of SH-LU1 would have a significant adverse impact on the scenic and historic values of the Landscape Unit and should not be supported.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 20 HECTARES

The concessional development provisions of the existing LEP have resulted in an effective existing average density of one dwelling per 20 hectares. These lots are however not distributed evenly, and if this average was to be reflected in the zoning controls (ie the minimum lot size reduced to 20 hectares) approximately 11 additional properties would be able to be created (and dwellings erected) without the need to amalgamate land.

The size and configuration of the properties in the area means however that the majority of these additional houses would be erected within the historic curtilage of Varroville (including the land now part of the Scenic Hills Riding Ranch) and the large lot immediately to its north, which would then have a significant adverse impact on this highly vulnerable area of the

Landscape Unit. The only other beneficiary of formalising this density would be one property in the southern part of the area (currently c.40 ha), which could potentially be entitled to subdivide and erect one additional dwelling.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 10 HECTARES

The impacts of reducing the minimum lot size to 10ha throughout the Unit (except the land at Leppington East and near the ridge at St Davids/St James Roads) were then considered. Approximately 58 additional lots (and dwellings) would be possible under this scenario – plus ancillary access roads, infrastructure, fences and outbuildings.

Although reducing the minimum lot size to 10ha would allow most current owners to make considerable windfall gain from their land, the number of dwellings would be nearly triple the existing and even if strong design controls were imposed, this density would have significant and permanent adverse impacts on the landscape and scenic qualities of the Unit as well as the setting of Campbelltown and should not be considered further.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO ALLOW MORE INTENSE DEVELOPMENT IN THE VICINITY OF ST JAMES ROAD

It is understood that informal requests have been made by owners of land in the existing subdivision at St James Road/St Davids Road (off St Andrews Road) to rezone their land to allow subdivision for more intensive development. These lots are already between 1 and 2.5 ha in area and demonstrate a very different pattern of development and scenic quality to that of the surrounding pastoral areas of the Unit. They are also adjacent to the land proposed for urbanisation at Leppington East. These characteristics should not be used as an argument to justify the re-subdivision of the area however.

In the case of land in this small area several critical matters must be addressed before intensification of development could be considered. These include impacts on the bushland character of the precinct, impacts on loss of tree cover near the ridge of Bunbury Curran Hill and the possibility of a need to screen the impacts of the proposed urbanisation of the adjoining land at Leppington East.

One of the main dangers of development in this location will be the temptation by owners to build as high as possible to gain access to the spectacular views available over the ridge to the east and south. This would interrupt the vegetated ridgeline which is an important part of the views towards Bunbury Curran Hill from the urban valley and should be prevented through zoning, density and urban design controls.

If the precinct is developed more intensively than at present it will have the potential to have an adverse impact on the visual context and setting of the approach to the adjacent Regional Open Space. The integrity and value of the open space as the pinnacle of the most important look-out point in the LGA needs to be protected through ensuring the ongoing physical and land-use contiguity between the landscape of Varroville and the steep ascent up St Andrews Road through relatively undisturbed bushland to the summit.

Increasing the density of residential development under a canopy of trees would also be likely to require compliance with the requirements of the NSW Rural Fire Service for the siting of new buildings in fire prone areas. Further details about these requirements are contained in section 5 (the East Edge Scenic Protection Lands). Compliance with these requirements in this location would be likely to lead to the loss of canopy cover and the scenic and environmental amenity of this landscape.

It is considered that this precinct has already been developed at a density significantly higher than that which has been permitted in the remainder of the area since the introduction of planning controls, and although superficially obscured from the scenic pastoral landscape, this land is within the original land grant of Varroville and it is integral to its historic, cultural, environmental and aesthetic significance.

The only opportunity for an increase in development would be minor, and limited to the land on the northern side of St James Road and the eastern side of St Davids Road. It may be possible to achieve a nett density of 1 dwelling per hectare providing that the 'bushland living' model for development is used. In cases where lots are under 2ha at present this will require lots to be amalgamated and the property developed in a cohesive manner rather than piecemeal battle-axe style development. A high priority will need to be placed on retaining large and densely planted areas of vegetation as a buffer between these areas and the adjoining residential areas. Additional buffers will be necessary as part of the Leppington East development. A model has been developed as part of this report for development at similar densities in the East Edge Scenic Protection Lands and this should also be used in the St James/St Davids Road precinct (refer to Appendix 1). Additional controls over landscaping (such as species selection) and the height and bulk of buildings will also be required.

The land to the south of St James Road is already 1ha in area and has no capacity for intensification under this model.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE OF PROPERTIES ON THE RURAL/URBAN EDGE

Although these properties have been fully developed and 'read' as part of the suburban landscape, the impact of rezoning them to a standard residential density (in this case approximately 600 m²) was assessed. If this was to be permitted the density of this edge would potentially be subject to significant increase in development potential, with up to four times the existing number of dwellings. Such intensification would require additional infrastructure such as the provision of roads or other access, and would further increase the impact that the suburban development of Raby has on the quality of the surrounding landscape.

Its most significant impact however would be to reduce the amount of land on each site potentially available for the planting of trees and other vegetation to screen the interface between the two landscape types. This precinct includes several properties that are well planted and demonstrate the positive impact that planting of appropriate rural species can have in screening the worst impacts of residential subdivision from the rural landscape. It should be noted also that these large trees require large lots to grow to maturity, and that

this needs to be provided for when identifying lot sizes and footprints of new development (including outbuildings and swimming pools) in order to prevent later conflict caused by the impacts of roots and overhanging branches on these types of structures.

The other issue that needs to be considered is that these properties have all been developed and that the configuration and siting of the houses and outbuildings mean that there is little effective development potential without demolition and/or site amalgamations. The houses are relatively new with high levels of embodied energy and such a course of action would be environmentally irresponsible.

It is recommended that the existing lot size of 4000m² be retained for this interface.

LOT SIZES IN SH-LU1: CONCLUSIONS

The essential character of the pastoral landscape of the Scenic Hills is derived from its extensive areas of open, grassed paddocks. Any further intensification of development of this landscape will result in the loss of the historic scenic and environmental values of the most intact area of the Unit and thus the landscape of the Scenic Hills as a whole. There is some potential for increase in density in part of the bushland ridge area north of St James and east of St Davids Roads providing that the location, form and siting of buildings is controlled strictly and high quality landscaping is integrated into each development. If the model described in Appendix 1 is not adopted no further development should be considered for this sub-precinct.

4.1.10 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF SH-LU1

The following recommendations are made to ensure the conservation of the visual and environmental significance of SH-LU1's cultural landscape. They should be read in conjunction with the recommendations for the whole landscape described in section 4.0.

SPECIFIC RECOMMENDATIONS FOR SH-LU1

- It is very important that the scenic qualities of SH-LU1 are not interpreted as being significant only when viewed from a major public place or identified viewpoint. If this were to occur, the Scenic Hills would lose their integrity as a unified and spatially complex landscape, and one where the 'hidden' areas are as scenically valued as much as the grand panoramas.
- The protection of the scenic quality of the land between the urban areas of Campbelltown and Liverpool in perpetuity was a major promise when Campbelltown was first developed as a satellite city and should continue to be respected.
- Protect the quality and integrity of the sequential views when entering the Campbelltown LGA from the north along Campbelltown Road. This sequence is of the highest quality and any development within the 'picture plane' will be likely to harm the scenic values known to have been valued by travellers since the early Colonial era. The threat arises from not only from proposals to develop the Varroville Estate as a business park, but also the vacancy of the former Veterinary Research Station, now in private ownership.
- St Andrews Road: this road demonstrates high-quality scenic values consistent with those of a traditional rural landscape as it travels across the hills of the study area. It also provides a change of environmental quality rare in the Scenic Hills as it winds up the slope of Bunbury Curran Hill through the natural bushland. When travelling downhill, sequential and publicly accessible viewing points are revealed across the landscape and to the EESPLs on the other side of the valley. The alignment of this road also has historic value as it marks the boundary between Varroville and the adjoining St Andrews Estates. These scenic qualities inform Campbelltown's sense of place and their protection should be a high priority.
- Further subdivision of the land near St James' and St Andrew's Roads should not be supported unless it is carried out in accordance with the Model for Bushland Living in Appendix 1 of this report and also in accordance with detailed design and landscaping controls for development near ridgelines as shown in the Appendix.
- Protect the quality of the 'hidden' valleys adjacent to Denham Court Road. Their visual detachment from the remainder of the landscape of the Unit should not be used as a justification for development. This hidden quality is highly significant and provides an intimate contrast to the broader and more panoramic views from the other side of the ridge. This quality cannot be protected through an intensification of

development or land-use activity. It should remain part of the non-urban landscape of the Scenic Hills.

- Varroville and its historic setting: Varroville is one of the few Colonial properties in the Cumberland Plain to have retained the integrity of most of its historic visual and contextual setting. This is now under threat due to the subdivision and sale of most of the property to a separate ownership from that of the house, resulting in significant difficulties and challenges in maintaining the historic curtilage and protecting it from development. Although the house and its immediate garden is heritage listed, the majority of the property is not; including the stables and other outbuildings associated with the Homestead, the original driveways and the evidence of explorer Charles Sturt's innovative and pioneering attempts to conserve water in the dry colonial landscape by building a hand formed 'dam in every paddock'. It is recommended that the whole of the original historic curtilage be investigated for inclusion on the State Heritage Register in recognition of this significance and a conservation management plan be prepared to guide the ongoing management of the estate as one of the most important in the Sydney basin. The land uses of the original estate should remain pastoral, views to and from the house and home paddock should be protected throughout, original driveway and paddock lines should be reinstated/interpreted and archaeological investigations should be carried out of the dams on the property to identify and protect those formed by Sturt.
- Bunbury Curran Hill: It is recommended that the public be allowed to access the main eastern ridge so that this highly significant view is available to the whole community over the main Campbelltown Valley to the EESPLs and beyond; and to the south over the distant hills of Mount Sugarloaf, Mount Annan, Badgally Hill, Kenny Hill and the intermediate landscape. The ridge and infestations of weeds prevents ready access to the main views to the east and south. No structure that may break or compromise the skyline, in either close or distant views formed by the ridge, should be permitted.
- Further subdivision of the high quality landscape in the valley north of Raby Road and towards the west of the Unit would not be appropriate and should not be supported.
- Any other new development within the Landscape Unit should be required (through urban design controls such as a development control plan), to be located below any nearby hilltop or ridgeline. This is consistent with the historic development model of the Colonial Cultural Landscape which covers the Scenic Hills and helps to ensure that new development respects the scenic qualities of the area.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED URBAN EDGE: SH-LU1

It is recommended that the existing footprint of the Scenic Hills be retained.

The area of 4000m² large-lot residential land plays an important role as a buffer between the fully urban and fully rural landscapes. It should be retained within the area identified as

‘sensitive’ and managed as a transitional space to minimise the impact of the rural and suburban landscapes on each other.

Land uses that may facilitate denser or inappropriately scaled buildings or a pseudo-urban outcome should also be prevented.

It is recommended also that the land identified for the Leppington East Growth Centre development area remain within the boundary of the Scenic Hills even if it is rezoned by the State Government. Details of the design and planning strategies for this development are not available at the time of writing and cannot be commented upon here in any detail. The site is large (over 280 ha) and the potential impacts of development on the scenic and environmental values of the Unit (including the Water Supply Upper Canal) are significant. Retaining the area within the Landscape Unit will help to ensure that the designers, developers and eventual residents of the development remain cognisant of the high level of environmental and aesthetic sensitivity of the landscape and the need for the new development to sit lightly within this.

The recommended boundary of the urban edge is shown in Figure 4.1.71 below.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED LAND USE ZONES AND DENSITIES: SH-LU1

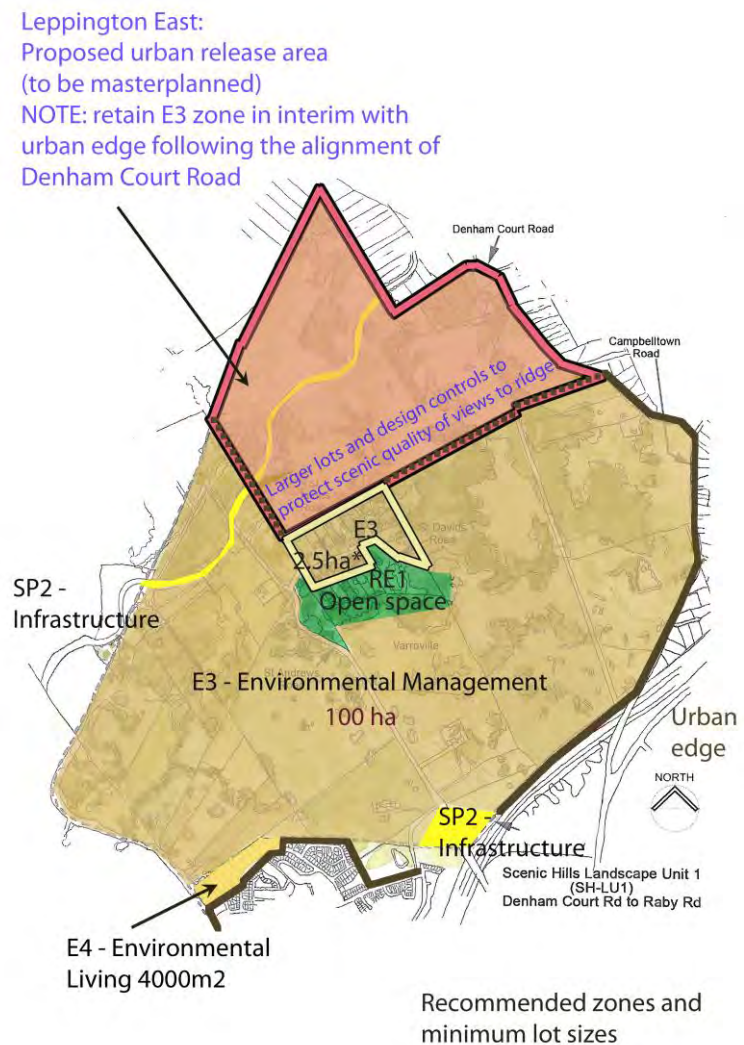
The Department of Planning's Standard LEP Template provides zones for Councils to apply to land within their areas.

- It is recommended that the land within SH-LU1 be zoned E3 - Environmental Management with an Environmental Overlay in accordance with the Standard Template zones as described in Section 3.
- The land currently zoned 7(d6) large-lot residential near Raby Road should be zoned E4 – Environmental Living in recognition of its role in providing a transition between the scenic rural landscape and the adjacent suburban development.
- The land within the Leppington East Metropolitan Development Program area will be zoned accordingly; the details of which have not been released. If the release area does not proceed or if there is no commencement of the detailed planning process for the area by the time the substantive LEP is being resolved then the land should be zoned E3.
- It is recommended that the minimum lot size in the Unit remain 100 hectares with the following exceptions:
 - properties abutting St James and St Davids Roads – 1ha (10 000m²) subject to strict compliance with Model for Bushland Living and additional ridgeline protection landscape controls.
 - properties currently zoned 7(d6) adjacent to Raby – retain existing 4000m²
- Concessional lot entitlements should not be included in the LEP.
- The land zoned 5(a) – Special Uses (Water Supply) should be zoned SP2 – Infrastructure

- The land zoned 6(c) Open Space (Regional) should be zoned RE1 – Public Recreation

Figure 4.1.71. Recommended zoning and urban-rural edge of SH-LU1. The land shaded pink is within the East Leppington release area and once developed will be suburban in its density. If the land release does not proceed the plateau should remain recognised as part of the Scenic Hills. The large-lot residential area near Raby plays an important transitional role and should be recognised as being part of the landscape of the Scenic Hills.

* the minimum lot size in the small area of E3 near the top of the ridge (outlined in ochre) could be 1ha providing that the model in Appendix 1 is used.



4.2. SCENIC HILLS LANDSCAPE UNIT 2

RABY ROAD TO BADGALLY ROAD (SH-LU2)



Figure 4.2.1. View from Raby Road over SH-LU2 towards Mount Universe. The evidence of the Colonial cultural landscape is still expressed clearly in SH-LU2 through the substantially intact pastoral landscape and high-quality views available even though the footprint of the Unit is a narrow one, with dwellings extending close to the main ridgeline in places. Few structures or evidence of intensive occupation can be seen within the Landscape Unit. With the exception of the golf course development, the landscape reads as an intact one.

Figure 4.2.2. SH-LU2 is a substantially intact pastoral landscape

Figure 4.2.3. Mount Universe viewed from near the entrance to the original Blairmount Estate (in SH-LU3) Mount Universe is an important landmark and is visible from many places throughout the LGA. It also terminates several axial vistas from major roads on the eastern side of Campbelltown's main valley. This vista will become even more important when the link to the Camden LGA is constructed.

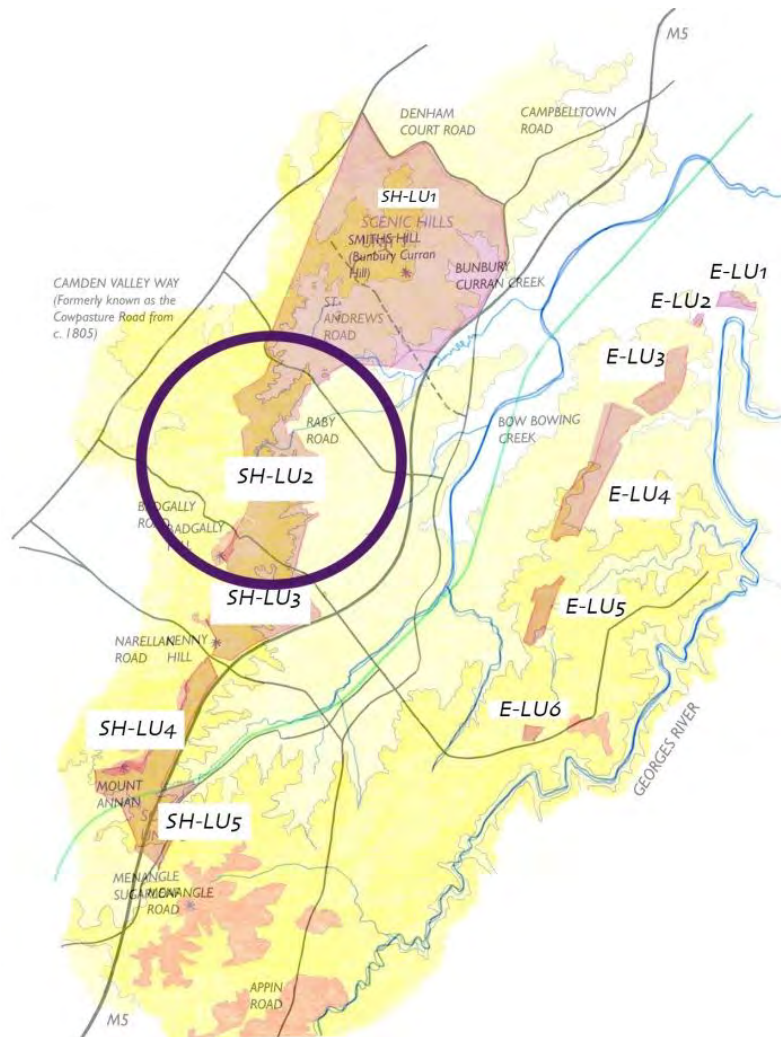


Figure 4.2.4.

Scenic Hills - Landscape Unit 2 is located between Raby Road and Badgally Road.

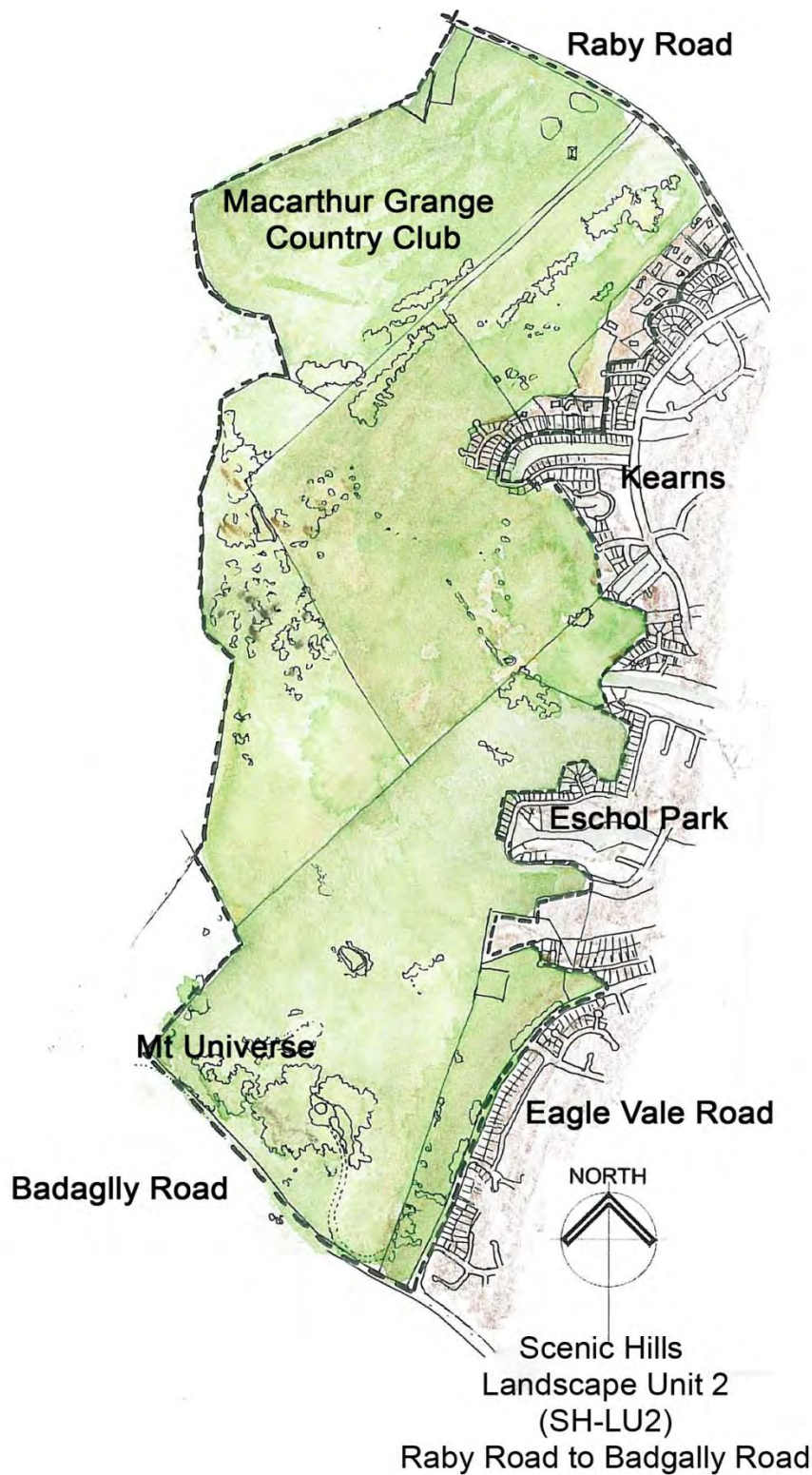


Figure 4.2.5. The prevailing visual character of the landscape is pastoral, with little evidence of any development to be seen on the eastern side of the main ridge line. On the western side of the ridge the parallel valley has been developed for use as a private golf course. The Unit also includes some large-lot residential and standard suburban development which form the interface between the rural landscape of the Scenic Hills and the suburbs of Kearns and Eschol Park.

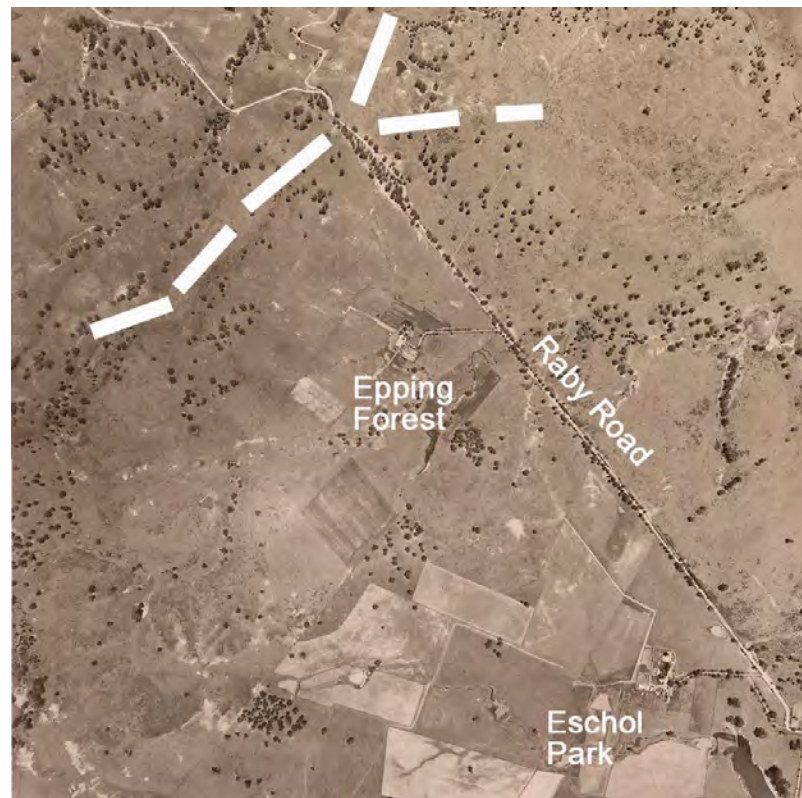


Figure 4.2.6. 1956 aerial covering the area near Raby Road shows the extent of the pastoral landscape before suburban development. (NSW Lands Department photograph)

4.2.1 CONTEXT

Landscape Unit 2 of the Scenic Hills study area (SH-LU2) follows the alignment of the main ridge of the Scenic Hills between Raby Road and Badgally Road. When viewed from the east the Unit reads as a relatively narrow and steeply sloped hillside close to the suburbs of Kearns, Eschol Park and Eagle Vale. The Unit however includes a well-formed valley lying to the west of the main ridgeline near Raby Road which extends to the boundary between the Campbelltown and Camden LGAs. This valley forms the southern end of the 'hidden valley' near Raby Road which was described in SH-LU1. A second small ridge extends to the north from Mount Universe and lies parallel to Eagle Vale Drive, with a shallow valley lying behind.

The landscape then broadens into a complex system of ridges and valleys to the southwest of Eschol Park. This part of SH-LU2 demonstrates high quality scenic values, including a well-defined pastoral landscape of interleaved rolling valleys punctuated only by trees following the gully lines. No buildings other than occasional rural sheds can be seen.

The footprint of the Landscape Unit may have been constrained by roads and suburban development, but SH-LU2 plays a critical role in defining many of the Campbelltown LGA's most significant historic and contemporary views. These include the primary views from the Georgian town centre and the alignment of what is now Minto Road to the important group centred on Mount Universe and Badgally Hill (see Figure 4.0.11 in Section 4.0).

An important characteristic of this Landscape Unit is its almost completely undeveloped quality. The only areas of significant development are the Macarthur Grange Country Club development in the parallel valley behind the main ridgeline and the 'large-lot' (0.4 hectare) residential development adjacent to the suburb of Kearns. The Country Club is an 18 hole golf course and conference centre located in the valley to the west of the main ridge near Raby Road. The urban-edge development is characterised by large-scaled houses and ancillary development with few mature trees which has resulted in it reading as part of the suburban and not the rural landscape. This is particularly evident when viewing the landscape from Raby Road. The Unit also includes an area of rural land zoned for urban development in earlier LEPs but which has not yet been constructed on the edge of Kearns.

The only other significant structure within the Unit is the distinctive 'roundhouse' building near the peak of Mount Universe which is understood to be currently vacant. This development is heavily screened and is not readily visible from the public domain.

The Unit is bordered by several important local thoroughfares including Raby Road, Eagle Vale Drive and Badgally Road. Raby Road provides a link to Leppington and the Camden LGA. At present Badgally Road terminates at St Gregory's College (in SH-LU3) but it is understood that an extension is planned to connect it to Camden Valley Way in the west.

SH-LU2 does not have any internal roads and this means that the landscape can only be viewed closely by the general public from the perimeter or by visitors to the private land uses in the Unit. The main private use is the Macarthur Grange Country Club. This development has had a significant aesthetic impact on the rural landscape through the introduction of a range of highly structured elements such as entry treatments, large clubhouse and facilities building, fairways, greens, linear tree planting (between fairways), carparking and infrastructure and bright white concrete paths for golf carts.

Even though the potential for close engagement with the landscape is limited to views, these are of a high aesthetic quality and contribute strongly to the integrity of Campbelltown's setting. This is described in more detail below.

The early land grants in this area were made to smaller settlers and were more modestly sized than the large estates such as Varroville and St Andrews to the north of Raby Road. No substantial physical evidence of most of these has survived with one notable exception: the very early (c1820s) Indian Bungalow known as Epping Forest. This farmhouse was built by the Kearns brothers on one of a pair of grants which extended originally into the area now protected as the Scenic Hills. This would have originally provided a visually pleasing setting to views toward the property, but the links between the house and the farm landscape have now been interrupted by housing. Epping Forest is not within the study area because it is enclosed by the suburban development of Kearns.

Mount Universe is a particularly prominent element in views to the west when travelling from the Campbelltown City centre along Badgally Road and it, together with the adjacent (unnamed) hill to its west, dominates the southern part of the Landscape Unit. The height and prominence of Mount Universe and the adjacent hill also act to obscure views and vistas into SH-LU2 from the immediately adjacent portion of Badgally Road. Good views over Mount Universe are however obtainable from the ridgeline and within the adjoining SH-LU3.

The interface between the urban development and the landscape of the Scenic Hills in the south-eastern part of the Landscape Unit is notable. The two uses are separated clearly by Eagle Vale Drive, yet the curving carriageway and open character of the adjacent Scenic Hills facilitates a strong sense of visual connectivity to the rural landscape when driving or walking along this busy local distributor. The low ridge north of Mount Universe rises steeply from the roadside and its undeveloped slopes along much of Eagle Vale Drive demonstrate strong pastoral qualities. The quality of the interface is also enhanced by the front elevations of nearby houses addressing the scenic landscape rather than the utilitarian rear elevations found further to the north. Views over the area from the north are also available from Raby Road, although the encroachment of development up the slope to a point close to the ridgeline has limited the opportunity to what would have been available before the major residential subdivisions of the 1970s and 80s. This retention of the undeveloped edge to Raby Road and the open, rural quality of the slopes of the Scenic Hills viewed from this position are enhanced by an atmospheric sense of recession found in views towards Mount Universe, Badgally Hill and Kenny Hill to the south. These links have helped to ensure that the visual and functional importance of the Scenic Hills as the setting of the urban area of the Campbelltown LGA remains to this day.

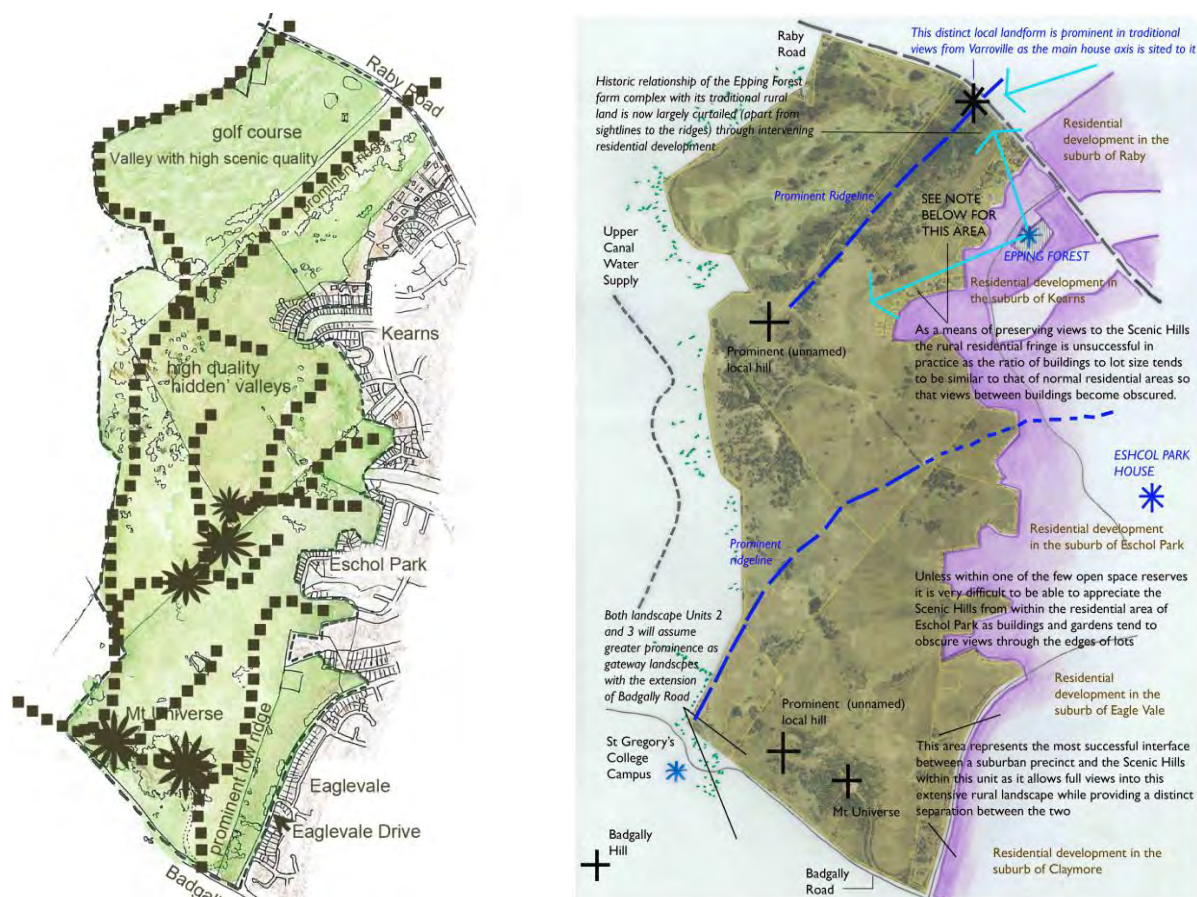


Figure 2.4.7 and Figure 4.2.8. SH-LU2 is located between Raby and Badgally Roads and is the only unit on the western side of Campbelltown's main valley that does not make physical contact with the freeway reservation. Its footprint 'on the ground' is narrower than the other units due to the steep slopes that rise sharply behind the residential development to the strong skyline formed by the ridge. The Unit extends well beyond this ridge, and demonstrates a range of topography and landscape elements of a high quality.



Figure 4.2.9 and 4.2.10. The views from Raby Road extend to Badgally Hill in SH-LU3 in the south.

SH-LU2 shares a long border with the suburban developments of Kearns, Eschol Park and Eagle Vale. The nature of the residential development along the urban-rural interface and the steep slope of the adjacent topography has created a 'compressed' quality to the landscape in this part of the Landscape Unit, particularly in the north near Raby Road where the development rises close to the ridgeline. Its quality remains high however with strongly expressed scenic values. This development was approved after the original planning of Campbelltown which recommended that the whole of the foothills remain non-urban. Although the development along the edge is nominally 'large lot' (0.4 hectare minimum lot size), its character is residential and not rural or semi-rural in character. The remainder of the landscape east of the main ridgeline is strongly pastoral with no evidence of unsympathetic development. The only dwelling in the area is located on Mount Universe and is screened by vegetation.



Figure 4.2.11. The view to the east along Raby Road is highly directed due to the straight alignment of the road. The contrast with the open rural views to the south over SH-LU2 and north (SH-LU1) is stark and emphasises the unique quality of Campbelltown's setting.



Figure 4.2.12. The southern slopes of Mount Universe (to the left of this image) are visually and physically contiguous with SH-LU3 (right) and together they define the route of Badgally Road. Although Badgally Road at present is privately owned, it is easily and regularly accessed by visitors to St Gregory's College and must be considered an accessible viewing point (from Badgally Hill in SH-LU3). The extension of Badgally Road to Camden Valley Way is planned, and this new link to the Camden LGA will mean that the views from Badgally Road will provide a spectacular entrance to Campbelltown valley for thousands of vehicles daily.



Figure 4.2.13. Badgally Road forms an extension to the edge of Campbelltown's original grid and the vista to the Unit from the east-west streets in the CBD is terminated by the green slopes of Mount Universe. The bulk of the warehouses in the main valley are intrusive in the east-west linearity of these views, but their visual impact could be reduced if slightly darker and less reflective materials had been used in these buildings. Notwithstanding this, the succession of vegetated ridgelines and soft contrast provided by the trees and grassed slopes of the Scenic Hills beyond continue to enhance the scenic quality of Campbelltown's setting (photograph taken from Innes Street adjacent to St John's Cemetery).

Figure 4.2.14. The road now known as Minto Road is one of the earliest local routes in the Campbelltown LGA and is also aligned to Mount Universe. It remains an important distributor road which is used by thousands of residents and visitors daily. These and the other 'everyday' views of the Scenic Hills contribute strongly to Campbelltown's 'sense of place'. On a clear day the layers of vegetation and pastoral grasslands are visible, even from this distance.





Figure 4.2.15. This is but one of many mid-distance views to the Scenic Hills that are not available from immediately adjacent to the Unit. Some idea of the original quality of the landscape setting that the Scenic Hills provided to the early homesteads of the Campbelltown LGA can be appreciated from 'accidental' viewpoints such as these. The buildings on the horizon are within St Gregory's College on Badgally Hill. Most of the structures visible are within the Camden LGA. Their impact on the quality of the ridge line is unfortunate due to their hard edges and lack of canopy planting behind the buildings.



Figure 4.2.16. The 1820's Indian Bungalow of Epping Forest has survived although it is in urgent need of conservation. It is one of the few surviving intact early Colonial houses in NSW.



Figure 4.2.17. Epping Forest (rear view).

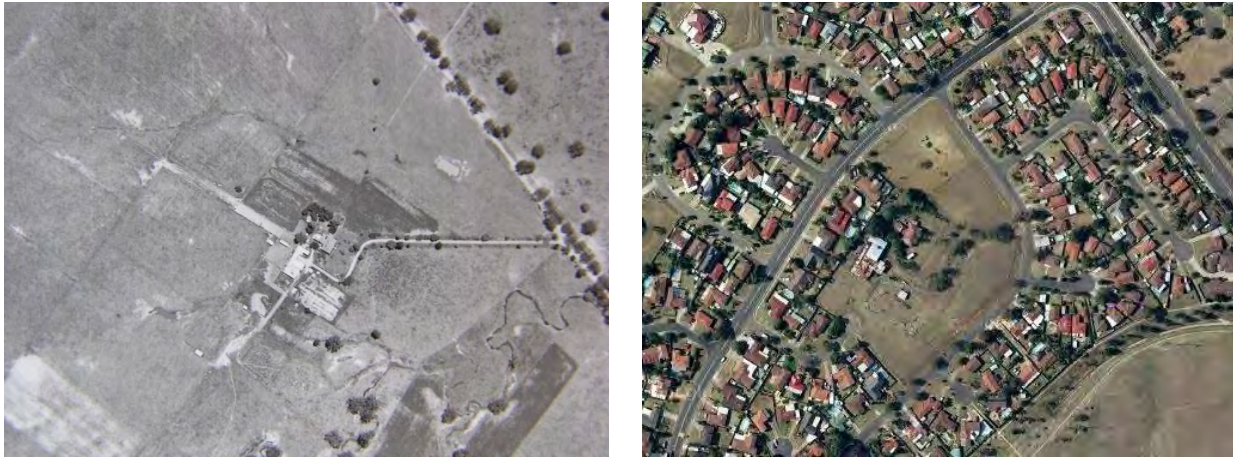


Figure 4.2.18 and Figure 4.2.19. The closest substantial evidence of the early Colonial landscape to SH-LU2 is the early Indian bungalow homestead of the Kearns brothers known as Epping Forest. Its pastoral setting extended almost to the ridge but has been disconnected from the house by the residential subdivisions of the late 20th Century. Traces of the original alignment of the driveway near the house can still be seen in the contemporary aerial photograph on the right. (NSW Lands Department images 1958 and 2009)

Figure 4.2.20. Although Epping Forest is a very rare early Colonial house and is listed on the State Heritage Register, the ability to fully appreciate its historic setting within the landscape of the Scenic Hills has been obstructed by suburban development. Retaining only a view of the top of a ridgeline is not an acceptable solution. It is important that the foreground, mid ground and background all remain undeveloped if the view is to read as a high-quality pastoral landscape. Note also the invasion of weeds on the hillsides of the Scenic Hills due to cessation of intensive grazing use (looking to SH-LU2 from Epping Forest Drive).





Figure 4.2.21. The valley to the west of the main ridge near Raby Road is of a very high quality. Enclosed by the ridge and including richly folded topography, it forms the southern termination of the larger valley extending to Bunbury Curran Hill in SH-LU1. Its scenic qualities are enhanced also by the sweeping bends of Raby Road as it dips and rises up the other side. The Macarthur Grange Country Club and golf course development occupies much of this valley. Although uses such as golf courses are nominally non-urban and permissible under the existing zone, their detailed design creates a regulated landscape which when imposed upon the historic pastoral landscape changes its character from a natural to constructed one. It is however of a lower visual and land use impact than many other uses would be, including residential.



Figure 4.2.22 and Figure 4.2.23. The bright white concrete golf buggy paths winding throughout the golf course are visually distracting in a natural landscape. The use of a visually neutral finish would have reduced their visual impact significantly (Raby Road).



Figure 4.2.24. Parts of the golf course without paths and evidence of non-rural infrastructure are pastoral (if tamed), in character. The main building is well screened from this angle, allowing the dam to dominate the view over the valley (Raby Road)



Figure 4.2.25. Further opportunities for appreciating the Scenic Hills from the adjacent suburban area are to be found from the end of existing roads protruding into the base of SH-LU2. When viewed from the edge of the suburban development the ridgeline is abrupt and terminates the view emphatically, preventing views into the next valley from this low viewpoint. This contrast between hidden and public areas of the rural landscape is integral to its integrity and is not merely a token backdrop to the urban area, but rather as a substantially intact and spatially complex landscape (Somme Place).



Figure 4.2.26. One of the most important qualities of this Landscape Unit is its undeveloped character which enables it to still be appreciated as an substantially intact rural cultural landscape (from Somme Place).



Figure 4.2.27. Part of the Unit has been zoned for residential development but development has not commenced. Houses will cover much of this valley (view from Canadian Place).



Figure 4.2.28. Vegetation on the main ridge behind Kearns. The introduced pest plant, the African Olive, is spreading over the slopes (from the end of Somme Place).



Figure 4.2.29. The extent of the residential footprint has expanded recently with construction of new dwellings on fringes of the suburban area. This land had been zoned for residential development under earlier LEPs (Waikato Place). A small adjacent area has been zoned for residential development but not developed.



Figure 4.2.30. Looking to Mount Universe from Badgally Road.



Figure 4.2.31. Looking south from Eagle Vale Drive toward Mount Universe. The rural character of this landscape contrasts with the suburban development of Eagle Vale across the road to the east. The form of this interface both maximises the opportunities for the local community to engage with the views over the landscape and emphasises the compact nature of the urban footprint; as opposed to the character of urban sprawl that prevails in other parts of the urban fringe.



Figure 4.2.32 and Figure 4.2.33. Looking north along Eagle Vale Drive. The road forms an effective boundary between the urban and non-urban landscapes. The potential for appreciating the rural quality of Campbelltown's setting from this location is maximised by the long and visually accessible edge and lack of any intrusive development between the road and the rural landscape. The verges are soft and natural and the boundary between urban and rural is emphasised by the contrast with the kerbing and footpaths on the eastern side of the road. The low ridge extending north from Mount Universe forms the skyline and creates a sense of enclosure and intimacy to the landscape from the level of the roadway.



Figure 4.2.34. In stark contrast to the edge along Eagle View Road, that along the more recently constructed interface behind Kearns is brutally defined. The rear elevations of houses and their tall, opaque back fences 'turn their back' on the pastoral land and do little to contribute to the scenic values of this part of the landscape. They also prevent the public from being able to appreciate the scenic landscape. This development is typical of standard contemporary suburban development, with small lots and large building footprints leaving little space for trees or gardens behind houses.



Figure 4.2.35. The suburban development has encroached within 250m of the main ridge in places, particularly at the northern end of the Unit near Kearns. This has occurred because this part of the Unit is relatively lower and the profile of the valley shallower than elsewhere. The ridge itself is sharply defined and its immediate slopes are relatively steep. The existing zoning of the land along much of the urban/rural interface is 7(d6) Environmental Protection, with a minimum lot size of 0.4 hectare. This larger lot size has facilitated the development of large dwellings that have extended, not blended, the suburban edge (taken from Jordan Place).



Figure 4.2.36. A small portion of the land zoned for residential development at the western edge of Eschol Park has remained undeveloped until recently. The impact of the contemporary suburban built environment on a rural landscape is clearly evident in the forms, scale and siting of this development.. (looking to Canadian Place).



Figure 4.2.37 to Figure 4.2.38. Further examples of how development between the public domain (the roadway) and the Scenic Hills destroys the potential for the wider community to make a personal connection with the landscape (Kearns). The integration of garages under the main roof and building footprints extending almost boundary to boundary create a wall that prevents access to the scenic quality of the landscape to all but those who live in the houses.

4.2.2 SIGNIFICANT VIEWS AND VISTAS

Although SH-LU2 does not demonstrate the same level of depth and scenic complexity as some of the other Landscape Units within the Scenic Hills it is substantially intact with minimal evidence of residential or other development (apart from the Macarthur Grange Golf Course) and plays an important role in many of the Campbelltown LGA's most significant views and vistas.

The prominence of the northern part of this Landscape Unit as the ridgeline drops slightly into the adjacent SH-LU1 (where now crossed by Raby Road) is a visually minor element when compared against more spectacular features such as Mount Universe and Bunbury Curran Hill, but the end of this ridge is highly significant as it forms part of the visual curtilage of the Varroville Estate, the orientation of the house being determined on an axis between this ridge and Macquarie Fields House.

As noted above, Mount Universe provides the termination for the directed vistas from the eastern side of the main Campbelltown Valley, with two of the most important local roads in the LGA each aligned to its peak and providing prominent focal points for today's community. The road now known as Minto Road was aligned as an axis from Mount Universe in the mid-19th Century and the hill continues to terminate views when travelling south-west.

The alignment of Broughton Street was formed by the eastern edge of the Georgian town grid, which in itself was oriented to maximise viewing opportunities towards the focal point created by the grouping of Mount Universe and Badgally Hill within the wider landscape of the Scenic Hills. Broughton Street then stretches across the valley floor and becomes Badgally Road, providing direct physical access to SH-LU2 and SH-LU3. Once the first crest after the freeway is passed Mount Universe becomes an increasingly prominent element in the local landscape until it is more visually dominant than the higher Badgally Hill which is offset to the left and reads as a more peripheral element from this perspective.

Upon entering the Landscape Unit from the south along Eagle Vale Drive the view is dominated by the low but steep ridge extending north from Mount Universe. The lack of development to the west of this road facilitates a strong sense of connectivity with the landscape of the Scenic Hills which is in contrast with the alienated landscape created by the row of houses and fences towards the north.

Raby Road crosses the main ridgeline in a direct and functional manner, the undulations in topography providing a series of panoramic views towards the centre of the City of Campbelltown and the eastern slopes of the valley in the distance. When travelling west along Raby Road the entry point into the 'hidden' valley beyond the main ridge provides a surprising and aesthetically pleasing view as the valley is entered and the road sweeps to follow the contours before rising up the slope and into the Camden LGA. Further high-quality views are available from Raby Road immediately to the east of the ridgeline over the landscape of the Scenic Hills towards Mount Universe, Badgally Hill and the distant landscape to the south-east of the Campbelltown LGA's urban area.

It is likely that many additional and highly significant views are available from within the Landscape Unit but these were not accessible to the study team.

Figure 4.2.39. Views toward SH-LU2 emphasise its quality as an integral part of the Scenic Hills. They include both constructed and apparently accidental vistas as well as broad panoramic views from near and distant viewpoints.

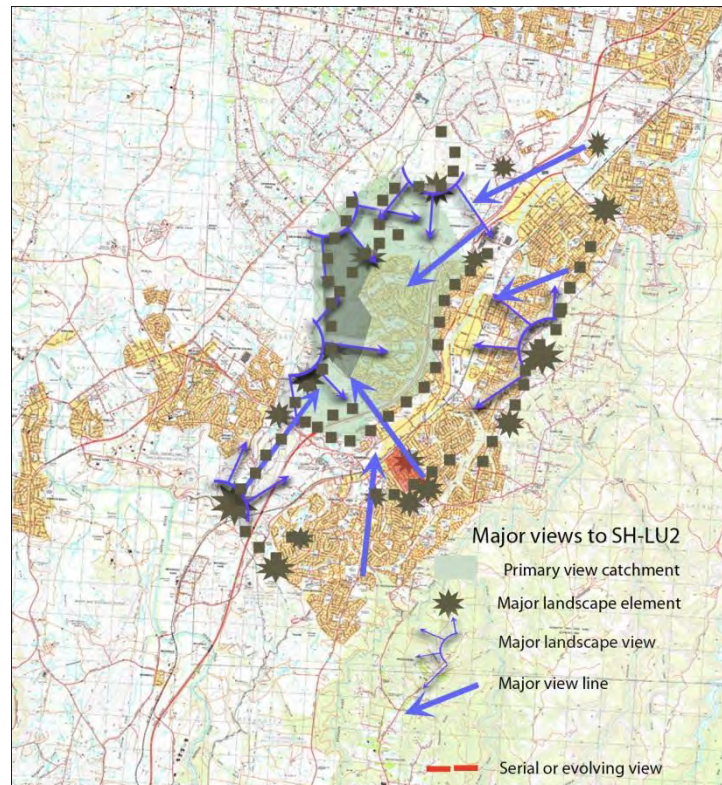
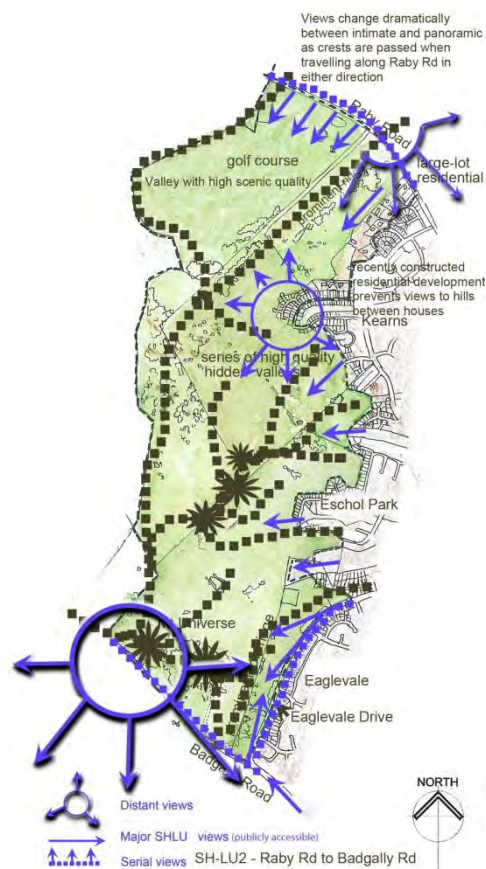


Figure 4.2.40. Views from SH-LU2 are more limited on this diagram than other Units of the Scenic Hills because the ridge was not accessible to the study team. The views identified here are found from the edge of the Landscape Unit. They are limited therefore to those areas where the edge is not blocked by development. Examination of the local topography suggests that the views from the ridge and high points such as Mount Universe would be of a panoramic quality and extend over the main valley and EESPLs towards the coastal plateau beyond.



4.2.3 SUMMARY OF LANDSCAPE QUALITIES AND VALUES IN SH-LU2

The landscape qualities of SH-LU2 are complex in character and highly contributory to the quality of the Scenic Hills' landscape. Much of the Unit is hidden from casual view due to the topography and form of adjacent residential development which has spread over the whole of the lower parts of the original pastoral landscape. The landscape of this 'hidden' area was not accessible to the study team, but documentary evidence including current aerial photography and topographic maps suggest that it is an intact pastoral landscape.

The Unit is also highly significant in distant views from throughout the LGA, including terminating some carefully constructed views from across the main Campbelltown valley. It also features in most panoramas from vantage points throughout the middle part of the valley and eastern ridgelines of the East Edge Scenic Protection Lands.

SH-LU2 demonstrates the following characteristics:

- It continues to define the setting and scenic quality of the Campbelltown LGA, including forming the focus of some of the most historically and aesthetically significant vistas in the LGA. It provides the termination to many of the most significant vistas towards the Scenic Hills from the Georgian town grid, across the valley floor and from the eastern slopes of the valley; and provides physical evidence of the application of principles of cultural landscape design based on the scenic qualities of the landscape since the earliest settlement in the beginning of the 19th-Century;
- It has remained substantially free of any significant development and continues to read as a pastoral landscape of high historic and visual integrity;
- The shallower average profile of its topography has allowed development in the 1970s to extend almost to the ridgeline at the northern end of the Unit. Although the linear separation is still sufficient to allow the Scenic Hills to read as a single connected landscape from north to south, the shorter slope and apparent lack of visual complexity along this part of the Scenic Hills have resulted in a landscape which is highly sensitive and vulnerable to being significantly compromised by any further development proposals, either within or adjacent to the Unit;
- The open nature of the treatment of the edge of Eagle Vale Drive near the base of Mount Universe provides one of the best opportunities for close engagement with this part of the Scenic Hills by the general community. This contrasts strongly with the alienating design of suburban development towards the northern end of the unit which has allowed the construction of houses on both sides of the road, the scale and detailed urban design of which obscures any meaningful connection between the public domain and the landscape of the Scenic Hills; and
- The western part of SH-LU2 beyond the main ridge is revealed suddenly and spectacularly when passing over the ridge along Raby Road. The route traces the rise and fall in the local topography and adds to the quality of the experience of the rural landscape. Excellent views of Bunbury Curran Hill also are available from this different perspective, and assist in understanding and appreciating the three-dimensionality of the Scenic Hills' landscape.

4.2.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF SH-LU2

The statutory planning controls applicable to this area are consistent with those found throughout the Scenic Hills. Almost all land falls within Campbelltown LEP District 8 (Central Hills Lands) and is zoned 7(d1) Environmental Protection (Scenic). The primary aim of LEP D8 is to ensure that the Central Hills Lands District (the Scenic Hills) retains the rural character that was envisaged for it during the planning that preceded the urbanisation of the Campbelltown LGA. The area east of the main ridgeline is also subject to the special 'escarpment preservation area' control which prescribes urban design requirements to ensure that new development will blend successfully with the surrounding landscape.

Development within the Landscape Unit has been generally consistent with the existing statutory planning controls. Most of the area has retained its rural character. The only substantial development within the area is the Macarthur Grange Golf Course which is broadly consistent with the permissible use of land within the zone for the purposes of recreation. Although uses such as golf courses achieve a nominally low-density development outcome, the style and form of the ancillary developments such as clubhouse, car parking and maintenance buildings, together with the formal layout of golf courses with fairways, greens, bunkers and bright white cement pathways for buggies has meant that the formerly natural pastoral landscape has changed into a more constructed one. The area around the Mount Universe house shows evidence of earlier cultivation overlaid by a network of dirt tracks on the 'hidden' side of the hill.

Part of the Unit lies within the boundaries of Campbelltown (Urban Area) LEP 2002. The strip of land acting as the interface between the Scenic Hills and the suburban areas of Kearns and Eschol Park was zoned 7(d6) environmental protection with a 0.4 hectare minimum lot size near Raby Road and 7(d1) environmental protection 100 hectare minimum near Mount Universe. Part is zoned 2(b) Residential B, the general residential zone in the LGA.

The purpose of the 7(d6) 0.4ha zone was to allow residential development at a lower density to provide a buffer or transitional zone between the suburban and scenic landscapes. The development that has occurred is typical of that found in this type of subdivision, the larger lots simply being occupied by larger houses and the resultant landscape reading as suburban, not rural. The land within the 7(d1) 100 hectare zone has retained its pastoral character.

The Unit demonstrates the implications for the accessibility to an open, pastoral landscape resulting from different approaches to the design of the urban-rural interface. Urban development near the northern end of the Unit reaches close into the hills, with the edge marked by the large houses built on the 0.4 hectare lots, and in the areas of more recent development, by 'standard' sized suburban allotments. Physical and visual accessibility between the two areas is available nominally through the network of open space links through this part of the landscape. These links are narrow and functional in their character, following drainage lines and sitting low in the landscape. In most cases they are lined by the secondary elevations and back fences of the surrounding houses and do not form an inviting

pedestrian network. The pastoral nature of the Scenic Hills landscape is largely hidden until the intersection of the open space network and the undeveloped land is reached.

The difficulty of accessing views over the Scenic Hills from within the adjacent urban areas is exacerbated by the detailed design of the subdivisions themselves. The strong sense of visual connectivity between the public domain and the landscape of the Scenic Hills which is available so successfully from Eagle Vale Drive immediately to the south is not found to the north in the urban/rural fringe of Eschol Park and Kearns, where dwellings, fences and ancillary development effectively alienate the rural landscape from the public domain.

One of the most telling implications of this can be seen in the way that the historic curtilage and setting of the State Heritage Register-listed property known today as Epping Forest were separated from the homestead by the suburban development of Kearns.

In contrast, the southern part of Eagle Vale Drive provides both a clearly defined separation and high degree of visual accessibility between the suburban development and the landscape of the Scenic Hills. Eagle Vale Drive is an important and well used local distributor road which provides one of the few opportunities for residents in the area to readily see and appreciate the aesthetic qualities of the Scenic Hills and the way that early planning for the area was designed to protect the quality of these hills for the community in perpetuity. The experience is enhanced by the winding alignment of the Drive which affords multiple viewing opportunities towards Mount Universe and the adjacent hills when travelling along it. The contrast between the two land uses is further emphasised by the urbanised quality of the roadside to the south, with kerbing, guttering and footpath, and that of the unformed, natural raw edge and simple wire fences defining the edge of the Scenic Hills.

4.2.6 EXISTING LOT SIZES AND THEIR IMPACT ON THE VISUAL QUALITIES OF SH-LU2'S LANDSCAPE

The minimum lot size required for the subdivision of land and/or the erection of a dwelling in the 7(d1) zone of LEP D8 is 100 hectares. The purpose of this control was to protect the traditional balance between land uses, property sizes and scenic qualities in the area by facilitating viable rural uses and discouraging the development of the land for any other purpose.

Concessional provisions are available under LEP D8. These enable the erection of dwellings on lots that existed prior to 1974 (when the original detailed planning controls were introduced) and which were in separate ownership at this time, and for the provision of accommodation for farm workers. Each of the lots existing in 1974 had already been subdivided and partially included in the residential development of Kearns, Eschol Park and Eagle Vale, so this concessional provision is not available to any properties in this Unit. Figure 4.2.42 and 4.2.43 (below) shows the distribution of lot sizes within the Unit.

The relatively small size of this Landscape Unit and its lack of subdivision have meant that unlike parts of SH-LU1, most of the parcels in SH-LU2 have retained a scale and character highly sympathetic to with the traditional pastoral landscape of the Scenic Hills.

The group of battleaxe blocks on the western edge of Kearns have all been developed to their maximum potential and read as part of the suburban landscape. Their contribution to

the landscape of the Scenic Hills immediately to the west is marginal, and mainly arises from the straight line of the fences directing the eye when looking to the south from Raby Road.

The recent development at the interface between SH-LU2 and the earlier suburban development of Eschol Park has been built according to the contemporary standards for suburban development. The impact of this density has been to introduce a wall of development between the public domain and the landscape of the Scenic Hills, with only the top of the ridgeline being visible from many places, and the hill and ridge being fully obstructed from much of Kearns. This wall has been of significantly greater impact than earlier generations of housing in the Campbelltown LGA because it is almost without exception two storeys in height and built effectively boundary-to-boundary, with tall Colourbond fencing between the building lines of adjacent dwellings. Earlier housing was on larger lots, had smaller building footprints and most houses were only a single storey in height.

Further land has been zoned for residential development. It is appreciated that the zoning is longstanding, but this land is located in one of the areas of highest scenic value within SH-LU2 and its development will have a significant adverse impact on the visual quality of the pastoral landscape and its visual accessibility to the community unless very careful attention is given to the design and siting of each house in the development.

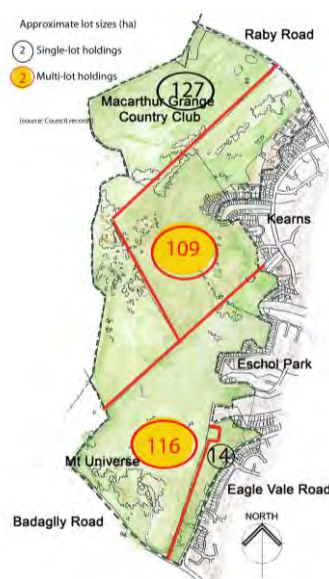


Figure 4.2.42. Distribution of lot sizes in SH-LU2 (excluding the areas zoned 7(d6) 0.4ha or smaller). Only two of the lots within the Unit zoned 7(d1) are larger than the 100ha required for the erection of a dwelling. One of these is the site of the Mount Universe 'roundhouse' and the other has been developed as the Country Club. Neither is large enough to have further subdivision potential. The remaining units have been subdivided already as part of the development of the adjacent residential areas and have no additional development potential.

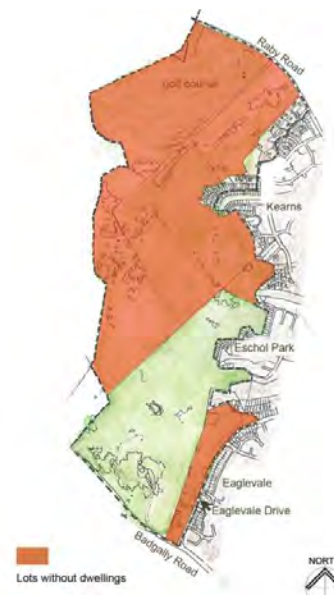


Figure 4.2.43. Distribution of lots without a dwelling. The consolidated ownership of most lots in the Unit has meant that few dwellings have been built under the concessionary provisions in the existing LEP (these allowed small-scale land owners to erect a dwelling on an otherwise undersized lot). This has allowed this Unit to retain a high degree of integrity and scenic value.

4.2.7 EFFICACY OF EXISTING STATUTORY CONTROLS IN PROTECTING THE VISUAL AND SCENIC QUALITIES OF SH-LU2'S LANDSCAPE

The existing statutory controls were found to have protected the visual and scenic qualities of the Landscape Unit reasonably effectively.

The main east facing slope of this Landscape Unit has not undergone any significant development since the making of LEP D8 and has retained its rural landscape qualities almost intact. The adverse impacts of the nearby suburban development, including the management of the interface between the urban and rural areas and the excision of Epping Forest from most of its historic curtilage are the outcome of statutory controls which preceded the current LEPs. This earlier suburban development has overwritten the earlier pastoral landscape of the foothills and lower slopes areas of SH-LU2. The character of the landscape on these lower areas has been redefined by the overlay of infrastructure, houses and exotic vegetation. Only the topography of the earlier landscape remains readable under the suburban development.

The golf course in the second valley along Raby Road may seem at first to be a low-impact development that is consistent with the scenic values of the landscape and the zoning, being a recreational use hidden from the primary views over the area from the east. The evidence of the landscape itself reveals however that it has introduced urbanised elements that compromise the historic cultural landscape of the Scenic Hills.

The land within SH-LU2 zoned for large-lot residential development has not resulted in development that creates a sympathetic transitional form between the suburban and rural landscapes. Most houses are large and have minimal landscaping and read largely as part of the suburban landscape, and have effectively allowed suburban-style development to creep further up the hillsides. In the northern part of the unit this development has extended to within approximately 250m of the ridgeline near Raby Road. Most of this earlier phase of development was however a single-storey in height and the landscaping is now reaching maturity. Although still not sympathetic to the aesthetic values of the Scenic Hills the visual impact of much of this residential area is significantly less than more recent development which has occurred and is currently being proposed in the area near Eschol Park.

4.2.8 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU2

The study team is aware that this Landscape Unit has been subject to intense pressure for further residential and/or commercial development in recent months. The scale and potential returns to developers in part arising from exploitation of these views suggest however that pressure will continue to be exerted by developers who see the Scenic Hills as a landscape of opportunity.

An application to build a major residential development on part of the golf course site was refused by Council. It is understood that a preliminary approach has also been made to expand the urban area adjacent to Eschol Park further into the Scenic Hill lands; and that concept plans have been submitted to develop the land near Mount Universe and extending to the north along the low ridge. Each has been rejected by Council due to the impact that they would have on the scenic and environmental qualities of the landscape.

Any further expansion towards the ridgeline will reduce the already modest sense of space available between the urban development and the ridge line. If this gap is breached there will be an irreversible break in the contiguity of the north-south chain of hills and the quality of the ridgeline dominating views towards the Scenic Hills area. Justification of development on the basis that it cannot be seen from a particular viewing point, or due to the angle of view from a particular level, or because it is capable of being serviced by utilities, or for whatever other reason, should not be considered because any intensification of development in this highly sensitive location would have a significant adverse impact on the integrity of the Scenic Hills.

It is of critical importance for the retention of the aesthetic qualities and integrity of the setting of both the LGA's historic and Satellite City layers of development that the footprint of the urban area remain compact and that the pastoral setting of the landscape continues to be able to be seen and appreciated as a three-dimensional landscape, with successive layers of ridgelines and textures created by series of open, grassed grazing paddocks and patches of natural vegetation.

The potential impacts of introducing additional land uses into an area can be difficult to predict without knowing the detailed scale and nature of the proposed new use. In the case of the Scenic Hills it is highly probable that any new urban or pseudo-urban use will have a direct and potentially serious adverse impact on the scenic qualities of the landscape for many reasons, including the following:

- New land uses will irreversibly change the balance of historic pastoral, historic and contemporary scenic and low impact contemporary elements within the Unit.
- Introducing new land uses in the vicinity of the ridgeline near Raby Road will be likely to compromise the visual setting and curtilage of the highly significant colonial cultural landscape of Varroville.
- New non-rural land uses demand specialised structures. These have the potential to compromise the ability to appreciate and interpret the pastoral landscape character of the Scenic Hills by:
 - altering the balance of built and natural elements within the landscape;
 - obscuring existing significant elements or views;
 - introducing new elements into existing significant views. The evidence of recent developments within the Scenic Hills demonstrates that the contemporary preference of many owners is to locate new structures on the highest point within the site to maximise views. Surrounding planting is kept to a minimum so that views are not obscured. Development of this type will remain prominent elements in any view over the subject land;
 - introducing contradictory elements such as non-rural built forms; and
 - non-rural and non-residential land-uses will be likely to demand buildings of a scale and footprint which will be bulky and visually disturbing elements within the rural landscape. Non-residential land uses also demand extensive car parking facilities and other infrastructure such as formal gardens, fencing and

gates which are intrinsically contrary to any cultural landscape significant for its scenic qualities.

The southern end of Eaglevale Road provides a better example of urban/rural interface than found elsewhere in the Scenic Hills. It is honest, unaffected and allows the community to view and engage with the rural landscape. It is understood that the rural land in this area is also being sought for residential development. Development set between the road and the prominent small ridgeline directly behind it would intrude on views of the skyline and the ability to appreciate the hills and ridgeline beyond as part of the rural landscape. Development on the western slope of this ridgeline would have an adverse impact on the integrity of this area as part of the Scenic Hills and would potentially also intrude into the highly significant views towards the Unit as land owners inevitably seek the highest point possible for their home to maximise their private views. In doing this, the house/s will intrude into the public views from many different vantage points within the Scenic Hills and from other parts of the Campbelltown LGA. Development in this area would also create a precedent for similar development throughout the Scenic Hills landscape.

The introduction of additional land uses will also be likely to have significant aesthetic and other environmental impacts through the subsequent increases in traffic generation, demand for car parking, driveways and the like, as well as contributing to a cumulative erosion of the integrity of the landscape, increases in pollution, water run-off from hard paved surfaces into Bunbury Curran Creek (a tributary of the Georges River).

The scenic quality of the landscape of SH-LU2 is very high and the introduction of any new non-urban use will be likely to have an adverse impact on these scenic values. The primary land use should continue to be rural - and any other development (including the erection of a dwelling house) should only be ancillary to this.

4.2.9 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU2

The existing density controls apply both to the minimum lot size for further subdivision and to the site area required for the erection of a dwelling. The physical footprint of existing development already extends over the lower slopes of the landscape. Any new development will further reduce this distance and erode the potential for the ridgeline to read as part of a rural landscape, with areas of cleared and uncleared land and no significant structures.

It should be noted that the Department of Planning and Infrastructure continues to endorse the use of lot sizes larger than those existing in order to achieve particular environmental or other relevant outcomes.

It is very important that the scenic qualities of SH-LU2 are not interpreted as being significant only when viewed from a major public place or identified viewpoint. If this were to occur, the Scenic Hills would lose their integrity as a unified and spatially complex landscape unit, where the 'hidden' areas are just as valued for this hidden value as are the grand panoramas over the Unit. Any further subdivision or increases in density will introduce unsympathetic built elements into this sensitive landscape and should not be supported.

The potential impacts of decreasing minimum lot sizes to 50 hectares per lot and then 20 hectares per lot were assessed.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 50 HECTARES

If the minimum lot size was to be halved from the existing 100 hectares to 50 hectares two additional dwellings would be possible in the Unit. This may seem a minor increase, but given the narrow footprint of the Unit, its complex topography and the configuration of existing lots any structure built on a subdivision of these lots would be prominent in the landscape. No new structure should be permitted where it would be visible from the main town grid or within other views from the public domain.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 20 HECTARES

If the minimum lot size for development in SH-LU2 was to be reduced any further the impact on the visual qualities of the landscape would be significant. At a density of 20 hectares/dwelling for example, more than 20 additional dwellings could be expected to be built in SH-LU2. This number of dwellings could not be accommodated without significant impacts on the views towards and over the Unit. The minimum lot size required in SH-LU2 should not be reduced to 20 hectares.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE OF PROPERTIES ON THE RURAL/URBAN EDGE

Although the properties zoned 7(d6) 0.4ha have been substantially developed and 'read' as part of the suburban landscape, the impact of rezoning them to a standard residential density (in this case approximately 600 m²) was also assessed.

The recent development on the fringe of Kearns provides an indication of the impact that this would have on the remainder of the urban/rural interface. The differences between the more modestly scaled development of this type in the 1970s and 1980s and the larger footprint and building bulks of contemporary development are clearly visible in this area. Recent houses are almost universally two storeys in height, with at least two garages under the main roof, further increasing building bulk. The precedent established in recent development throughout Campbelltown indicates also that little or no land on each site would be likely to ever be available for the planting of trees and other vegetation that could otherwise eventually achieve some softening of the interface between the pastoral landscape of the Scenic Hills and that of the suburban area on the slopes below.

Any intensification of this rural-edge development would also require additional infrastructure such as the provision of roads or other access, and would further increase the impact that the suburban development of Kearns has had on the quality of the surrounding landscape.

These properties have all been developed and the configuration and siting of the houses and outbuildings mean that there is little effective development potential without demolition and/or site amalgamations. The houses are relatively new with high levels of embodied energy and such a course of action would be environmentally irresponsible.

It is recommended that the existing lot size of 4000m² be retained as a transitional area between the rural and urban landscapes. It is also recommended that the planting of these

lots and the rural area immediately adjacent with traditional rural species such as Forest Red Gums be encouraged.

Other lots on the urban edge have been zoned Residential 2(b) with no transitional or buffer zone. Not all have been developed, but many of those that have been built provide evidence of the abrupt and unsympathetic characteristics of the interface designed in this way and further development of this type should not be supported. It is not known if or when the remaining zoned lots will be built, but much more careful attention should be paid to the scale and bulk of development, the transparency through blocks and the need to preserve open driveway-width space between houses and the amount of space available for landscaping of a scale and location in both the public and private domains that will create a soft vegetated canopy over the area in the future such as are seen in the older residential areas of Campbelltown.

LOT SIZES IN SH-LU2: CONCLUSIONS

The essential character of the pastoral landscape of the Scenic Hills is derived from its extensive areas of open, grassed paddocks set in complex local topography. Any further intensification of development of this landscape will result in the loss of the historic scenic and environmental values of this Unit and thus the landscape of the Scenic Hills as a whole.

4.2.10 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF SH-LU2

The following recommendations are made to ensure the conservation of the visual and environmental significance of SH-LU2's cultural landscape. They should be read in conjunction with the recommendations for the whole landscape described in section 4.0.

SPECIFIC RECOMMENDATIONS FOR SH-LU 2

- Encourage active and genuine agricultural land uses such as grazing and viticulture. Associated buildings and other infrastructure should be designed and located to minimise their impact on the scenic qualities of the Landscape Unit.
- Badgally Road demonstrates high-quality scenic values consistent with those of a traditional rural landscape as it describes the edge of the study area. When travelling downhill from the upper slopes near Mount Universe, high quality panoramic views are revealed across the landscape of Blairmount (see SH-LU3).
- The alignment of Badgally Road also has a high level of aesthetic and historic value as it marks the early extension of the Georgian town plan grid to provide access to the Scenic Hills. It also directs the eye in the vistas from the streets across the northern part of the grid towards Mount Universe and Badgally Hill. These scenic qualities not only provide tangible evidence of the reasons that the town centre was located and oriented in the way it was, but it also informs Campbelltown's 'sense of place'. The protection of these views and the aesthetic quality of its elements should be a high priority.
- Protect the quality of the 'hidden' valleys west of the main ridge and those areas obscured by earlier development. Their relative obscurity or visual detachment from

the remainder of the landscape of the Unit should not be used as a justification for development. This hidden quality is highly significant and provides an intimate contrast to the broader and more panoramic views from the other side of the ridge. This quality cannot be protected through an intensification of development or land-use activity. It should remain part of the non-urban landscape of the Scenic Hills.

- Any other new development within the Landscape Unit, including that associated with legitimate rural land uses should be required (through urban design controls such as a development control plan) to be located well below any nearby hilltop or ridgeline so that they do not 'break' the skyline when viewed from any point, whether close, middle distance or from the EESPLs. This is consistent with the historic development model of the Colonial cultural landscape which extends over the Scenic Hills and helps to ensure that new development respects the qualities of the area.
- It is recommended that no further golf course development be permitted in the Scenic Hills; and that the demand for 'lifestyle' medium density housing continue to be resisted since this form of development reads clearly as urban in its character and would have a significant and permanent adverse impact on the intrinsic and scenic values of the Landscape Unit that would be impossible to ameliorate.
- Urban/rural interface: it is recommended that no further expansion of urban development be permitted in this area, whether large-lot or standard in size. The full extent of the surviving hillside must be protected in its entirety. Canopy planting along the rural/residential interface should also be considered to both reinforce the edge and lessen the impact of existing two-storey residential development when viewed over houses from the east (medium distance views).
- It is recommended however that all new structures are subject to stricter urban design controls to ensure that new dwellings are of a scale, form, footprint and material palette that will minimise their intrusiveness on the aesthetic and scenic values of the adjacent landscape.
- The many short streets opening into the rural lands suggest a presumption of future development opportunity above the area already zoned 2(b) residential. They should be retained as fully accessible openings to undeveloped land for the wider community in partial offset for the significant obstruction to through-site views to the hills caused by the adjacent development.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED URBAN EDGE: SH-LU2

It is recommended that the existing edge of the Scenic Hills be retained.

Although it would be preferable if the land zoned 2(b) remains undeveloped, it is recognised that Council has resolved in the past to approve this form of development in this location and it is likely to occur. If this is the case it is particularly important that a 'wall' of development is prevented, and that the general community is able to engage closely with the scenic values of the hillscape.

The urban edge of any development should be formed in accordance with the Model for the urban-rural edge and include generous amounts of land in both the public and private

domains dedicated for landscaping that will grow taller than the house and soften the views over the area in the future.

The model described in Appendix 1 for development on the edge of the pastoral landscape should be used to help achieve this. If this is done this development should have less adverse impact on the scenic qualities of the Scenic Hills than other more recent development in the area has had.

The recommended boundary of the urban edge is shown in Figure 4.2.44 below.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED LAND USE ZONES: SH-LU2

The Department of Planning's Standard LEP Template provides zones for Councils to apply to land within their areas.

- It is recommended that the land within SH-LU2 be zoned E3 Environmental Management in accordance with the Standard Template zones as described in Section 3.
- It is recommended that the minimum lot size in the Unit remain 100 hectares.
- It is recommended that the existing 7(d6) large-lot residential zone on the urban edge be zoned E4 - Environmental Living with a minimum lot size of 4000m².
- The areas zoned Residential 2(b) should ideally not be developed; but if Council determines that development is appropriate the lots should be zoned R2 – Low density residential.
- Concessional lot entitlements should not be included in the LEP.

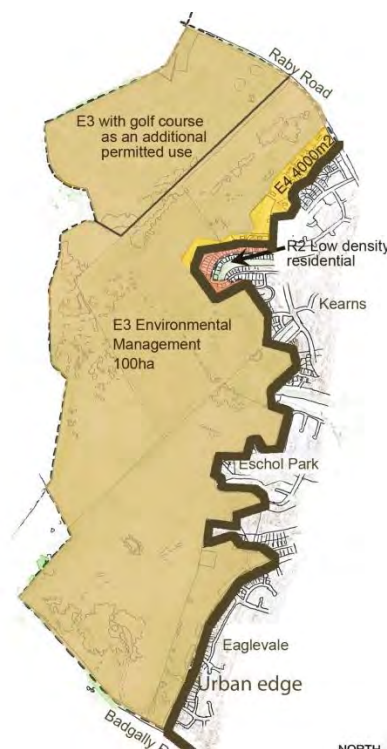


Figure 4.2.44. Recommended urban edge of development in the vicinity of SH-LU2. The area shown shaded pink (indicative only; refer to LEP 2002 zoning map for accurate boundary) near Kearns has been zoned 2b Residential under the existing LEP 2002 and will extend the urban edge if developed. Any development of this land should be designed and sited to respect the sensitivity of the urban-rural edge. When developed however this land will read as part of the urban area and could be excluded from the formally identified landscape of the Scenic Hills. It is recommended that the area shown hatched be subject to urban design controls to protect the quality of the urban-rural interface.

4.3 SCENIC HILLS – LANDSCAPE UNIT 3

BADGALLY ROAD TO NARELLAN ROAD (SH-LU3)

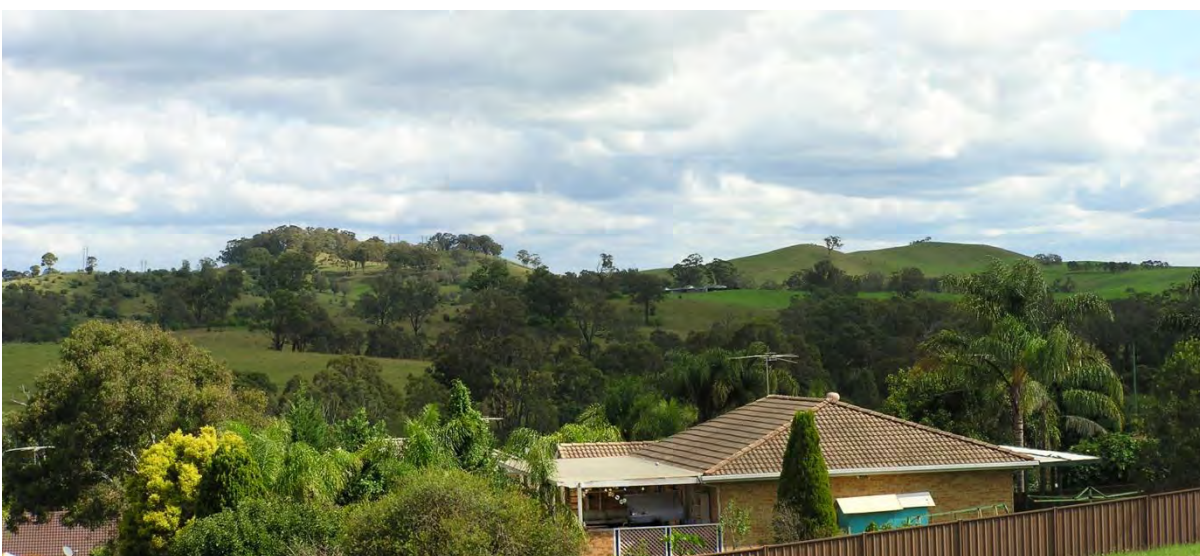


Figure 4.3.1. View to the north across SH-LU3 from Kenny Hill

Figure 4.3.2. View to the east across SH-LU3 from Badgally Hill

Figure 4.3.3. View to Kenny Hill and the ridge connecting Kenny and Badgally Hills from Badgally Road near Claymore.

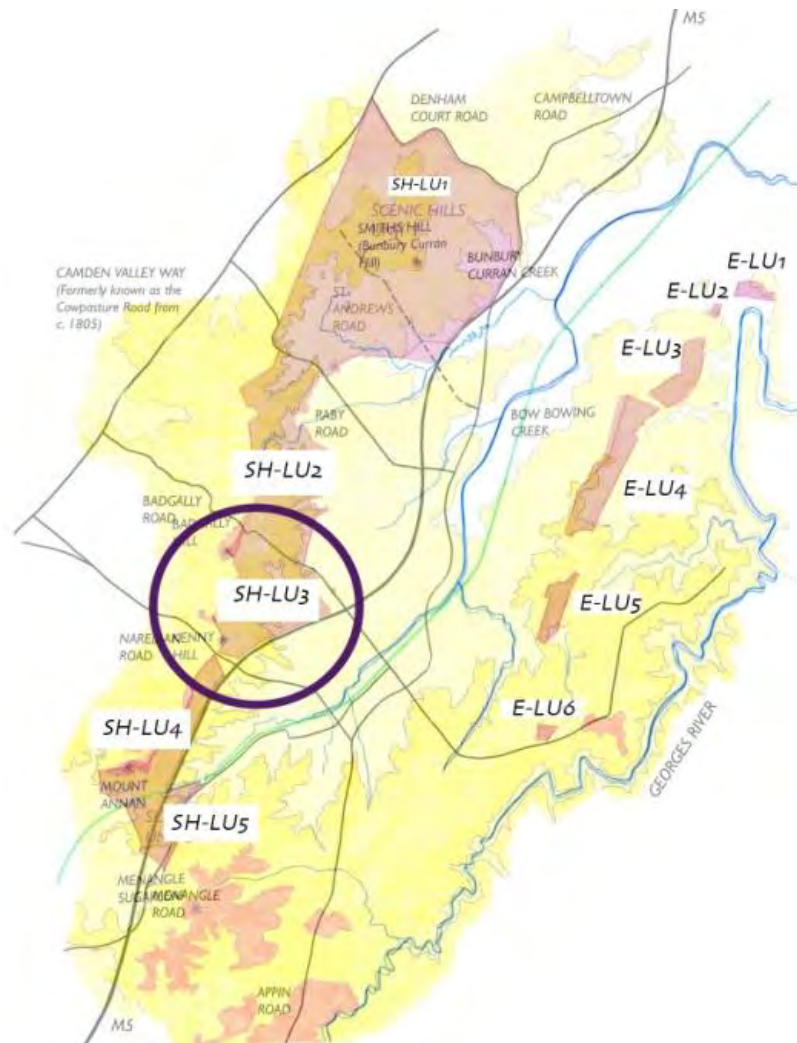


Figure 4.3.4. SH-LU3 is located in the Scenic Hills between Badgally and Narellan Roads. Its south-eastern edge is formed by the freeway and its north-western by the boundary between Campbelltown and Camden LGAs.

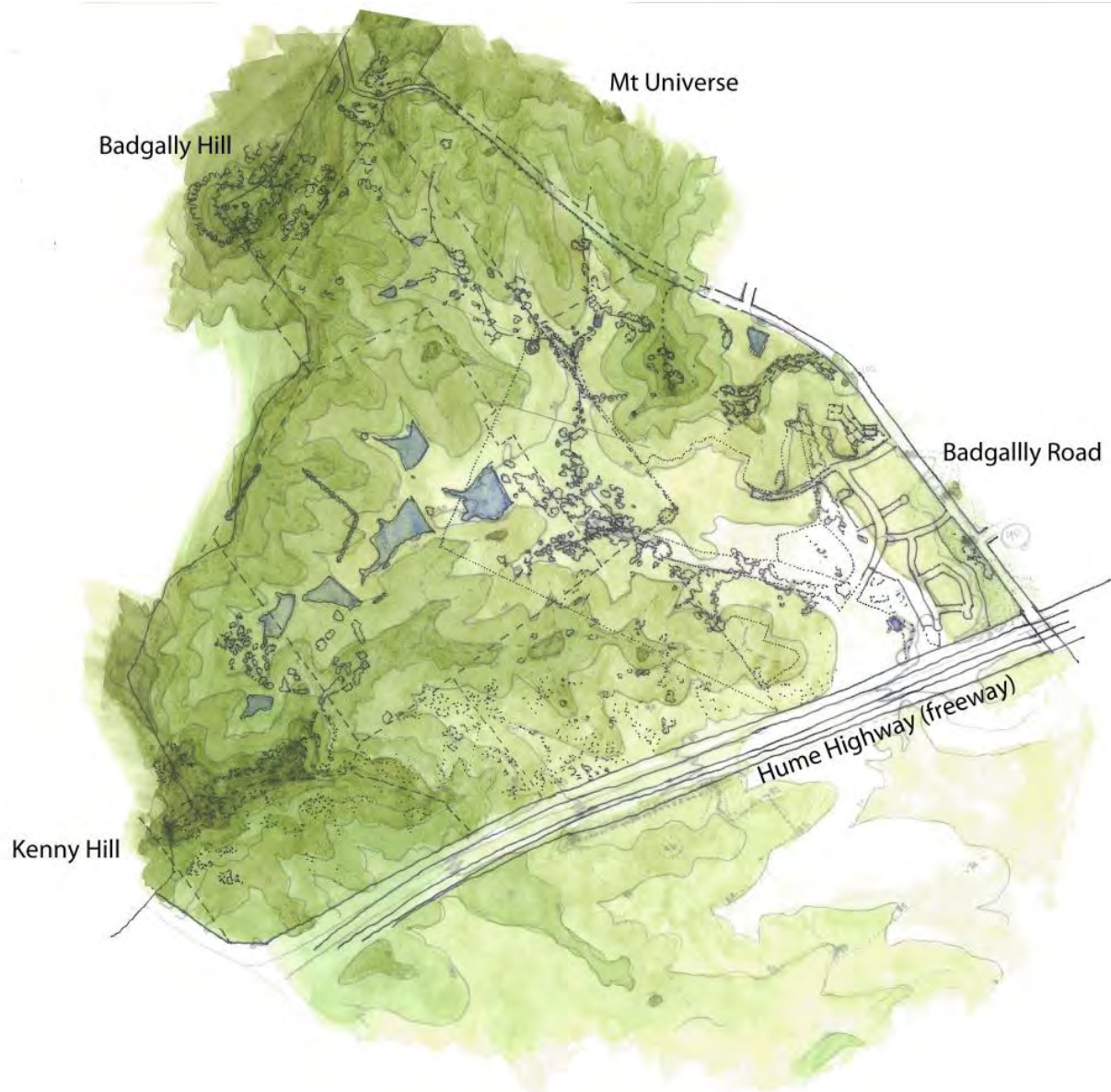


Figure 4.3.5. The landscape of SH-LU3 is open and pastoral in its character. It is centred around a long valley that rises from near the intersection of the Hume Highway and Badgally Road to the chain of dams. St Gregory's College is situated at the top of the ridge near Badgally Road. Badgally Hill, Kenny Hill and the un-named hill read as a group and (together with adjacent Mt Universe (in SH-LU2) provide the focus for many significant views in the Campbelltown LGA.

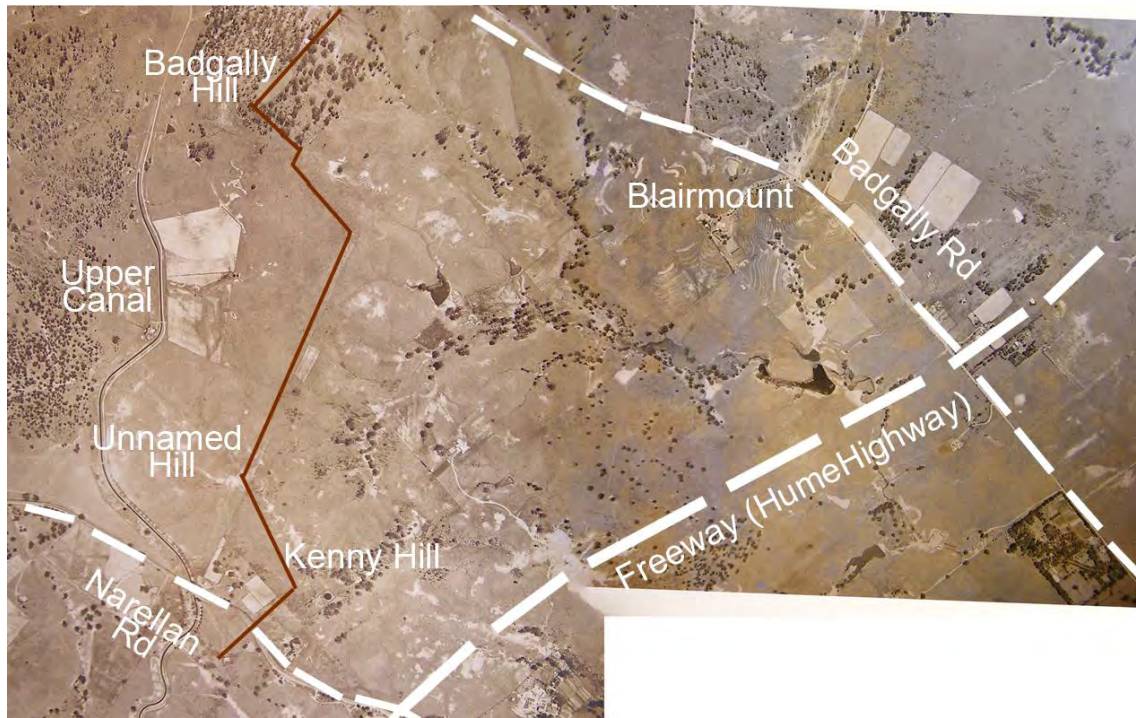


Figure 4.3.6 and 4.3.7 (below). The landscape of SH-LU3 was substantially cleared in 1956, with extensive areas showing signs of degradation and erosion, possibly relics of the prickly pear infestation of the early 20th Century. Today these same areas are covered by the lush grasses of the dairy farm (northern part of 1956 image incomplete). (NSW Department of Lands aerial photographs 1956 and 2009).



Figure 4.3.7. 2009

4.3.1 CONTEXT

Scenic Hills Landscape Unit 3 (SH-LU3) is located centrally within the Scenic Hills and is the closest Unit to the Campbelltown City Centre. It extends from Badgally Road to Narellan Road; and from the western boundary of the Campbelltown LGA with Camden to the Hume Highway in the east. The most prominent and visually significant peaks within the Scenic Hills are located within this landscape, including Badgally Hill at 196m, Kenny Hill at 160m and the unnamed hill between them at 150m. The peak of the latter hill is within Camden LGA, but its slopes form a significant part of the visual catchment of SH-LU3.

The three peaks are joined by a ridge which establishes a strong sense of enclosure to the valley and dominates internal views within the Landscape Unit. The three hills and connecting ridge play an important role in many of the most significant views to be experienced from the central area of the Campbelltown LGA. Their height and profile dominates views towards the Scenic Hills from throughout the central areas of the LGA, including the town centre. The original street grid of Campbelltown was oriented to the group (Badgally Road was an early extension of Broughton Street), and good views remain available from the streets and public spaces such as Mawson and Hurley Parks. They are also features of more distant views, such as from SH-LU1 near Denham Court Road. The content and composition of these views changes constantly as one moves through the landscape and this enriches the sense of three dimensionality of the rural landscape of the Campbelltown LGA.

The views from the road to St Gregory's are amongst the highest quality panoramic views readily accessible to the general community in the Campbelltown LGA. They extend laterally through more than 180 degrees from the hill adjacent to Mount Universe to Mount Annan to the south and from the valley floor to the Georges River plateau. Views from Kenny Hill are even more extensive, although slightly lower and not generally accessible to the public. It is possible to see the skyline of the Sydney CBD to the north, almost to the coast to the east, Mount Sugarloaf and Mount Annan to the south and the hills of the Razorback Range to the west.

The landscape has retained an active pastoral character and includes a working dairy farm which is one of the few active traditional rural uses of any significant scale north of Narellan Road to have survived the urbanisation of the Campbelltown LGA. Several dwellings are also located within the Unit – some in association with the dairy farm, the remainder near Badgally Road.

The ridgeline and peak of Badgally Hill are within the campus of St Gregory's College, which is a large complex extending to the west into the Camden Council area. The school has used this site since the early 20th Century and it is an integral part of the historic cultural landscape of the Campbelltown LGA. It has been identified in the recent Heritage Study Review as a potential heritage item at the time of writing. High quality panoramic views are available from within the College as well as from the access road which extends from Badgally Road. An imposing two-storey Victorian Italianate villa originally on the site has been overwritten by the main administration block built in the 1940s. The building today is austere in its design, constructed of dark materials and has a modest impact on most views towards the Unit since it blends into the surrounding vegetation and in particular the tall canopy trees that define the ridgeline from almost all viewpoints. Most of the school

buildings are set back from the ridgeline, although some are visible in more distant views such as from SH-LU2 and even further north along the freeway near the crossing of Campbelltown Road.

The Campbelltown Water Reservoir at the top of Kenny Hill straddles the boundary between the Camden and Campbelltown LGAs. It has now been decommissioned but is also a locally significant heritage item for its role in the provision and distribution of fresh water to the Camden LGA. It is listed on the LEP and on Sydney Water's s170 Register under the NSW Heritage Act 1977, as is the Upper Canal of the Sydney Water Supply system which skirts the south-western boundary for much of the Unit and then enters a tunnel under Badgally Hill (the Upper Canal is also on the State Heritage Register). Other infrastructure includes the main Sydney-Moomba gas pipeline which is located underground in the western sector of the Unit and electricity transmission lines in the south near Kenny Hill.

The earliest surviving structure within the Unit is Blairmount. Built as Belmont in the late 19th Century²⁷, the property on which the house stands was the site of an early attempt to rid the landscape of the pest Prickly Pear through the use of biological control. It is listed on both LEP D8 and LEP 2002 as a locally significant heritage item for its aesthetic and historic values. The aerial photographs from the late 1950's show large areas of barren ground, possibly the legacy of the infestation.

The historic curtilage of Blairmount has been compromised by its subdivision at an unknown time and the erection of several large houses in its immediate vicinity; one of which is a very prominent element in the local landscape. This development occupies the whole of its hilltop. Its materials are high-key and include white walls and an orange-red unglazed terracotta roof. Although only a single storey in height it dominates many views in SH-LU3.

Part of the valley (not within the study area) has been developed for housing. The impact of this on the scenic qualities of the landscape have been significant when viewed from the freeway and the part of Badgally Road to the north of the development. A rectangular area within the Unit has been zoned for residential and 'future urban' purposes, with some land zoned rural. The implications of these zonings are discussed in more detail below. The land within the Unit has also been subject to proposals recently to extend the urban development throughout the valley to a level of 118m, which would have a significant impact on the scenic qualities and values of the Unit. 118m is close to the level of the base of the white house with the orange roof described above.

²⁷ Campbelltown City Council, n.d. History of Blairmount. <http://www.campbelltown.nsw.gov.au>

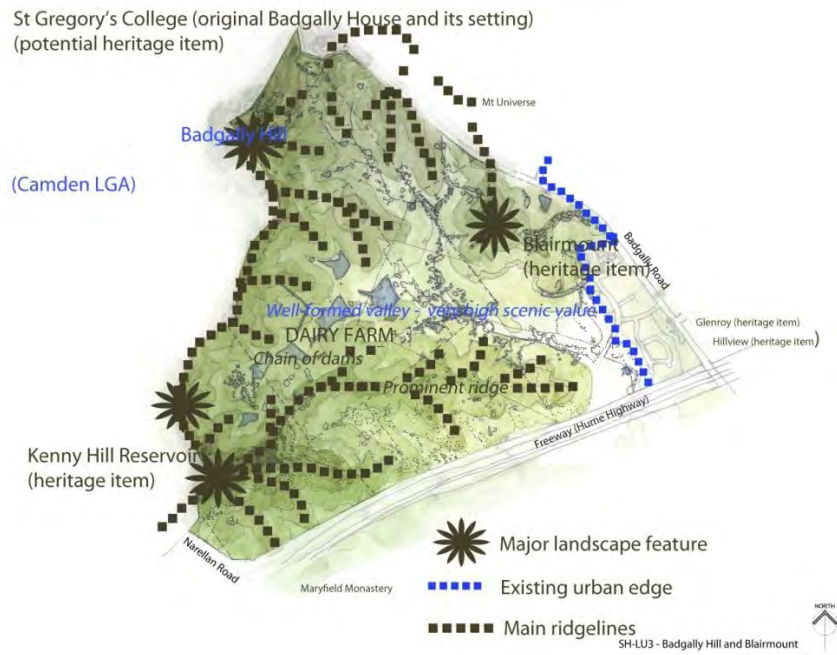


Figure 4.3.8. SH-LU3 - Primary topographic features. SH-LU3 is a y-shaped valley nestled between the prominent peaks of Badgally Hill, Kenny Hill and an un-named hill between them.

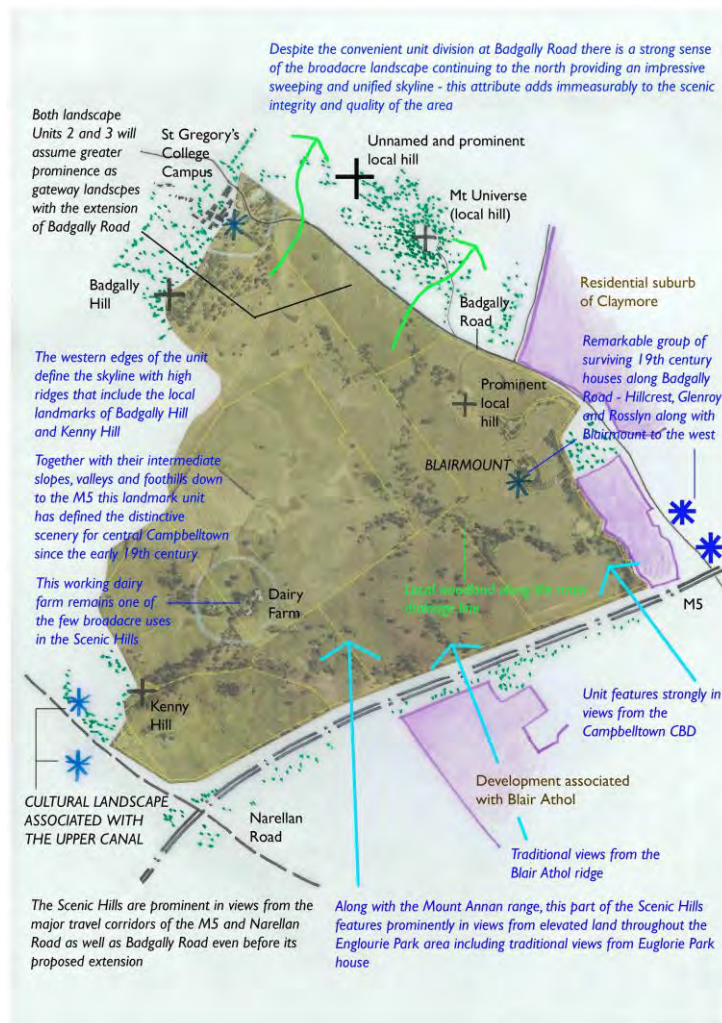


Figure 4.3.9. Main elements of SH-LU3 (note: Rosslyn was a 19th Century house on the northern side of Badgally Road which has now been demolished.)



Figure 4.3.10. The view across the Blairmount valley towards the Campbelltown City Centre demonstrates the strong spatial depth and integrity of the Scenic Hills landscape.



Figure 4.3.11. The rich and complex spatial qualities of the landscape of the Scenic Hills are expressed strongly throughout this Unit. Badgally Hill is the highest point in the Campbelltown LGA north of Narellan Road. Its vegetated crown is surrounded by open slopes that extend to the Freeway and Narellan Road. Kenny Hill is particularly important in views due to its height, distinctive profile and its proximity to the intersection of the freeway and Narellan Road. It is also the origin or termination of many of the most aesthetically significant views within the Unit, such as this one from Badgally Road near Mount Universe. The sense of visual recession is formed by the succession of overlapping ridges that dominate most of the views across the landscape. This view is taken from Badgally Road looking down one of the valleys above Blairmount.

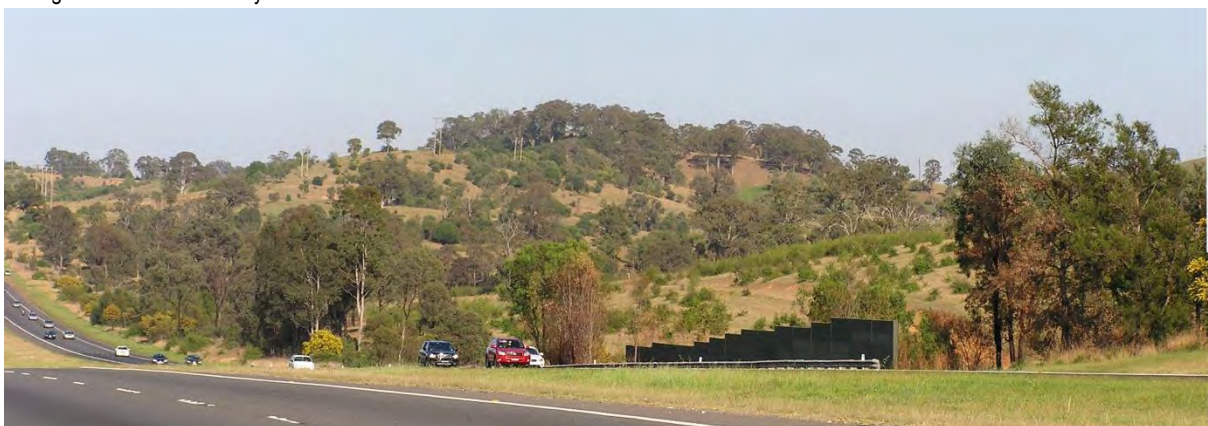


Figure 4.3.12. Kenny Hill is located adjacent to the freeway in the south-eastern corner of SH-LU3. It is a prominent hill and an important element in many views towards the Scenic Hills from throughout the Campbelltown LGA. The noise attenuation wall screens the suburb of Blairmount from the freeway noise, but also imposes a solid, hard-edged element into a natural landscape. It also limits opportunities to view up through the valley to the skyline of Badgally Hill from this important perspective. This is particularly the case when travelling north.



Figure 4.3.13. The views available over the main valley from near Badgally Hill are of outstanding quality, with the overlapping creases of the ridges and gullies creating a strong sense of visual recession. The lack of development in the valley reinforces its integrity as a pastoral landscape. The vegetation on the skyline in the distance to the right of centre marks Kenny Hill and that in the foreground is Badgally Hill.



Figure 4.3.14 (detail). Looking towards Kenny Hill from Badgally Road near the entrance to St Gregory's College. The prevailing fall of the valley from Badgally Hill to the main valley in the west can be seen clearly. The ridge joining Kenny and Badgally Hills is a highly significant element in many views towards SH-LU3 due to its prominent profile, enclosing quality and pastoral character extending to the valley floor.



Figure 4.3.15 (detail). The enclosing ridge provides a sharp edge to the views of the skyline from Badgally Road. The view towards Kenny Hill is not a highly publicised one but is of high visual interest with alternating bands of trees and pastureland. The contrast in textures also adds to the aesthetic quality of this view.



Figure 4.3.16. The strongly defined edge to the ridge of the farm encloses many views over the Unit and is an important part of the landscape. The planted row of windbreak trees close to the ridgeline is prominent in many views, being visible from many kilometres away (taken from the open space near the intersection of Badgally Road and Dobell Road).

Figure 4.3.17. The high quality pastoral landscape of SH-LU3 includes a working dairy farm—a once common but now very rare land use in the Sydney basin. Introduction of suburban uses through the valley immediately below this farm could lead to objections and complaints from new residents that could threaten the rural land use. The farm also includes a chain of dams on the slope immediately above the valley zoned for urban development under LEP 2002.



Figure 4.3.18. (right) Detail of the farm buildings. The suburban landscape of Blair Athol covers the hills in the distance.



Figure 4.3.19 (below) to Figure 4.3.20 (opposite). The views from Kenny Hill over the pastoral landscape of SH-LU3 are of the highest quality.





Figure 4.3.21. The pastoral landscape of the dairy farm provides rare surviving evidence of the active rural landscape which dominated the Campbelltown LGA until 50 years ago. It continues to play a very important role in the high quality of the views over the Scenic Hills. The ridge in the mid-ground screens the landscape from the freeway and helps to protect its visual quality and integrity.



Figure 4.3.22 (below). Looking to the ridge linking Kenny and Badgally Hills. The row of trees on the ridge is visible in many distant views.





Figure 4.3.23. The south-western part of the Unit is cleared pasture, allowing the profile of the ridge which dominates the skyline in views from outside the Unit.



Figure 4.3.24. The dairy farm includes a range of dwellings and sheds but has minimal impact on the scenic quality of the landscape because the structures are modest in scale and set sensitively into the landscape.



Figure 4.3.25. Looking to the north-east from Kenny Hill towards Badgally Road. Although the freeway and development near Badgally Road are in this direction they are not evident in this view across the dairy farm.



Figure 4.3.26. Looking south-east from Badgally Hill over the dairy farm towards Kenny Hill (left) and Mount Annan (right). This farm is one of the few surviving active and commercially productive rural land uses in the landscape of the Scenic Hills, and contributes significantly to the ability for the community to understand and appreciate the historic role of the Scenic Hills as a pastoral landscape. The Upper Canal (part of the Sydney water supply) can be seen in the cleared foreground area to the right of this photograph.



Figure 4.3.27 to Figure 4.3. 28. The base of the orange-roofed house is set at approximately RL120 and provides a useful predictive indicator of the extent of development Council has been asked to support because technology now allows the land to be serviced. In the case of this photograph, development would rise at least as far as the house in the foreground. If this were to be approved it would create a precedent throughout the Scenic Hills and it would be likely to soon be covered in residential subdivision. This issue affects the whole of the Scenic Hills – see Section 4.0 for a more detailed discussion of the issues and implications of development of this scale.

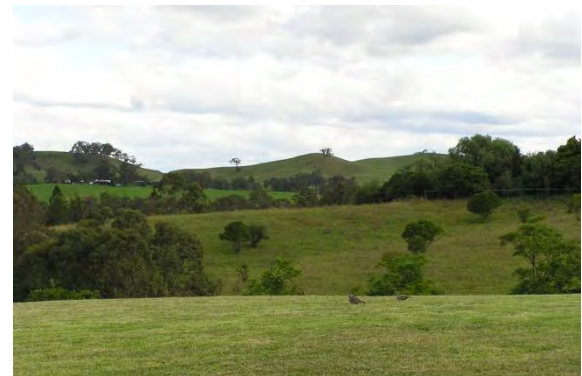


Figure 4.3.29 and Figure 4.3.30. Taken from the edge of the existing residential area in the Blairmount valley looking toward the south-west. Badgally Hill is hidden by the ridge from this low viewpoint, and the skyline is formed by the ridge between Kenny and Badgally Hills. The orange roofed house on the skyline is prominent and dominates many views.



Figure 4.3.31. The high aesthetic quality of views over SH-LU3 are available to all from the freeway to the west up the valley to Badgally Hill on the skyline (where they are not blocked by the sound attenuation wall). The prevailing travel speeds mean that most views from the freeway are brief in duration but they are high in visual interest and scenic quality and a notable experience for passengers in particular. The low ridge on the left extends north from Kenny Hill and shelters the valley beyond.



Figure 4.3.32 (detail). A strong physical and visual link has survived between the valley floor marked by the freeway and the Unit's ridgeline. The house on the skyline towards the right of this view is the only intrusive element in this otherwise undeveloped landscape. The adjacent houses of Blairmount and another dwelling known as new Blairmount are significantly less intrusive elements, being nestled lower on the hillside and surrounded by planting, allowing the natural landscape to form the skyline.

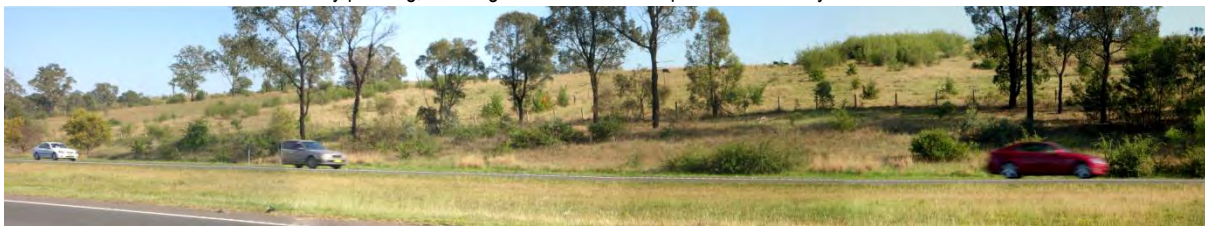


Figure 4.3.33. The low ridge extending north from Kenny Hill encloses the valley.



Figure 4.3.34. The spur from Kenny Hill obstructs views into the valley of SH-LU3, but also protects the quality of its pastoral landscape from the impacts of the heavily trafficked road. The depth of the Unit is revealed through the visibility of Badgally Hill in the distance.



Figure 4.3.35. The noise attenuation wall also obstructs views into the valley from the freeway and its hard edge introduces a much less sympathetic element into the landscape than the rounded shapes of the natural landscape. When travelling north the wall obstructs all views into the valley. It also advertises the presence of development beyond. The shallower viewing angles when travelling southbound allow better views over the Blairmount valley for travellers and a sense of its spatial depth and complexity can still be gained, including the foothills and lower slopes of Badgally Hill.



Figure 4.3.36. Views from Badgally Hill across the landscape of SH-LU3 to the main Campbelltown valley are panoramic and of a high quality. They extend over the City Centre, the EESPLs and the Georges River plateau toward the coast beyond.



Figure 4.3.37. The views from Badgally Hill are spectacular. The rolling topography of the Scenic Hills creates a high-quality fore and mid-ground, the urban areas of the main Campbelltown valley lie in the background and the successive ridges of the eastern side of the main valley recede toward the coast in the distance (E-LU4 is visible in this photograph). Although access to this vantage point is restricted at present the potential exists to make it more accessible to the wider community at some stage in the future. This view includes the southern slope of Mount Universe (SH-LU2) on the left of this photograph.



Figure 4.3.38. Looking to the south across the Unit towards Kenny Hill and the ridgeline from Badgally Road. Although the foreground is affected by suburban development the pastoral qualities of the view remain easily readable. The difference in visual impact of light and dark coloured roof materials is also evident in this photograph. The wide verge to Badgally Road in the foreground contributes to the sense of spaciousness in this part of the Unit. The wide area of grass to the left is the spur extending from Kenny Hill which plays an important role in sheltering the Unit from the freeway and creates a sense of enclosure within the Unit. This area has been zoned for residential development but development has not commenced.

Figure 4.3.39. Close-up of Kenny Hill from Badgally Road. The alternating bands of grassland and vegetation enhance the perception of depth through accentuating the landscape's visual recession.



Figure 4.3.40. The south-eastern slope of Kenny Hill faces away from the centre of the Unit but occupies a prominent position adjacent to the interchange of the freeway and Narellan Road, where it pairs with the lower slopes of Mount Annan and the western end of Maryfield to frame the major intersection. The views over these slopes are good in quality, being softly folded and rural in character.



Figure 4.3.41 (left) and 4.3.42 (below). Views to the south face of Kenny Hill along Narellan Road provide little indication of the quality of the landscape on the northern side. The undeveloped character of this slope is important in defining the arrival to Campbelltown from the west along Narellan Road with the paired landscape features of Kenny Hill to the north and Mount Annan to the south bracketing the entry point, reinforced by the vegetated hills of Maryfields on the north-east corner of the intersection.



Figure 4.3.43 to Figure 4.3.46 (over page). The southern slopes of Kenny Hill overlook Narellan Road and Mount Annan (SH-LU4). The views to the south-east (top); south (middle) and west (bottom) are expansive.



Figure 4.3.4. View to Mt Annan from Kenny Hill.



Figure 4.3.45. Looking to Mt Sugarloaf from Kenny Hill.



Figure 4.3.46. The views from Kenny Hill extend to the Blue Mountains in the far distance.



Figure 4.3.47. The views from Kenny Hill also extend north to the skyline of the Sydney CBD. The house in the foreground of this photograph is located within the Unit near Blaimount.



Figure 4.3.48 (detail). Mount Sugarloaf is a prominent element in the distance in views from Kenny Hill towards SH-LU5.



Figure 4.3.49. View to the north from Kenny Hill. The house with the orange roof is a highly visible element in many of the views towards this part of the Scenic Hills. Its impact on the scenic qualities of the landscape contrasts starkly with those of the more traditional modest rural dwellings, such as the cottage set into the hillside in the foreground and surrounded by trees.



Figure 4.3.50. Views from Badgally Road over the Unit are of a high quality and read clearly as a pastoral landscape. The grey roof nestled under the trees to the right of this photograph is the original Blairmount farmhouse surrounded by a sheltering and mature garden. The edge of a newer house is also visible near the western edge of the photograph is more recent, but also sheltered by planting which minimises its impact on the landscape and adds to its connection to the Blairmount valley.



Figure 4.3.51 and Figure 4.3.52. The original Blairmount farmhouse has survived although its setting and curtilage are now under threat from proposals for suburban development. It is listed on the LEP as a local heritage item. Interestingly, the house is not located on a major landscape prominence but rather is set down within the landscape in a more protected location that still enjoys good views and a favourable aspect. The original Blairmount house, and what remains of the original estate (although no longer in the same ownership), demonstrates a sophisticated relationship to the setting, to the landscape and to the environmental conditions of the valley. Figure 4.3.52 (r) shows the original entry gates to the property.



4.3.53. The view into the Landscape Unit from SH-LU3 looking south from Eagle Vale Road terminates at the historic Blairmount farm group

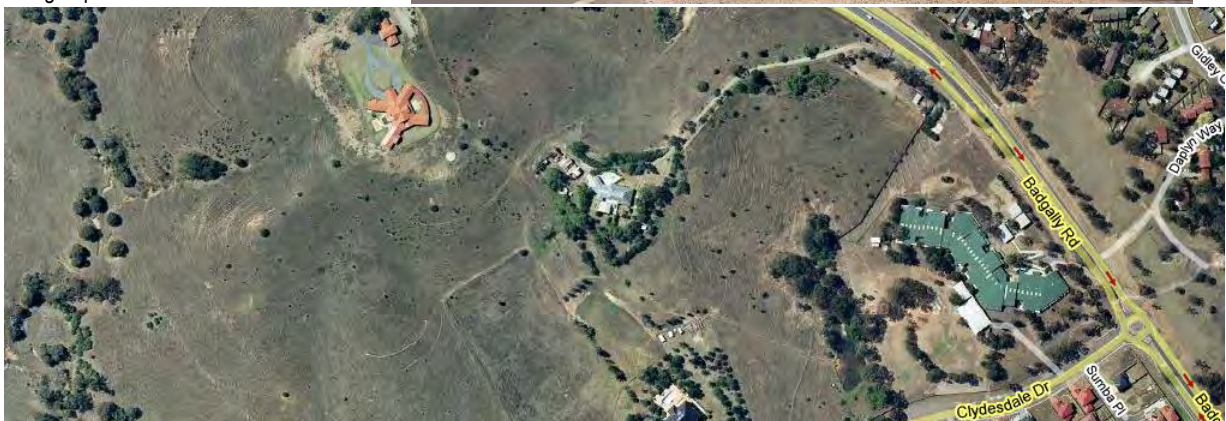


Figure 4.3.54. Aerial photograph showing the orange-roofed house (top), the original Blairmount and the new Blairmount (half out of the picture). The large building to the right is a school..



Figure 4.3.55 (looking east along Badgally Road from Badgally Hill) and Figure 4.3.56 (looking west along Badgally Road from near Eagle Vale Drive toward the private road leading to St Gregory's College). The southern slopes of Mount Universe (to the left of 4.3.55) are visually and physically contiguous with SH-LU3 and together they define the route of Badgally Road.



Figure 4.3.57. The western end of Badgally Road at present is a private road providing access to St Gregory's College. It provides excellent views over the Unit. Although this extension of Badgally Road is in private ownership, it is easily and regularly accessed by visitors to St Gregory's College and must be considered a highly accessible viewscape to the community. This viewpoint will become even more significant if Badgally Road is connected to the Camden LGA in the future. The orange-roofed house is a prominent element in this view.

4.3.2 SIGNIFICANT VIEWS AND VISTAS

SH-LU3 is notable for the quality of its views. Exceptional views are available over the valley and its network of paddocks, gullies and dams from many different vantage points, both close and distant. Some are also of important historic significance to the settlement of Campbelltown in the early 19th Century. The integrity of this historic significance is enhanced by the continued landuse of much of the valley for dairy farming. This farm is a rare surviving example of the traditional pastoral activities identified over the years as being central to the cultural landscape of the Scenic Hills, and views over it are highly contributory.

The Unit has no internal roads and public accessibility to SH-LU3 is limited to its periphery, although these opportunities are extensive and available from many different places. Most of these views are unmarred by evidence of human occupation such as roadways or dwellings; or where visible, most structures are of traditional vernacular form and materials and sit comfortably in the landscape. The large orange-roofed house which is sited on a prominent point in the landscape is an exception to this and is discussed further below.

Particularly high quality serial views are available from along the length of Badgally Road from the freeway to the entrance to St Gregory's College, from the freeway and from the City centre and streets of the Georgian grid. Some close views into the Unit are also available from within the existing suburb of Blairmount, although their quality is often affected by structures within the development. Other opportunities are prevented by the enclosed topography of the valley and private ownership of land.

Views into the Unit from other parts of the Scenic Hills and from the main Campbelltown valley vary in their accessibility depending on the vantage point and intervening landscape, but include a wide variety of high quality and significant views and vistas, many of which are focussed on Badgally Hill, Kenny Hill and the unnamed hill on the ridgeline connecting them. These include:

- terminating vistas from the east-west streets within the original town grid, particularly Innes and Broughton Streets;
- from Mawson Park and near St Peter's Church;
- punctuating the skyline in views from Hurley Park and near St John's, at the eastern corners of the grid;
- from the freeway from both distant (north of St Andrews) and close positions;
- from Leumeah Road near E-LU5; and
- from the part of Narellan Road that follows the original alignment.

Close views into the Unit from the east are defined by the alignment of the freeway. They are directed by the long ridge extending north (parallel to the freeway) from Kenny Hill and obstructed in part by the man-made sound attenuation wall near the existing suburban development, but very good views up the valley toward Badgally Hill are available from the freeway in the space between these obstructions, although the prevailing speed of travel and direction of the valley relative to the direction of travel limits their accessibility to passengers only. Although short in duration, the ability to see to the top of Badgally Hill unimpeded by evidence of urban development is an important attribute of the landscape and contributes to the accessibility of the Unit's scenic qualities. It is also important to note that this is one of the few locations in the largely urbanised part of the Campbelltown LGA where a strong visual and physical link has survived from an important hilltop to the valley floor.

Views into SH-LU3 from the south (Narellan Road and Mount Annan Botanic Gardens) are obstructed by the southern slopes of Kenny Hill and the ridge to its west. The undeveloped quality of these same slopes brackets those of Mount Annan across Narellan Road and together they direct and define the arrival experience into the Campbelltown LGA from the west along Narellan Road. Similar impacts are achieved by the undeveloped nature of Kenny Hill and Maryfields, which contrasts with the suburban landscapes of Blair Athol and Claymore immediately to the north of the Landscape Unit. The steepness and height of Kenny Hill provides only a hint of the scale and quality of the landscape beyond the sheltering ridge, although its undeveloped character provides the traveller with an appreciation of the rural setting of the Campbelltown LGA.

Visual access from the west is at present limited to staff, students and visitors to St Gregory's College. It is understood that an extension to Badgally Road is being planned to create an additional link to the Camden LGA which will significantly improve viewing opportunities. Details of the alignment of this road and the impact of the work itself on the scenic qualities of the landscape were not available at the time of writing.

It is important to note that views over a landscape of this quality in close proximity to a major urban centre are very rare, and that their survival has been due largely to the protection of the Landscape Unit since the earliest days of the LGA's redevelopment in the post-War period. The hidden quality of much of SH-LU3 should not be used to justify its development. Its integrity as a rural landscape remains high and should be protected from development that may compromise or threaten this.

The following figures summarise the main views towards and from SH-LU3.

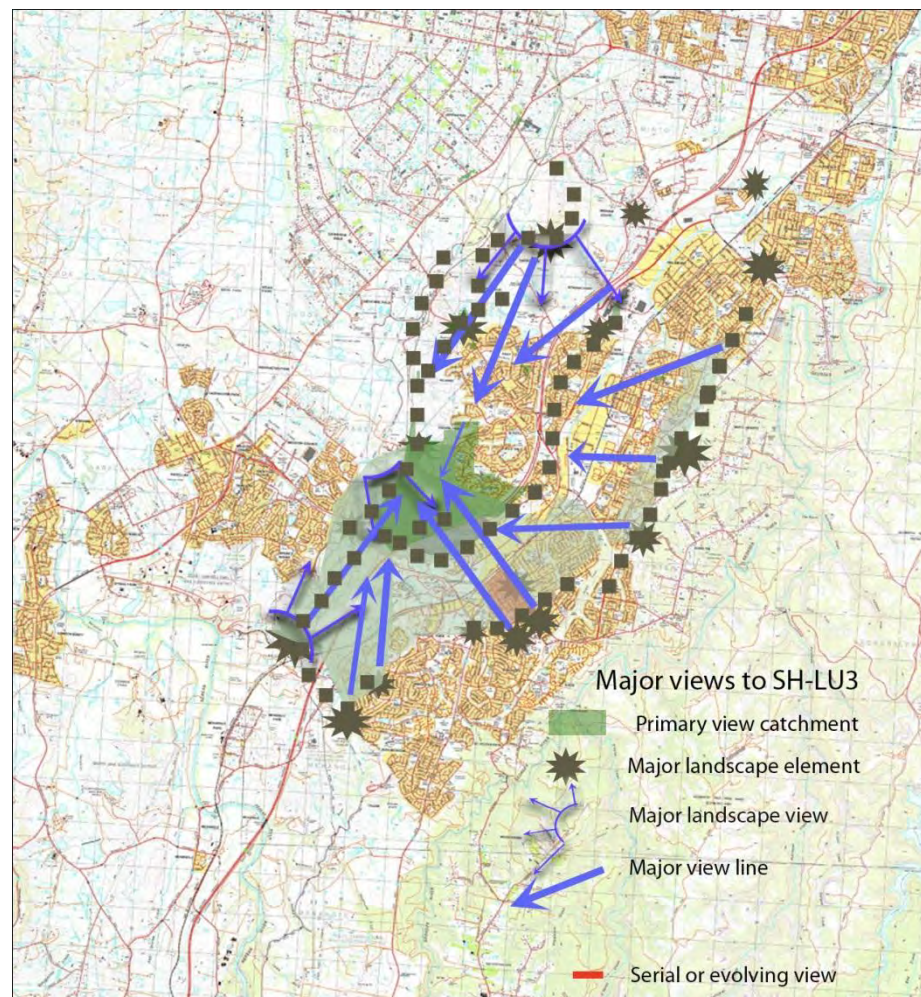


Figure 4.3.58. Significant views towards SH-LU3. This Landscape Unit is the focus of many highly significant historic and contemporary views.

Figure 4.3.59. Significant views from SH-LU3. The views available from the Landscape Unit over the surrounding landscape are also high in quality and very extensive, reaching to the Sydney CBD skyline, the eastern coastal plateau and the Razorback Range to the west. Closer, more local views over the Unit and the immediate part of the Campbelltown LGA are also spectacular. The retention of rural views of this quality in close proximity to a major urban area is very rare.

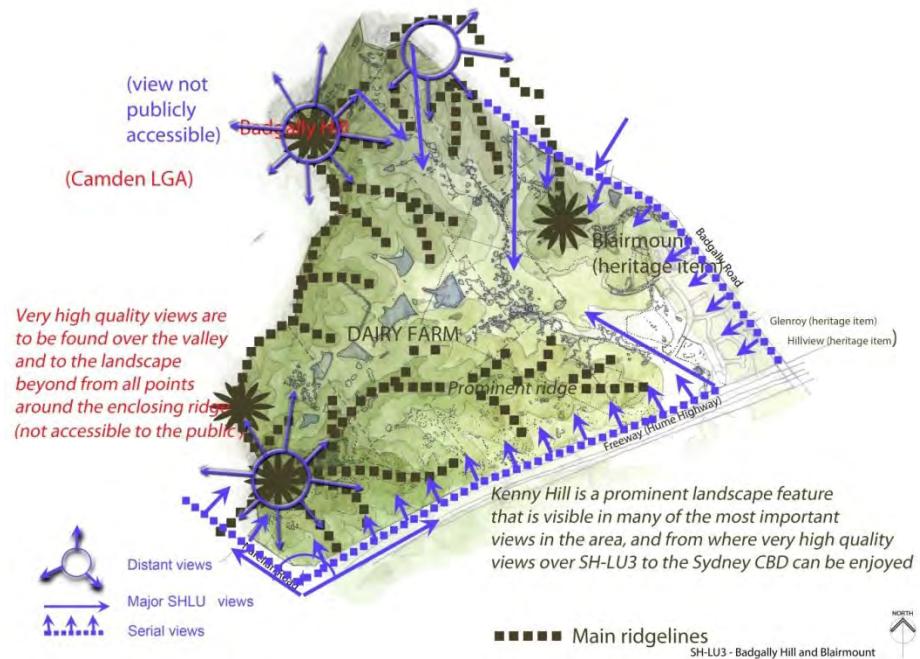


Figure 4.3.60. The landscape of SH-LU3 also plays an important role in many district views, including many that have been captured deliberately through the orientation of streets or other public features.



Figure 4.3.61 Also taken from Hurley Park towards the southern end – looking to Kenny Hill (L) and Badgally Hill (R). The skyline is formed by the prominent ridgeline between Kenny and Badgally Hills, with the unnamed hill being hidden from this viewpoint. Note the prominence of the regularly spaced row of windbreak trees following the ridge.



Figure 4.3.62. Good views over SH-LU3 are available from many viewpoints such as this one at Blair Athol. Even though the foreground of this view is visually intrusive the panorama to Badgally Hill over SH-LU3 is excellent, with the sense of recession and depth emphasised by the banding of grassland and trees and the ridgelines flowing to the skyline.



Figure 4.3.63. Badgally Hill is prominent also in views from the freeway, including from well to the north of SH-LU3, such as in this view near the crossing of Campbelltown Road.

This photograph demonstrates the importance of considering the impact of development on longer distance views as well as from adjacent properties or nearby roadways. The impact of the new buildings near the ridge (mostly within Camden LGA) could have been minimised if built of darker, more neutrally toned materials. The setting of buildings below the skyline has however allowed this development to have less adverse impact from most viewpoints than if they had risen above the ridgeline.

Figure 4.3.64 and Figure 4.3.65 (below, detail). Leumeah Road extends from the floor of the main Campbelltown Valley to the eastern ridge near the EESPLs. It was laid out in the early days of European settlement and has been aligned carefully to the group of three hills in SH-LU3, being centred on the unnamed hill between Kenny and Badgally Hills. The feature to the left of the axis is Kenny Hill. Badgally Hill is to the right and brackets the vista but is obscured by the vegetation in the foreground in this photo.

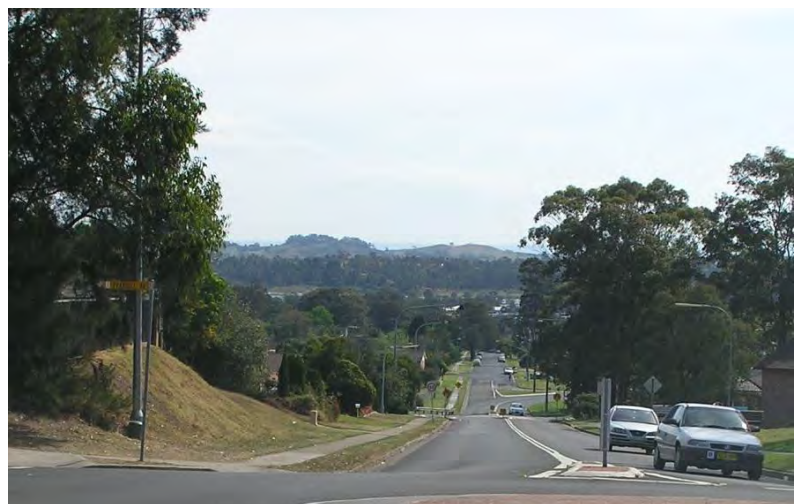




Figure 4.3.65. detail of Figure 4.3.64.



Figure 4.3.66 and Figure 4.3.67 (detail). Notwithstanding the intrusive quality of recent office buildings, the deliberately planned Georgian views to Kenny and Badgally Hills can still be found from important public spaces such as Mawson Park and continue to provide a physical reminder of the reason that the town grid was oriented in this way.



Figure 4.3.68 and Figure 4.3.69 (detail). The orange-roofed house in SH-LU3 is also prominent in views from Mawson Park.



Figure 4.3.70 The original alignment of Narellan Road near the town centre terminated at Badgally Hill as can be seen in this section which still follows the route of the early road.

4.3.3 SUMMARY OF THE LANDSCAPE QUALITIES AND VALUES IN SH-LU3

SH-LU3 is a significant cultural landscape. It is important for its intrinsic aesthetic qualities as well as its role in the settlement and evolution of the landscape of the central part of the Campbelltown LGA. It is also highly significant because it continues to demonstrate the qualities of an undeveloped rural landscape, including being the location of one of the few traditional rural land uses surviving from Campbelltown's Colonial and Victorian periods.

SH-LU3 demonstrates the following significant aesthetic and landscape qualities:

- The town plan laid out by Governor Lachlan Macquarie was oriented to the main features within the Unit, including Kenny and Badgally Hills, the unnamed hill and Mount Universe (within SH-LU2), and the vistas from the internal streets and public places each focus on a part of the group.
- It is located adjacent to two of the most important access points to the Campbelltown LGA, the Hume Highway and Narellan Road; and its undeveloped, rural character does much to establish the quality of the arrival experience from the north, south and west and establish the character of the LGA in the minds of residents and visitors alike;
- The landscape is defined by its strong physical and visual sense of enclosure which results in a 'hidden' quality to the pastoral landscape within.
- High quality views are available into and towards most parts of the landscape.
- High quality views to the surrounding area, the historic centre of the Campbelltown LGA and distant views over the remainder of the Scenic Hills are available from vantage points throughout the Unit. Views are also available to distant features such as the Sydney CBD to the north-east and the Blue Mountains National Park to the south-west.

- Badgally and Kenny Hills; and the unnamed hill and ridge connecting them are amongst the most significant in the Campbelltown LGA. They provide the foci for many historic and aesthetically important views.
- The visual and physical relationship between these hills provide a ready reference for spatial orientation when moving through the central parts of the Campbelltown LGA and when arriving from Camden.
- The ridge connecting these hills and continuing to the east along the alignment of Badgally Road and north from Kenny Hill parallel to the alignment of the freeway establishes the strong sense of enclosure found within the Unit; and their undeveloped pastoral qualities enhance their scenic value.
- The three-dimensional spatial and visual qualities of the landscape are critical to this scenic value. The slopes below the ridge and hills play an important role in establishing the sense of intimacy and enclosure that is so important in this Unit.
- Both the readily visible and hidden valleys of the Unit are of very high rural, scenic and historic cultural value.
- The landscape within SH-LU3 has remained substantially undeveloped and allows the viewer to appreciate the original spatial depth and complexity of the landscape of the Campbelltown LGA before its major development in the second half of the 20th century.
- The landscape also demonstrates potential heritage significance as the location of an early and successful attempt to use biological control techniques to eradicate the pest Prickly Pear which was endemic in the valley in the early part of the 20th Century.
- Badgally Hill plays a critical role in the scenic landscape of the Campbelltown LGA. It is the highest point in the main valley and is visible from throughout the local government area.
- The centre of the Unit is dominated by the visually and historically highly contributory dairy farm with its network of paddocks and dams. This farm is one of the few traditional rural uses of any significant scale to have survived the development of Campbelltown in the 1970s and 1980s.
- The lower slopes near Badgally Road have been developed for suburban purposes in the past. This development is not within the Unit but has had an impact on the quality of its north-eastern edge, intruding into important views across the valley towards Kenny Hill and the ridgeline connecting Kenny and Badgally Hills.

4.3.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF SH-LU3

No detailed information was available about significant ecological habitats or species within the Scenic Hills Landscape Units. The aerial photographs reveal that in the late 1950s substantial areas within the Unit were eroded and denuded of vegetation (see Figure 4.3.6).

It is possible that these were the relics of the period when the area was infested with Prickly Pear (the valley was the location of one of the first successful eradication programs for this noxious weed). It was noted during the fieldwork that most of the valley has been cleared and planted with paddock grasses and the main evidence of surviving early vegetation is found on Kenny and Badgally Hills and some mature trees in the gullies.

4.3.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF SH-LU3

The land within the Unit falls partly within Campbelltown LEP District 8 (Central Hills Lands) (LEP D8) and partly within Campbelltown Urban Area LEP 2002 (LEP 2002).

All of the area within LEP D8 is zoned 7(d1) Environmental Protection (Scenic) with a 100ha minimum lot size. It is also subject to an 'escarpment preservation area' control which prescribes urban design requirements to ensure that new development will blend successfully with the surrounding landscape.

The primary aim of LEP D8 is to ensure that the Central Hills Lands retain the character of a rural landscape and provide a strong functional and aesthetic contrast to the urban areas of the LGA. The objectives of the zone and the detailed controls focus on the need to protect these scenic and environmental qualities through facilitating appropriate land uses such as agriculture and other low impact activities and by empowering Council to refuse development that would not satisfy this objective.

The evidence of the fabric, land uses and documentary records in the area within LEP D8 reveal that the pattern of development has remained stable since the introduction of the LEP, and indeed that there has been little development since the 1950s. The only significant development has been the erection of the dwellings near Blairmount which have altered the prominence of the wholly rural character of this part of the landscape.

Most of St Gregory's College lies within the Camden LGA. The part within Campbelltown LGA is within the 7(d1) Environmental Protection 100ha zone. Schools are permissible with Council's consent within this zone, but the College has occupied the site since the 1920s and no consent is required for its continuing operation.

A large area towards the east of the Unit is within the area of LEP 2002 and is zoned for a variety of uses. The aims and objectives of LEP 2002 focus on the urban landscape of the main Campbelltown valley, although it also contains provisions to facilitate the conservation of the scenic and environmentally significant landscapes (see Section 3) of the edges and surrounding areas.

The zoning of the land within LEP 2002 is complex and includes areas of standard suburban subdivision (Residential 2(b); 6(a) Local Open Space, 6(c) Private Open Space and 5(a) Special Uses (drainage) (see Figure 4.3.71). The area covered by these zones has been identified by the NSW State Government as a low priority 'greenfield' site under its Metropolitan Development Program (MDP), although it has not been designated as a Release Area. The land above the 92m contour is zoned 7(d1) Environmental Protection (100ha minimum) which is consistent with the zoning of the adjacent land in LEP D8 and this

land is not included in the MDP. No significant development has occurred in these zones since the LEP was gazetted in 2002.

Of particular relevance to this report is the area zoned 1(d) Rural Future Urban in LEP 2002. The outer edge of this zone is rectangular in plan and bears little evidence of a meaningful relationship with the features of the landscape of SH-LU3 other than its general orientation along the primary drainage line. The rationale for the identification of this arbitrary footprint in IDO 27 is not known. The area does not correlate with any land parcel or landscape feature and does not demonstrate consistency with the topographically influenced planning principles that informed development in the late 20th Century. The zone does not permit development for non-urban uses at the present time, and it has not been identified as future urban on the Department of Planning's Metropolitan Development Program. Council is not obliged to allow urban development on this land, although there may be an expectation of future development potential by the owners of the property. The boundary between the 2(b) and rural landscapes follows the 92m contour. No documentation was found that provided the reason for this zone being made, but it has been suggested that the 92m contour defines the limit of water reticulation at the time.

If standard urban development was to proceed in this area the impacts on the scenic qualities of the Unit are likely to be similar to those seen in other recent developments such as at Blair Athol and Kearns. The following Figures demonstrate some of the likely impacts of development in according with the existing zones.



Figure 4.3.71. Indicative location of existing zones within the area of LEP 2002. Refer to the gazetted copy of the zoning map for exact boundaries.

4.3.6 EXISTING LOT SIZES AND THEIR IMPACT ON THE VISUAL QUALITIES OF SH-LU3'S LANDSCAPE

The minimum lot size required for the subdivision of land and/or the erection of a dwelling under LEP D8 is 100 hectares. The aggregated area of the land within the rural/environmental protection 100ha minimum areas in the two instruments is approximately 327ha. This would suggest that the total capacity of the 7(d1) zones is three dwellings. The earlier subdivisions in the area had however created twelve parcels by 1974 (one of which is St Gregory's College). The largest of these parcels was approximately 65 hectares. LEP D8 includes concessionary provisions for the erection of dwellings on undersized lots in certain circumstances including if the lot was in separate existence in 1974 (and not part of a larger holding in the same ownership) or if the dwelling was to provide accommodation for farm employees. No similar clauses exist in LEP 2002.

Most of the lots in LEP D8 existed in their current form prior to 1974 but no dwellings appear to have been erected under this clause, possibly because they were part of a larger property in the same ownership and therefore excluded. One dwelling was found to have been erected using the concession for rural workers accommodation (on the dairy farm).

All other development within the Unit has occurred within the parcel of land surrounding the original Blairmount house. The history of the development of this land is complex. It is partly within LEP D8 and partly within LEP 2002. In 1974 the land was in single ownership and occupied only by the historic house Blairmount. Two smaller lots were located to the east near where the freeway is today. The Blairmount property appears to have been subdivided subsequently into two lots – one of only 1.1 hectares containing the heritage item and its driveway; and the balance of nearly 60 hectares (which by then had incorporated the two smaller lots to the east) was then developed by the erection of at least two, and possibly three (three consents appear to have been granted) dwellings on the same parcel. The justifications for these consents are unknown. The area now contains the original Blairmount; a house approved in c1989 (under IDO 27) known as new Blairmount; the large house with the orange roof (1999) approved under LEP D8 and a dwelling and garage development (2002) (also under LEP D8).

The minimum lot size required for subdivision within the area zoned Rural 1(d) Future Urban is 40 hectares. No development has occurred within this zone. LEP 2002 does not specify a minimum lot size for the land zoned Residential 2(b) that has not yet been developed, but if the pattern seen in the adjoining suburban area is followed a standard small-lot subdivision could be expected.



Figure 4.3.72 and 4.3.73. Lots without evidence of a dwelling. All except one of the existing lots in the Unit existed prior to 1974 and are eligible therefore to utilise the concessionary provisions in LEP D8 for the erection of a dwelling. None of these lots appears to have taken advantage of this clause, possibly because they were part of a larger holding in single ownership in 1974. One dwelling has been erected under the concessionary provision for the construction of housing for rural workers.

4.3.7 EFFICACY OF THE EXISTING STATUTORY CONTROLS IN PROTECTING THE VISUAL AND SCENIC QUALITIES OF SH-LU3'S LANDSCAPE

The 7(d1) Environmental Protection (Scenic) zoning in LEP D8 has protected the rural/agricultural qualities of the landscape relatively effectively. No non-rural land uses have been approved other than the dwellings described above (the school predated the LEP), and the character of the landscape has remained predominantly pastoral and therefore consistent with the aims and objectives of the zone. The main intrusive element has been the subdivision to excise Blairmount from its curtilage and the subsequent erection of the dwellings described above on the balance of the land. It is not possible to comment on the role of the LEP in the approval of these developments.

Some development has also occurred within St Gregory's College, including the erection of new accommodation buildings within the 7(d1) Environmental Protection zone. These are visible only in distant views and not from within the Unit, and although generally sympathetic, some elements are visually intrusive in views to Badgally Hill (see Figure 4.3.63). Their construction is consistent with the historic use of the land as a boarding school, although its recent construction and materials used have meant that the new buildings are clearly visible even from a distance.

The degree to which LEP 2002 has protected the visual and scenic qualities of the landscape is more difficult to identify since none of the zoned land within the Unit has been developed with the exception of the dwellings noted above. In this respect the comment can

be made that the existing controls have protected the scenic qualities very effectively, although it must be noted that there are areas of land that have been zoned for development that has not occurred.

4.3.8 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU3

The likely impacts of introducing additional land uses or significant increases in development density into an area can be difficult to predict without details of the proposed new use and its density. In the case of the Scenic Hills it is highly probable however that any new urban or pseudo-urban use or increase in the density of development will have a direct and potentially serious adverse impact on the scenic qualities of the landscape for several reasons, including:

- New land uses will irreversibly change the balance of pastoral and urban landscapes within the Unit.
- Introducing new land uses in the vicinity of the original Blairmount farm will be likely to further compromise its visual setting and curtilage.
- Introduction of structures associated with a new land-use will further compromise the ability to appreciate and interpret the wider historic pastoral landscape of the Scenic Hills as a substantially undeveloped landscape dominated by grassed paddocks and used for the grazing of animals by:
 - altering the balance of built and natural elements within the landscape;
 - obscuring existing significant elements or views;
 - introducing new elements into existing significant views. The evidence of recent developments within the Scenic Hills demonstrates that the preference of many contemporary owners is to locate new structures on the highest point within the site to maximise views. Surrounding planting is then kept to a minimum so that views are not obscured. Development such as this will be prominent in any view over the subject land;
 - introducing contradictory elements such as non-rural built forms; and
 - non-rural and non-residential land-uses will be likely to demand buildings of a scale and footprint which will be bulky and visually disturbing elements within the rural landscape. Non-residential land-uses also demand extensive car parking facilities and other infrastructure such as formal gardens, fencing and gates that have the potential to have significant impact on the scenic landscape.

The quality of the landscape of SH-LU3 is vulnerable to the effects of development due to its enclosed topography, the importance of the subtleties of its landforms such as the many minor ridges and gullies and the quality of its undeveloped pastoral character. These together define the visual richness of the landscape of SH-LU3. Any development within the Unit is likely to be highly visible in local views and potentially also in the important views towards the area from throughout the LGA.

Development of the 'external' slopes of SH-LU3 (i.e. those facing to the perimeter roads) would be highly intrusive in views towards the Scenic Hills. Any development of this area will create a permanent barrier between the Unit and the wider landscape of the Campbelltown LGA. The undeveloped, pastoral quality of the landscape as it is seen from 'outside' would be lost. Even the erection of a single dwelling or other structure (including signage) in this visually sensitive location would have an adverse impact on the qualities of the landscape.

Three areas within SH-LU3 require particular consideration: the area zoned 2(b) Residential the adjacent land zoned 1(d) Rural (Future Urban) and the area zoned for rural uses but lower than 118m.

LAND ZONED 2(b) RESIDENTIAL

The land in SH-LU3 zoned 2(b) has been zoned for residential development for many years has been identified as a 'greenfield' site under the NSW Department of Planning's Metropolitan Development Program. It has not however been identified as a priority under this program, nor has it been identified as an urban release area. Any development will have an impact on the scenic quality of the Unit and the most sympathetic outcome would be the land being re-zoned to a non-urban land use consistent with the remainder of the Scenic Hills landscape. The long-standing implication that this part of the valley would at some stage be developed must be acknowledged in the contemporary planning process however and the potential implications of its development addressed in this Visual Study, together with recommendations to help minimise the impact of this development on both the landscape.

Although poor quality development cannot be justified on the basis that its impacts can be ameliorated by screen planting, the circumstances of this development suggest that extensive planting will be necessary to minimise its impacts on the rural landscape.

The area affected by the 2(b) zone (and ancillary zones such as drainage and open space) is situated low in the valley, and although this will help to minimise the visibility of the development from some viewpoints, it will still be obvious in views up the valley from the freeway. Unless particular attention is given to the design of the footprint and edges of the development the remaining significant views between the valley floor near the freeway and Badgally Hill will be obscured by development or a 8-10m high sound wall. It may be necessary to reconfigure the footprint of the urban and open space areas in this valley to protect this visual relationship.

The design and management of the perimeter of any development will also require careful consideration. The external edge should not be defined by back fences or a wall of houses built boundary-to-boundary. It should be formed by a public road which is open and unimpeded by development on the 'rural' side to facilitate extensive views over the landscape for the community. The development should also be subject to a master-planned approach which includes requirements for the planting and maintenance of canopy-forming trees on private property and along the streets; and strict requirements about the design, scale, form, siting and materials of dwellings or other structures within the Unit. Any development should be designed so sensitively and with such high attention to detail that it

complements the rural landscape rather than compromises it. Standard residential subdivision could not address the special needs of the landscape of the Scenic Hills and should not be countenanced.



Figure 4.3.74. (from Badgally Hill) The shaded area shows the approximate footprint of the land which has been zoned Residential 2(b) (including ancillary drainage and open space areas) under earlier planning instruments when viewed. This area has been identified by the NSW Department of Planning as a 'greenfield' development site under its Metropolitan Development Program.

LAND ZONED 1(d) RURAL (FUTURE URBAN)

The question of the future zoning of the area zoned 1(d) Rural (Future Urban) is a more challenging one. The area extends deep into the main valley of the Unit with an arbitrary boundary that does not demonstrate any evidence of sensitivity to the qualities of the landscape. It would be impossible to screen or mitigate the impacts of the development successfully if developed in accordance with the suggested zone and the prevailing character of the Unit would inevitably change from rural to suburban. This would erode the unique qualities of the landscape of the Unit and affect those of the Scenic Hills as a whole. It would also compromise the long-standing and widely recognised need to ensure that the footprint of the urban area remains a compact one.



Figure 4.3.75. The shaded area in this Figure covers part of the approximate area of the valley which was zoned 1(d) Rural (Future Urban). The edge of this zone follows an arbitrary boundary that does not respond to any property boundary and is contrary in its essential geometric footprint to all other development of the period.

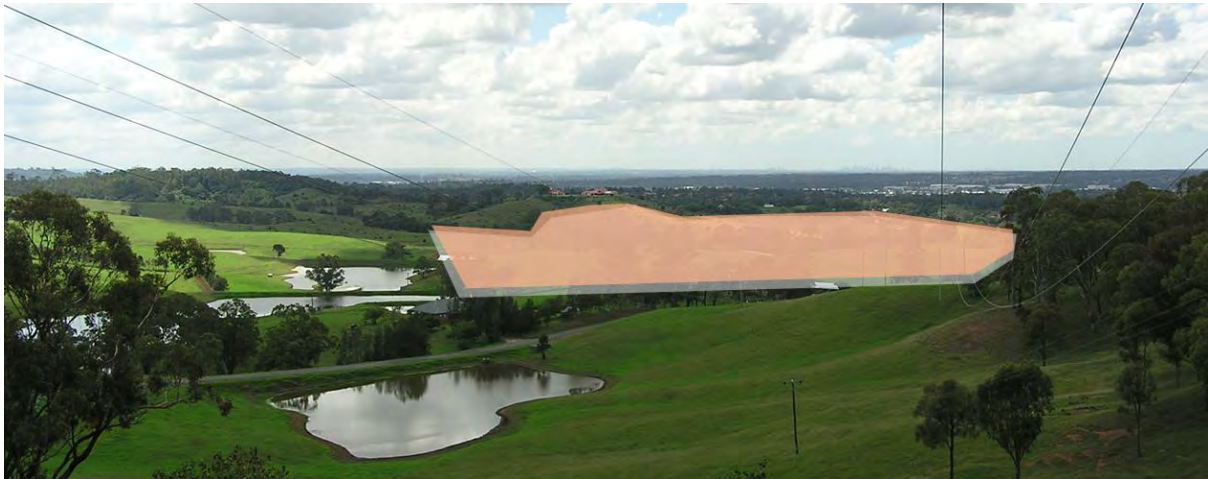


Figure 4.3.76. Approximate extent of the current 1(d) Rural-Future Urban' zone (viewed from Kenny Hill).



Figure 4.3.77 Approximate extent of development potential available under the existing LEP 2002 viewed from Blair Athol. The area shown shaded to the left of the photograph is within the Rural-Future Urban zone and that to the right has already been zoned Residential 2(b) (the area shown shaded in the 2(b) includes open space and drainage reservations).



Figure 4.3.78 and Figure 4.3.79. Development of a scale and density similar to that found in Blair Athol (left and below) or Kearns (right) should not be permitted because it prevents visual access between the development and the landscape and allows no space for the growth to maturity of trees to a scale which could be capable of forming a canopy screen over the two storey roofs of development.

Any development within SH-LU3 will have the potential to have a significant adverse impact on the scenic qualities of the Scenic Hills and on the setting of the City of Campbelltown in the LGA. No development should be considered, even in the areas zoned Residential 2(b) already unless careful attention is given to the design and management of the urban-rural interface and the public domain elements and the scale, density and materials used in the new development. If this area was to be developed in the manner suggested by the zoning, the undeveloped and high-quality pastoral character of the Landscape Unit would be lost.



Figure 4.3.80. Although considerable development has occurred in the Blairmount valley, particularly near the freeway, the landscape of SH-LU3 has retained a strongly pastoral character as can be seen in this view from the freeway over the Unit to the skyline. The shaded area provides an indication of the extent of the 2(b) zoning under LEP 2002.

IMPACT OF EXTENDING THE URBAN FOOTPRINT TO RL118

The study team is aware that the land within the Unit has also been the subject of proposals for the extensive subdivision and development of the valley up to 118m. This is close to the height of the base of the house with the orange roof. It is understood that this RL (reduced level)²⁸ has been proposed because this is the level to which reticulated water is now available. If this development was to be approved in SH-LU3 similar proposals would be

²⁸ It should be noted that the RL 118 was the level quoted in a preliminary development proposal submitted to Council. No base level was identified to 'reduce' from and it is assumed (and confirmed by the graphic material submitted) that a height of 118m above mean sea level was intended.

likely throughout the landscape of the Scenic Hills as shown in Section 3.0. The following Figures show the approximate location of the 118m contour in SH-LU3.



Figure 4.3.81. The white line shows the (approximate) level of 118m and provides an indication of the impact that development to this height would have on the scenic landscape of SH-LU3.



Figure 4.3.82. The RL 118 contour extends almost to the entrance to St Gregory's College near the top of Badgally Hill.

OTHER LAND USES

The primary land use of SH-LU3 should continue to be rural – and any other development (including the erection of a dwelling house) should be only ancillary to this.

The introduction of other land uses such as commercial would also be likely to have a significant impact on the scenic qualities of the Unit through both the scale and bulk of buildings and the potential for ancillary implications such as the need for car parking areas, signage and the like.

The expansion of the existing institutional use of St Gregory's College or the introduction of similar uses elsewhere in the unit would also be of concern due to the aesthetic impact of the scale demanded by contemporary schools and religious facilities. St Gregory's College is sited prominently near the peak of Badgally Hill. Most buildings and educational activity

are located further to the west within Camden LGA, but one of the early buildings (a 1940s block) is positioned at the crest of the ridge surrounding the Unit. Its prominence in views towards the area is ameliorated by its dark coloured materials and adjacent canopy planting which softens views towards the ridge from most locations. The resolution of this land use is acceptable in the context of the historical development of this landscape unit but intensification or further institutional development should be discouraged through the zoning and density provisions of the new local environmental plan. Caution should be used if new buildings are proposed in order to ensure that they will be set well below the ridgeline in either close or distant views.

4.3.9 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU3

The existing density controls apply both to the minimum lot size for further subdivision and to the site area required for the erection of a dwelling. Up to four of the existing rural lots may have at least the potential to construct a dwelling under the existing zoning depending on their eligibility for the concessional development provisions under LEP D8.

The development of the area zoned 2(b) Residential under LEP 2002 will introduce urban elements and densities into the landscape and may result in the loss of its rural qualities and would not be supportable if the land had not already been zoned for this purpose. This area is an identified site under the Metropolitan Development Program and its eventual development is likely. Its development will have an impact on the scenic qualities of the Unit. It will only be possible to achieve the nominated density with acceptable impact on the Unit and the wider landscape of the Scenic Hills if its footprint is reconfigured to respect the complex topography, protect the visual link from the freeway to Badgally Hill by keeping it free of development, if the perimeter is formed by an accessible road and not by private property and if strong urban design requirements are adopted for the private and public domains.

The adoption of suburban densities are not the only option that should be considered in the context of this landscape, so the potential impacts of retaining the rural land use focus but reducing the minimum lot size were also assessed. The scope to achieve additional development potential was found to be limited due to the small sizes of existing lots and the likely impacts of development at that density.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 50 HECTARES

If the minimum lot size of the land zoned 7(d1) was to be halved from the existing 100 hectares to 50 hectares the distribution of existing lots would mean that the number of potential additional lots/dwellings would be minimal because properties are already smaller than 50 hectares in size or have a house already.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 20 HECTARES

If the minimum lot size for development in SH-LU3 was to be reduced to a density of one dwelling per 20 hectares up to five additional dwellings would be potentially achievable. These would mostly be located on the upper slopes of the Unit. These slopes form a prominent part of many of the views towards and over the Unit, and are strongly pastoral in

their visual character with little or no potential to screen or soften the impact of any structures such as houses, outbuildings, fences and driveways.

It is considered that there is no capacity for a decrease in the minimum lot size in SH-LU3.

4.3.10 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF SH-LU3

The following recommendations are made to ensure the conservation of the visual and environmental significance of SH-LU3's cultural landscape. They should be read in conjunction with the recommendations for the whole landscape described in section 4.0.

SPECIFIC RECOMMENDATIONS FOR SCENIC HILLS LANDSCAPE UNIT 3

- It is very important that the scenic qualities of SH-LU3 are not interpreted as being significant only when viewed from a major public place or identified viewpoint. If this were to occur, the Scenic Hills would lose their integrity as a unified and spatially complex landscape, and one where the 'hidden' areas are valued as much as the grand panoramas.
- The scenic qualities of SH-LU3 are defined by the sense of enclosure formed by the surrounding hills, and these hills form the backdrop to the views towards and over the Unit.
- The scenic qualities of SH-LU3 are also defined by the depth of the views which extend from the valley floor adjacent to the freeway to the top of the highest peak of the Scenic Hills (other than Mount Sugarloaf which is recommended for inclusion in SH-LU5).
- The ongoing protection of the scenic quality of the town's setting was a major commitment when Campbelltown was first developed as a satellite city and it is important that this continues to be respected through the designation and protection of significant views throughout all stages in the planning process and by preventing the sprawl of urban development.
- Recognise and protect the quality and integrity of the sequential views when entering the Campbelltown LGA from the west along Narellan Road; when exiting the freeway to Campbelltown when heading east to the city centre and when arriving in the main valley when travelling north along the freeway. The serial and bracketing qualities of the eastern and southern edges of the landscape are significant sequences in the arrival experience and should be protected from development that would introduce new or visually intrusive elements.
- Recognise and protect the importance of the quality of the spatial depth and integrity of the undeveloped landscape in SH-LU3 by preventing other development that will introduce new structures or land uses into the Unit.
- Recognise and protect the significance of the essential landforms of the Unit as an enclosed one. This hidden quality is highly significant and provides an intimate contrast to the broader and more panoramic views from the other side of the ridge.

This quality cannot be protected through an intensification of development or land-use activity. It should remain part of the non-urban landscape of the Scenic Hills.

- Protect the existing visual links between the edges of the Unit and the valley landforms from interruption or compromise (of its scenic values) through the introduction of unsympathetic land uses within the enclosed area or on the external faces (for example, on the south or eastern slopes of Kenny Hill).
- Recognise and protect the historically significant and otherwise constructed views towards the Unit, including from within the Georgian town grid and public spaces such as Mawson Park, Hurley Park and the area around St Peters.
- Do not permit overbridges or similar structures to interrupt the significant vistas identified in this report.
- Blairmount House: recognise the original visual curtilage of Blairmount as being integral to its heritage significance. Respect its historic contribution in any future planning in the vicinity of the property. No development (including within the land already zoned Residential 2(b)) should be considered until a detailed visual and historic curtilage study is completed by an independent heritage expert. This study should define the historic, visual, legal and contextual curtilages of Blairmount and ensure that any development, (whether a single house on an existing rural lot or greenfield development on the land zoned residential) will protect and not compromise the setting of the house, its garden and outbuildings. The curtilage study should also ensure that the strong visual connections to the valley, Kenny Hill, the ridgeline and the remainder of the Unit are conserved without compromise.
- Badgally Hill: It is recommended that the public be allowed to access the main eastern ridge so that this highly significant view is available to the wider community over the main Campbelltown Valley to the EESPLs and beyond, to the south over the hills of Mount Sugarloaf and Mount Annan, to the intermediate landscape. No structure that may break or compromise the skyline in either close or distant views formed by the ridge should be permitted.
- It is understood that consideration is being given to upgrading and re-aligning part of Badgally Road to provide a further link between the Campbelltown and Camden LGAs. No details are available about its alignment or detailed design, but care should be taken to avoid significant areas of cut and fill or other engineering solutions likely to have a significant impact on views towards the area.
- Further subdivision of the high quality landscape in the valley beyond the land already identified as Residential 2(b) in LEP 2002 would have a significant adverse impact on the scenic qualities of the landscape. If development is to occur within the area zoned already for urban purposes the principles for development described in Appendix 1 should be used:
 - The achievement of the nominal development density may not be possible due to the need to ensure that the development does not have any significant adverse impact on the scenic or environmental values of the landscape (including impacts on views);

- The developed area are to be defined by a perimeter road with no development between the road and the rural landscape. This will ensure that the aesthetic and historic context of the landscape remains able to be appreciated by the community on a daily basis;
 - The urban edge should be planted with Cumberland Plain Woodland species and extend in drifts into the surrounding landscape where appropriate (eg in drainage depressions);
 - Lots are to be large enough and the footprint and non-porous surfaces of development limited to ensure that adequate space is available on private property for the growth and viable survival of native eucalypts and trees capable of forming a canopy over a two-storey house;
 - The scale of development are to be limited to ensure that the canopy planting will provide effective softening to the development and help it to blend with the landscape of the Scenic Hills;
 - Setbacks from side boundaries are to be sufficient to allow visual transparency and texture to the streetscape and avoid a wall-like effect;
 - The quality of the skyline views surrounding this Unit is to be protected from compromise by development near the ridgeline. Any new development within the landscape unit should be required to be located sufficiently lower than any nearby hilltop or ridgeline to prevent the development interrupting the skyline in close or distant views. This is consistent with the historic development model of the Colonial cultural landscape which covers the Scenic Hills and helps to ensure that new development respects the scenic qualities of the area; and
 - Design controls are to be implemented to ensure that the siting, materials, colours and landscaping of any new building near a ridgeline or prominent point will not harm the scenic or cultural landscape values of the landscape within which it is set.
- The arbitrary rectangular extent of the existing zone 1(d) footprint should be reviewed and any development of this land should be achieved in a manner more responsive to the subtleties of the topography and scenic qualities of the Unit, including the need to minimise the impact of development on these qualities. It should be recognised that expectations of yield will potentially need to be downgraded.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED URBAN EDGE: SH-LU3

It is recommended that the existing footprint of the Scenic Hills be retained, including the area within LEP 2002. It is recommended that the land zoned Residential 2(b) should continue to be managed as part of the landscape of the Scenic Hills. This will ensure that even if development occurs, the scenic qualities and values are able to be regulated through detailed design controls.

The landscape is an enclosed one and there is no effective capacity to absorb development without significant impact on the scenic, environmental and historic values of the Unit. Retaining the development within the curtilage of the Scenic Hills will help to ensure that the designers, developers and eventual residents of the development remain cognisant of the high level of environmental and aesthetic sensitivity of the landscape and the need for the new development to sit lightly within this. It is recommended also that when the development is completed the urban edge be adjusted to follow the alignment of the perimeter road recommended in this report.

The recommended boundary of the urban edge is shown in Figure 4.3.83 below.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED LAND USE ZONES: SH-LU3

The Department of Planning's Standard LEP Template provides zones for councils to apply to land within their areas.

- It is recommended that the land within SH-LU3 be zoned E3 Environmental Management in accordance with the Standard Template zones as described in Section 3.
- The land already zoned for residential 2(b) and associated infrastructure such as drainage and open space has been identified in the Metropolitan Development Program. If for some reason the development does not proceed this land should be incorporated within the non-urban land zoning E3 and the urban edge should continue to follow the alignment of the existing suburban development.
- It may be necessary to reconfigure the footprint of the MDP development to reduce the impact of the development on the scenic qualities of the Landscape Unit including preventing urban development on the slope adjacent to the freeway. The area of land and/or capacity identified under the MDP are not to be increased because such expansion would be contrary to the need to retain the setting of the developed parts of the Campbelltown LGA as a compact city in a notable rural landscape.
- Any expansion of the urban area, and in particular the recent proposal to extend development to a height of RL118 within the Unit should not be supported, and the statutory controls worded to prevent demand for this type of development into the future.
- It is recommended that the minimum lot size in the Unit remain 100 hectares.
- No further concessional lot entitlements are appropriate.

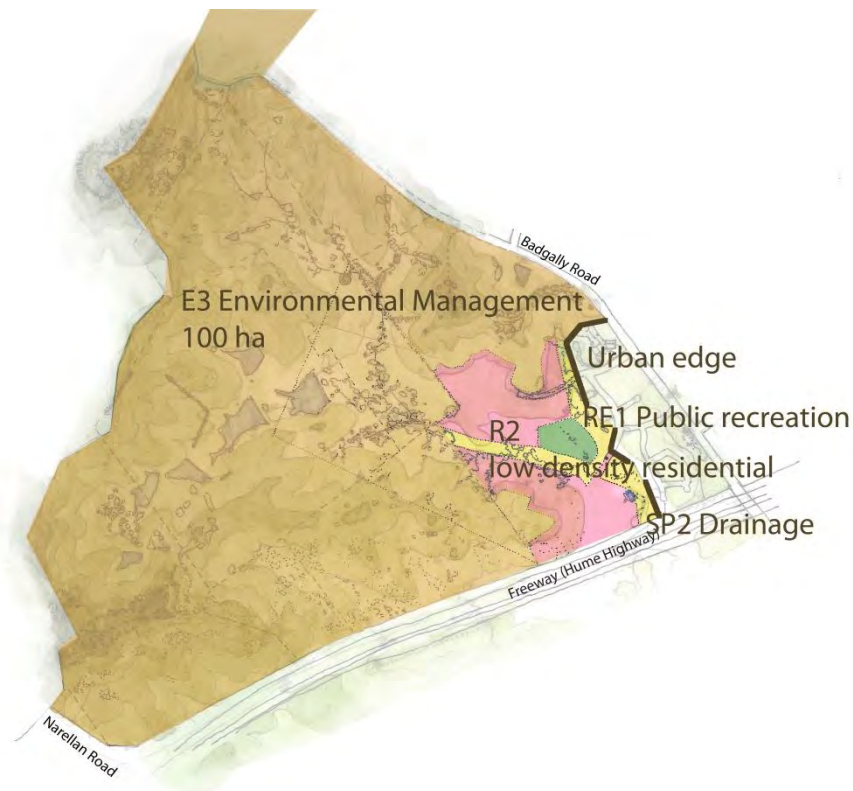


Figure 4.3.83. Zones for SH-LU3. The 2(d) zone under LEP 2002 has been shown as it exists in LEP 2002 in recognition of the expectations of development potential established by the earlier zoning. It should be noted however that any development in this area will have an adverse impact on the scenic values of this Unit as a high quality rural landscape, and the preferred option would be to zone the area that has not been developed as E3, the same as the remainder of the Scenic Hills. Of particular concern is the adverse impact that development on the slopes adjacent to the freeway will have on this highly visible part of the Unit.

The area zoned 1(d) Rural – future urban has also been shown within the area recommended to be zoned E3 in recognition of its scenic and environmental vulnerability.

The issue of zoning in this valley needs to be resolved as part of the preparation of the Comprehensive LEP. Resolution of this issue may include the need to reduce or reconfigure the footprint of development to ensure that the environmental sensitivity of the Unit continues to be respected. Special attention will also need to be given to the design and form of the urban-rural interface. (note that the 'urban edge' shown is that of the existing edge).

4.4 SCENIC HILLS – LANDSCAPE UNIT 4

MOUNT ANNAN BOTANIC GARDEN (SH-LU4)



Figure 4.4.1. The Mount Annan Botanic Garden was formed around remnant Cumberland Plain Woodland

Figure 4.4.2. Mount Annan has a distinctive profile when viewed from the east (taken from the freeway at the crossing of the Upper Canal)

Figure 4.4.3. Mount Annan is one of the few publicly accessible peaks in the Scenic Hills. Spectacular views are to be enjoyed from the ridge to the south and east.

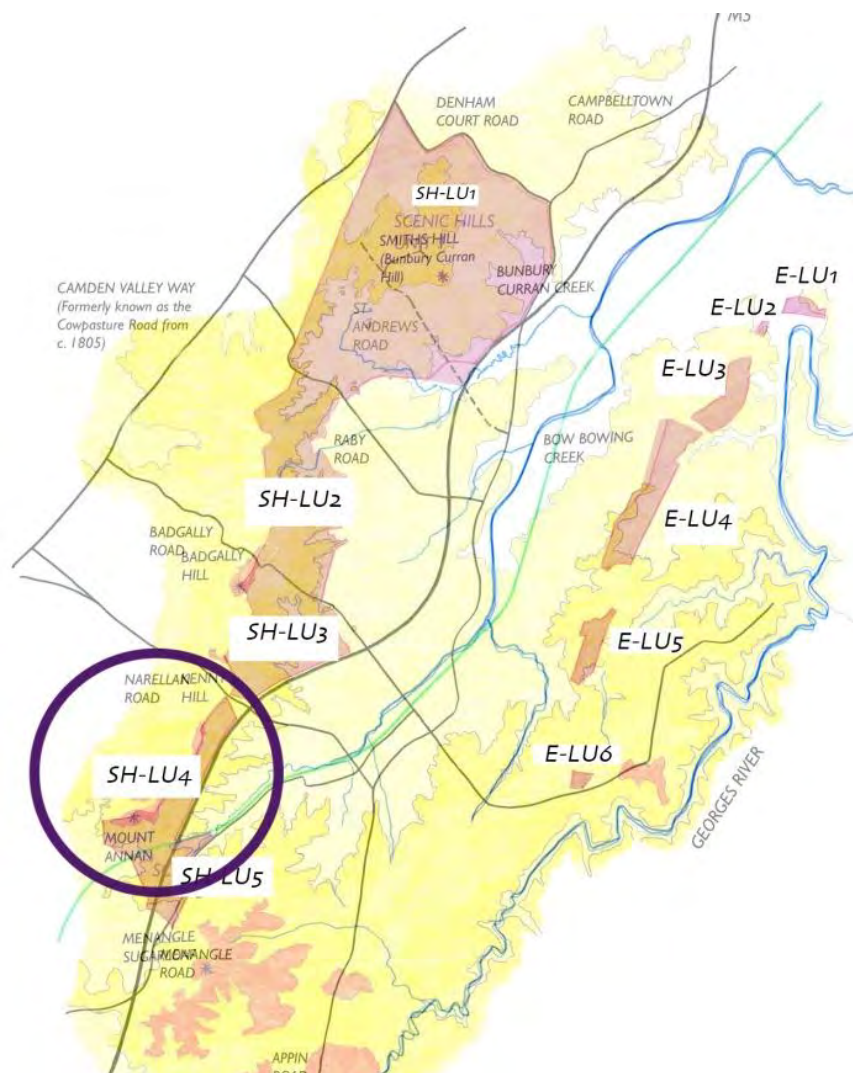


Figure 4.4.4. Location of SH-LU4.

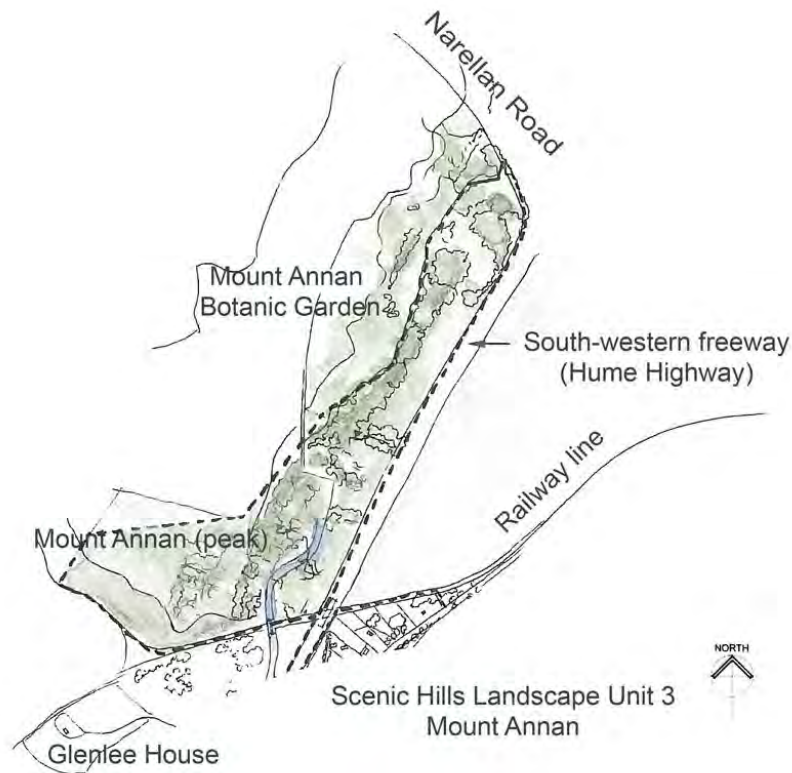


Figure 4.4.5. Main features of SH-LU4. The landscape of SH-LU4 is visually and physically contiguous with the western half of the Garden which is within the Camden LGA. Although excellent panoramic views are available over the surrounding landscape from the ridgeline near the peak of the hill, the landscape of the northern part is more self-contained and inward-focussed.

4.4.1 CONTEXT

Scenic Hills Landscape Unit 4 (SH-LU4) is the site of the Mount Annan Botanic Garden (the Garden extends also into the Camden LGA). It is situated near the main point of arrival to the urban area of Campbelltown from both the south and the west and plays an important role in many local views.

The topography of the landscape is distinctive and is comprised of a long ridge extending from Narellan Road in the north to the main railway line in the south. The ridge rises gradually to a peak of over 190m at the southern end. This is the highest readily accessible point in the Campbelltown LGA and spectacular panoramic views are available in all directions.

SH-LU4 is located at the intersection of several important regional features. It marks the edge of the area currently regarded as the greater Sydney Metropolitan area, being situated at the south-eastern corner of the Cumberland Plain where it meets the Nepean River and the pastoral districts of Menangle Park and Appin beyond to the south. Once the narrow gap between Mount Annan and the hill near Glenlee are breached when travelling south the character of the landscape changes dramatically as the tight, intimately scaled and visually intricate landforms of the Scenic Hills fall away to the broader plains to the south. The

northern end of the Unit, together with Kenny Hill to the north and the slopes of Maryfield to the north-east, similarly bracket the arrival to the Campbelltown LGA from Camden.

Mount Annan is a place of high cultural significance for the Aboriginal nations, and was part of the 'Yandel'ora' - the 'land of peace between peoples' which had been set aside by the owners, the D'harawal as a special place where all the nations from the eastern seaboard of Australia would meet to determine laws, settle disputes and arrange marriages.²⁸

Mount Annan was purchased by Magistrate William Howe in the 1820s and incorporated into his Glenlee Estate (Glenlee remains to the south of Mount Annan and the two still enjoy a strong visual relationship). The use of the land during the 19th Century is not known in detail, but a dairy farm had been established over the northern part (near Narellan Road) by the 1940s until acquired by the Macarthur Development Board.

It was identified as part of the Scenic Hills scenic protection landscape during the regional planning process of the 1960s and 1970s and reserved from any urban development. Part of the Unit was then used as a horse riding school from the late 1970s to the 1980s when the location of a dedicated Australian Native Botanic Garden was announced in 1985 as a major Bicentennial project.

The Garden contains a series of structured displays, themed garden areas, areas of remnant Cumberland Plain Woodland and native grasslands, together with low-impact recreational facilities and park infrastructure. The Upper Canal of the Sydney Water Catchment Authority, the AGL Moomba to Sydney gas pipeline and several major electricity lines also pass through the Garden with differing impacts on the scenic qualities of the Unit. The Unit is also adjacent to a major coal washing facility and Transgrid electricity substation.

The richly undulating topography along the ridge has allowed the creation of a series of internal precincts which are used for different planting zones. The roads and pathways are however mainly focused on the features of the Garden, with views outwards from the site ancillary to the attractions within.

The outer slopes of the Garden are undeveloped in their character and, like SH-LUs 2 and 3, reinforce the contrast between the 'hidden' and 'exposed' attributes found throughout the landscape of the Scenic Hills. In the case of SH-LU4 the undeveloped eastern slopes lying parallel to the freeway provide little indication of the Garden above.

²⁸ Spackman and Mossop in association with Envionmetrics. . Mount Annan Botanic Garden Site Master Plan for the Royal Botanic Gardens and Domain Trust . 2000. p17 . http://www.rbgsyd.nsw.gov.au/date/assets/pdf_file/0008/42578/SiteManagementPlan.pdf.



Figure 4.4.6. and 4.4.7 (below).

Primary topographic features of SH-LU4. The long ridge is a prominent element in the Landscape Unit as it rises to the peak of Mount Annan in the south. The smaller spur ridges to the east are also defined clearly.

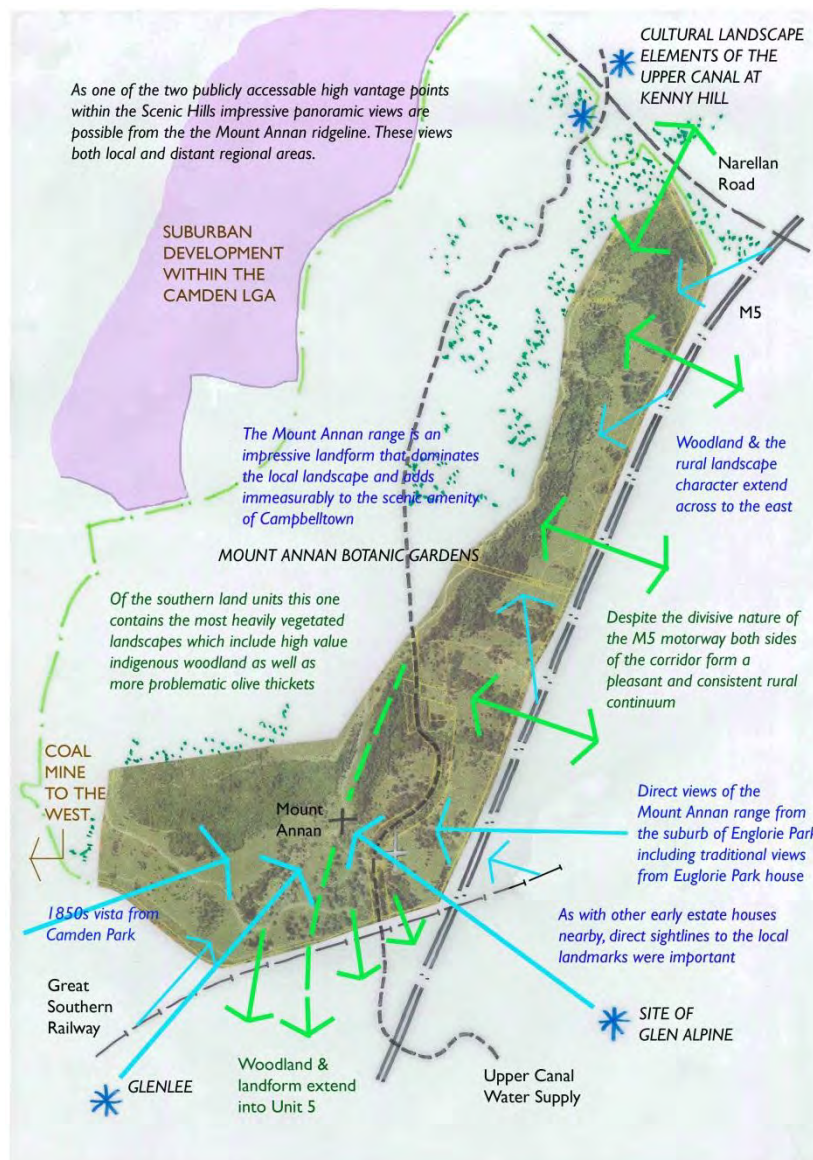




Figure 4.4.8. The location of SH-LU4 at the southern edge of the Scenic Hills also provides opportunities for spectacular views over the landscapes of the Scenic Hills, the eastern plateaus of the Georges River, the landscape of Camden and the lower pastoral landscapes of Menangle Park and Mount Gilead to the south from throughout the Unit. They are of a very high quality, such as these taken from near the summit of Mount Annan looking toward Mount Sugarloaf and SH-LU5.



Figure 4.4.9. One of the best opportunities for the public to appreciate the full extent of the profile of SH-LU4 is from the site of the first Glen Alpine house to the east of SH-LU4, where the ridge stretching from Narellan Road (right) to Mount Annan (left) forms the skyline.

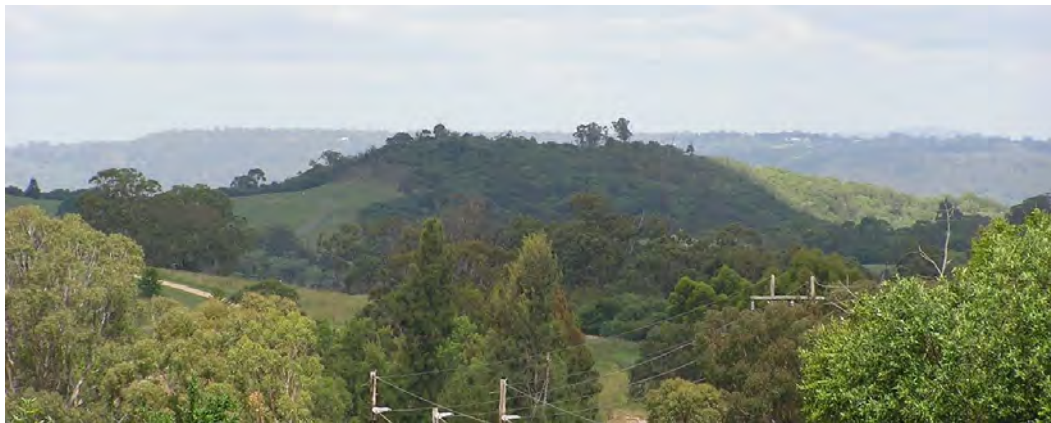


Figure 4.4.10. Looking over the Botanic Garden and Mount Annan from Kenny Hill (the slope on the right side of the hill is within the Camden LGA).



Figure 4.4.11. When approaching the Unit from the north the views over the peak of Mount Annan are obscured by its lower slopes and Kenny Hill is more prominent in the viewscape.



Figure 4.4.12. Once the Narellan Road intersection is crossed the landscape of SH-LU4 becomes more prominent as can be seen in here (looking south) and in Figure 4.4.13 below (looking north). The eastern edge of SH-LU4 abuts the south-western freeway to Canberra, which is one of the busiest non-urban roads in NSW. This part of the Botanic Garden has remained undeveloped, with remnant Cumberland Plain Woodland on the upper part of the slope and cleared areas closer to the road, which then link to the undeveloped pastoral landscape of the University campus to the east (which is not part of the study area). This undeveloped face both allows the original vegetation of the region to be visible from the public domain and hides the more structured character of the Garden landscape to the west of the ridge. The Unit demonstrates attributes characteristic of all the Scenic Hills landscape units in that much of the Unit is 'hidden' from main roads.

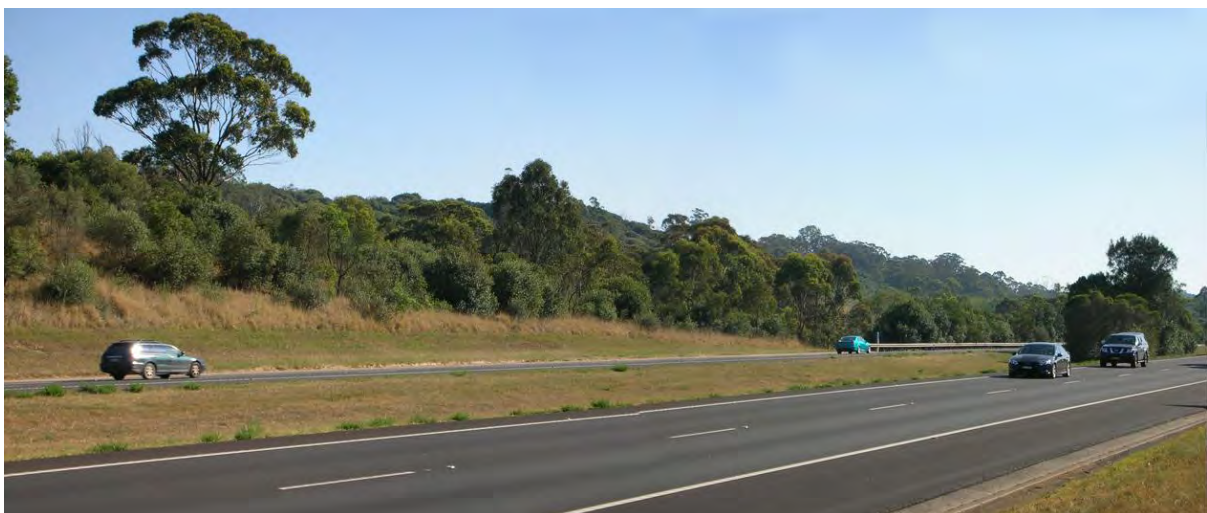


Figure 4.4.13. Looking north along the eastern edge of SH-LU4 – little indication of the quality of the landscape to the west is available from this edge..



Figure 4.4.14. View to the north-west, Mount Annan area, February 1985. (Weeds in foreground.) Photo: B. Briggs

Figure 4.4.15. View of Mount Annan, February 1985. Photo: B. Briggs

(both images in Wilson, Edwin and Barbara Briggs (July 2006) *Birth of a Garden* - Mount Annan Botanic Garden, near Campbelltown, south-west of Sydney. http://www.rbgsyd.nsw.gov.au/annan/history/Birth_of_a_garden.)



Figure 4.4.16. Mount Annan includes significant areas of endangered Cumberland Plain Woodland which are conserved as a feature of the Garden.



Figure 4.4.17. Although the topography and layout of the Garden encourages a focus on the plantings, views to other elements of the scenic landscape are available and provide a sense of context.



Figure 4.4.18. The opportunity for views in other parts of the Garden are constrained by the internal topography of the Unit.



Figure 4.4.19. The African Olive is an introduced species that has naturalised and become a significant pest in this and other Units of the Scenic Hills.



Figure 4.4.20. The Unit forms part of an important wildlife and ecological corridor between the Scenic Hills and the Nepean River. Native animals can be found in the remnant areas of Cumberland Plain Woodland in particular.



Figure 4.4.21. The contrast between urban and rural development has largely remained consistent in views from SH-LU4 as a result of ongoing commitment to the early policy to ensure that the urban footprint of Campbelltown remains compact and tightly defined. The area to the south of SH-LUs 4 and 5 is however coming under pressure for urban development.



Figure 4.4.22 and Figure 4.4.23. External views from Mount Annan enhance the experience for visitors and allow the setting of the Unit, and that of the Scenic Hills, to be appreciated by the wider community. From the northern part of the Unit looking to the east (left) and to the north (Badgally Hill) (right).



Figure 4.4.24 and Figure 4.4.25. The State-significant property Glenlee originally extended to include Mount Annan. The visual link between the two areas remains strong, although this will be compromised by the proposed Menangle Park development.



Figure 4.4.26. Glenlee house is oriented to John Macarthur's Camden Park Estate, but William Howe purchased the land which included Mount Annan and incorporated it into the Glenlee Estate in the 1820s. Mount Annan frames views towards the house and continues to provide a strongly defined setting and visual curtilage for the house that reads as a single landscape today. The foreground of this landscape is within an area proposed for major urban development. It is not part of the study area and urban design controls should be developed to ensure that the impact on the visual and historic links between Glenlee and Mount Annan are minimised. (This photograph was taken from the north of Menangle Park Paceway and this perspective is not currently accessible to the public.)



Figure 4.4.27. The emergence of a row of marker trees planted in recent years along the climb to the peak of Mount Annan is becoming a prominent element of the skyline when viewed from the freeway below and from suburbs such as Glen Alpine and Englorie Park. They are a somewhat incongruous element from this perspective as they rise above what appears to the casual viewer to be a hillside of natural bushland.



Figure 4.4.28. The southern face of the Unit is prominent in views from Glenlee and Menangle Park. This face is overgrown with the invasive species African Olive. The recently developed Transgrid substation is screened in this view from by the trees in the foreground, which are within the adjacent Landscape Unit (SH-LU5).



Figure 4.4.29. The provision of major regional infrastructure is a prominent element in many views of SH-LU4. Some, such as these high-voltage power lines are highly visible and visually intrusive (looking to SH-LU4 from SH-LU5).



Figure 4.4.30. Other infrastructure is less visually intrusive in views towards the Unit, such as the Sydney Water Supply Upper Canal which is seen here near where it is crossed by the freeway (in SH-LU5). This viewpoint provides a good position from which to appreciate the long, gradual rise of the ridge from Narellan Road in the north (r) to Mount Annan in the south (l).



Figure 4.4.31 and 4.4.32 (right). The original Glen Alpine estate was sited to enjoy excellent views over the ridge and skyline of Mount Annan, and these can still be appreciated from the public park surrounding the site of the house.



Figure 4.4.33. The skyline of Mount Annan and the main ridge are visually distinctive and form a strong silhouette when viewed from the former Glen Alpine estate to the east.