



Figure 4.4.34. Looking to SH-LU4 from Kenny Hill in SH-LU3. The vegetation in the foreground obscures much of this high quality view.



Figure 4.4.35. Looking towards SH-LU4 from near the site of the 19th Century property Glen Alpine.



Figure 4.4.36. From Blair Athol.



Figure 4.4.37. SH-LU4's ridge defines the skyline in most views towards the Unit, although when travelling west along Narellan Road its profile is unobtrusive.



Figure 4.4.38. Mount Annan and the ridge to the north are featured in views from the early town grid, including from Hurley Park.



Figure 4.4.39. SH-LU4 from Innes Street near old St John's Church.



Figure 4.4.40. SH-LU4 and SH-LU5 are strongly connected both visually and physically, with the hillside of Mount Annan forming the backdrop to views from Menangle Road in SH-LU5.



Figure 4.4.41. From some perspectives, such as from Glen Alpine (Mountain View Road) the skyline is distinctive and emphasises the summit of Mount Annan rising above the main ridgeline of the Unit. The emergent Bunya pines planted along the ridge are prominent.

4.4.2 SIGNIFICANT VIEWS AND VISTAS

The height of Mount Annan and its commanding location at the southern edge of the Scenic Hills ensure that high quality panoramic views are available from the Unit. Impressive views are also available towards SH-LU4 from many places throughout the Campbelltown (and Camden) LGAs, including from Kenny Hill, Blair Athol, (original) Glen Alpine, Englorie Park, Glenlee, Menangle Park and Blairmount. It is also evident in views from Hurley Park and other high points in the centre of the original Campbelltown grid.

The topography, nature and purpose of the Garden encourages internal views within the area that focus on the plantings and features of the Garden. The main opportunities for distant views are found where the foreground vegetation has been cleared and the extensive panoramas over the surrounding landscape can be enjoyed; and from the higher points such as Mount Annan itself where it rises above the prevailing ridge.

Mount Annan is also prominent in views when travelling in either direction. When approaching from the north, Mount Annan, Kenny Hill, Maryfields and the hill at the north-western corner of the University campus form a group that enclose the major intersection of the freeway and Narellan Road, with the northern part of Mount Annan providing the focal point to the group as the freeway curves toward the east.

A similarly enclosed character is evident when travelling to the west, although from this perspective the prominent pair of the northern end of SH-LU4 and the southern slopes of Kenny Hill contrast with the lower topography of the University and Maryfields.

The landscape of SH-LU4 is also prominent in views when travelling north, where it provides a significant visual contrast with the more level topography found over the areas of Menangle Park and Mount Gilead. It also provides a strong visual emphasis to the prominent transition point near the south of the Unit (within SH-LU5) where the freeway passes out of the landscape of the Scenic Hills and the panorama of the plains to the south open up to travellers.

Figure 4.4.42. Significant views towards SH-LU4 from within the Campbelltown LGA.

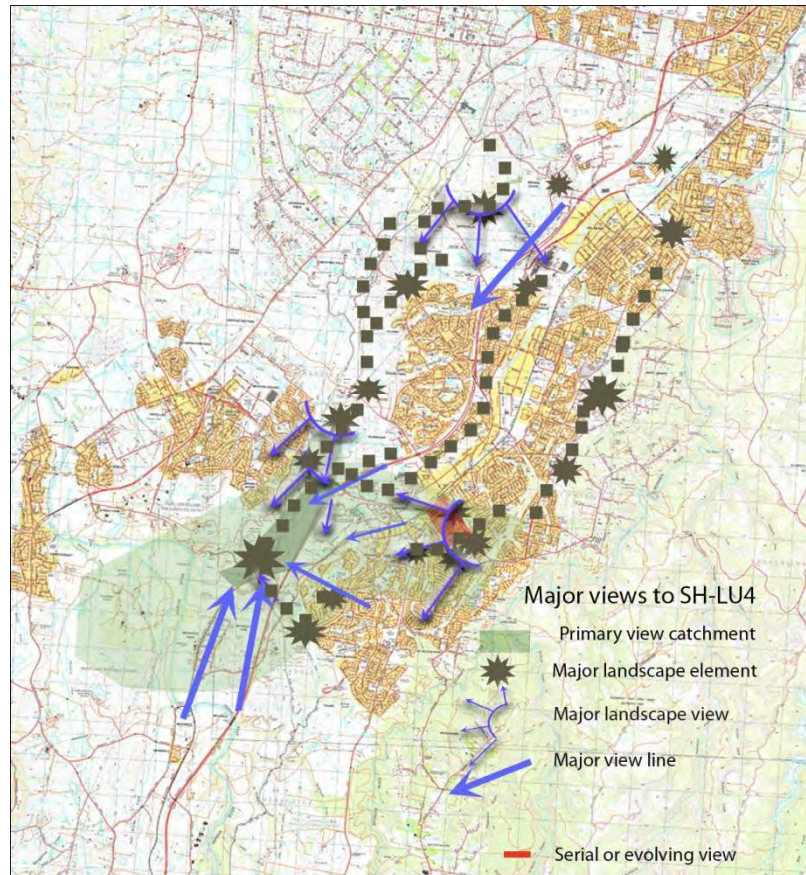
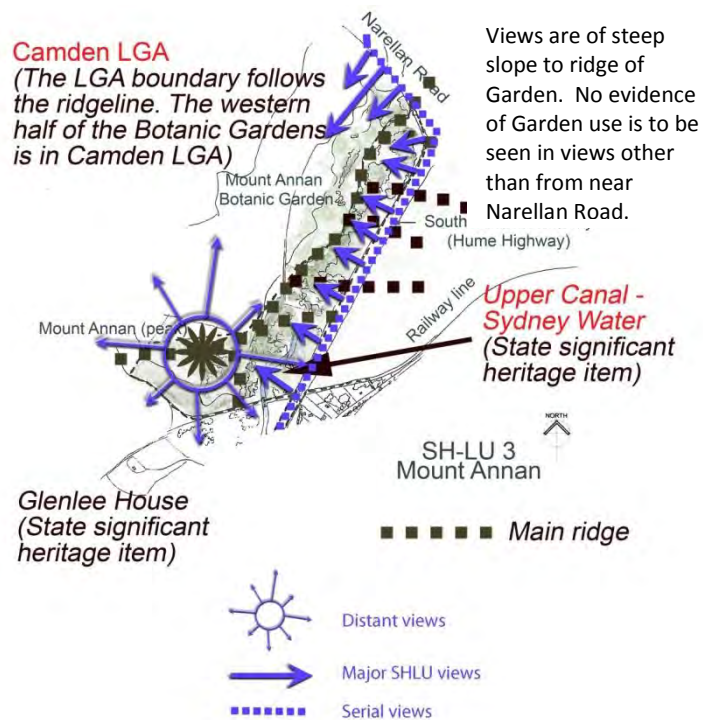


Figure 4.4.43. Landscape features of SH-LU4. The landscape of SH-LU4 is visually and physically contiguous with the western half of the Garden which is within Camden LGA and the reads as a single landscape. Although excellent views are available from near the peaks the more northern areas are focused inward to the plantings and Garden features.



4.4.3 SUMMARY OF THE LANDSCAPE QUALITIES AND VALUES IN SH-LU4

SH-LU4 is a significant cultural landscape for both its intrinsic aesthetic values and its historic significance in the settlement and evolution of the landscape of the Campbelltown LGA. Its landscape encompasses elements of both the internalised and externalised scenic landscape, with the north, east and western slopes best appreciated from outside the Unit; and the western forming the landscape of the Mount Annan Botanic Garden.

SH-LU4 demonstrates the following significant aesthetic and landscape qualities:

- Mount Annan plays a critical role in the scenic landscape of Campbelltown. It is the highest accessible point in the main valley and is visible from throughout the local government area.
- Mount Annan provides the focus for many historic and aesthetically important views in the Campbelltown and Camden LGAs.
- High quality views are available from vantage points throughout the Unit and in particular from near the peak of Mount Annan to the surrounding area, the historic centre of Campbelltown and distant views over the remainder of the Scenic Hills. Views are also available to distant features such as the Sydney CBD to the north-east and the Razorback Range to the south-west.
- The Unit is located adjacent to one of the busiest and most important freeway routes in NSW and plays a major role in defining both the aesthetic setting of the Campbelltown LGA and the landscape of the Scenic Hills to travellers.
- The landforms of the Unit are also dominant elements in the local landscape and direct the serial views for those arriving or departing to/from the central part of the Campbelltown LGA along the south-western freeway and Narellan Road. The undeveloped quality of the eastern and northern hillsides of SH-LU4 from these perspectives reinforces Campbelltown's character as a 'city in the countryside'.
- The character of the landscape within the Unit is that of a managed pastoral landscape overlaid by the botanical, educational and passive recreational uses.
- The most recent layer has retained the underlying topography and includes highly significant areas of remnant Cumberland Plain Woodland and other original vegetation.
- It continues to demonstrate these values through today's active use of the landscape as a State- significant Botanic Garden.
- The spread of the African Olive pest over the eastern slope of the Unit where overlooked from the freeway is detracting from the quality of the surviving Cumberland Plain Woodland vegetation.
- The visual and physical relationships between the hillsides of Mount Annan and nearby elements of the Scenic Hills such as Mount Sugarloaf, Kenny Hill and Badgally Hill provide a ready reference for spatial orientation when moving through the central parts of the Campbelltown LGA and when arriving from Camden.

- The landscape within the Unit has remained substantially undeveloped and it is possible to appreciate the full depth and complexity of Campbelltown's Scenic Hills before their major development in the second half of the 20th century.

4.4.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF SH-LU4

Mount Annan was selected as the site for the Royal Botanic Garden's Australian Native Garden in recognition of the scenic quality of the landscape and the presence of remnant Cumberland Plain Woodland areas. This community is one of several found in the Garden which have been identified as being of State significance and critically endangered. The other communities are the Sydney River Flat Forest and Western Sydney Dry Rainforest (on the summit of Mount Annan). The conservation of each of these communities is a high priority in the management of the Garden and the recommendation in the Site Management Plan that the impact of any development on these communities be assessed is supported.²⁹

The Unit also forms part of the regional corridor from the northern parts of the Scenic Hills to the Nepean River to the south. The landscape also contained extensive areas which were cleared of their original Woodland and were pastoral in character, covered by native grasses.

The ecological significance of the Unit today is high due to these remnant original communities and the adaptive re-use of much of the landscape for a contemporary Botanic Garden.

4.4.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF SH-LU4

The land within the Unit falls wholly within the area of Campbelltown LEP District 8 (Central Hills Lands) (LEP D8) and is zoned 5(g) Special Uses (Botanic Gardens). The objective of the zone is to set aside land for use as a Botanic Garden and the permissible activities are focused on the botanic garden use. Horticulture, landscaping and gardening are permissible without consent, as is agriculture. Development considered by Council to be ancillary to these purposes can also be approved with consent.

The character and qualities of the landscape within the unit, both within the main area along the ridge and Mount Annan itself, and on the undeveloped eastern slope adjacent to the freeway, are consistent with the zone.

4.4.6 EFFICACY OF THE EXISTING STATUTORY CONTROLS IN PROTECTING THE VISUAL AND SCENIC QUALITIES OF SH-LU4'S LANDSCAPE

The development of the land in SH-LU4 has been consistent with its zoning. The 5(g) zone permits considerable discretion in the day-to-day management of the Unit. It also prevents development for purposes not ancillary to the Garden use.

The ancillary development that has occurred has had varying degrees of impact on the scenic qualities of the Unit. Some areas such as the eucalypt groves in the northern part of the site, the remnant Cumberland Plain Woodland near the summit of Mount Annan have

²⁹ *ibid.* P52.

been modest in impact and have retained a pastoral character consistent with the remainder of the Scenic Hills and the earlier layer of the colonial cultural landscape of the Glenlee estate.

Other parts of the Garden, particularly in the western precincts (within the Camden LGA), have been transformed from their 1974 (and earlier) character through the introduction of major buildings, facilities and attractions for visitors and have introduced a structured element into the formerly intact natural and cleared pastoral landscape.

4.4.6 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU4

The landscape of SH-LU4 could be assumed to be protected from the forms of development pressure being experienced in the other Units within the Scenic Hills.

A major strategic Master Plan was prepared for the landscape in 2000 and reviewed in 2006. This Plan placed a priority on the role of the Garden as a place of both horticultural significance and community education and identified a series of initiatives to enhance and reinforce this. As described in the Site Management Plan:

“Traditionally focussed on a scientific approach, there has been a notable realignment of the strategic direction of the Royal Botanic Gardens. The importance of botanic gardens as tranquil places of reflection and leisure, as repositories of valuable plants and specimens and as centres for research, will always remain. However, these functions need to be reinterpreted in the light of changing times and new responsibilities, such as the growing emphasis on the need to conserve biodiversity, and preserving endangered plants and their related habitats.”³⁰

It also describes a need to improve the local and regional access, address and profile:

“Mount Annan Botanic Garden needs to assert its position in south-western Sydney, which will aid the increase of the Garden’s profile in wider catchments. At present, the Garden has limited presence from the adjacent Hume Highway (the main route to Canberra) or from Narellan Road, an important connector route to Camden. There is much potential to heighten the Garden’s profile in south-western Sydney as part of a long term strategic vision, utilising the approach roads and the eastern ridgeline of the Garden.”³¹

The existing entrance from the north was seen as being local in its scale and character and offering insufficient sense of scale and grandeur, needing to be relocated to Narellan Road.

The Plan also identified the ongoing challenge of managing the infestation of African Olive, particularly on the eastern and southern slopes of the Unit.

The Site Master Plan was accompanied by a Site Development Plan which described a range of recommendations for the future management of the Garden. Of particular relevance for their potential implications for the scenic qualities of the Unit were:

³⁰ Ibid p.44

³¹ Ibid p.46

- Relocation of the main entrance to Narellan Road with a major site entrance/visitor centre facility near Narellan Road;
- The construction of a railway station and new public entrance at the southern edge of the Unit near the Upper Canal;
- Improved signage and 'street presence' to the Garden from the public domain;
- Retention of the Cumberland Plain Woodland and other endangered communities along the line of the main ridge and upper part of the eastern slopes;
- Manage the northern area of the Garden as a Botanic Parkland; and the southern as a Botanic Garden;
- Investigation of the use of the lower slopes for productive horticultural uses; and
- Construction of a wind farm near the intersection of Narellan Road and the freeway.³²

The Site Master Plan and Site Development Plan were reviewed in 2006 by an internal Project Control Group. The 2006 Review of the Site Master Plan³³ provides details of the status of each recommendation made in the 2000 plan. Several of the recommendations, including the wind farm and use of the eastern slopes for plantation or other productive uses have not been pursued. None of the other major works identified have been completed, but remain a priority.

The relocation of the main entrance to Narellan Road will reinforce the important role of Narellan Road as an entry point to the Campbelltown LGA bracketed by the south face of Kenny Hill (SH-LU3) and the northern end of Mount Annan. The impact of the construction of a railway station at the southern end will be able to be minor if attention is paid to its detailed design and the need to disturb the landscape as little as practicable. It will also improve accessibility to the southern end of the Unit.

The need for improved signage is recognised. It should be designed to be effective yet sensitive to the scenic and environmental qualities of the unit.

The Cumberland Plain Woodland area that follows the top and upper eastern slope of the Unit makes an important contribution to the quality of the skyline views from outside the Unit, including from the original Glen Alpine (now the site of Heritage Park) and Hurley Park.

The ongoing management of the northern half of the Unit as a botanic parkland and the southern as a botanic garden may have an impact on the scenic qualities of the landscape, depending on the scale and nature of any ancillary development required. If managed carefully there should be negligible impact on the scenic qualities of the unit.

Development of the 'outside faces' of the Unit would not necessarily be visible within the Garden (providing that finished building heights were kept well below the ridgeline and other relevant lines-of-sight). It would however be highly visible from outside the Unit, and would result in significant alteration to the integrity of the undeveloped qualities of the landscape.

³² *ibid* pp.90-128

³³ Mount Annan Botanic Garden – Site Masterplan Project Control Group. 2006. *Mount Annan Botanic Garden – Site Master Plan Review*. Prepared for the Royal Botanic Gardens Trust. http://www.rbgsyd.nsw.gov.au/_date/assets/pdf_file/0019/81523/Part_3_-_Key_Objectives.pdf.

The impact on the scenic and historic landscapes would depend on the details of the land uses and any ancillary development. The areas affected by this would potentially include the important transport corridors of the freeway and railway lines and also nearby important historic locations such as Hurley Park, St John's Churchyard, Glenlee, the site of the original Glen Alpine and Blair Athol.

Although the wind turbines appear to have not been pursued it is relevant to note that this form of development would be of particular concern. The Site Development Plan of 2000 suggested that the wind turbines could be a 'feature' of the site:

*"Elevated above woodlands and native grass meadows, wind turbines are located at a high point in the north of the site across the park, providing an alternate power source for the Garden, as well as a strong visual element with which the Garden can be identified from Narellan Road and beyond."*³⁴

The location of wind turbines in such a prominent and visually sensitive position would, as noted in the Site Development Plan, be a strong visual element in the landscape. It would also intrude significantly into views over the Unit from many places throughout the landscape of the Campbelltown LGA as well as be a detracting element in many of the wider views over the Scenic Hills.

4.4.8 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU4

Not applicable to this Unit.

4.4.9 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF SH-LU4

The following recommendations are made to ensure the conservation of the visual and environmental significance of SH-LU4'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 4

- Protect and conserve the ecological scenic and environmental qualities of the Mount Annan Botanic Garden including views towards and away from the Unit.
- Conserve both the character and skyline quality and integrity of the ridgeline
- Protect the visual and ecological integrity of the edges of the Botanic Garden and ensure that any new development does not have an adverse impact on the significance of the Garden.

³⁴ Op.cit Site Master Plan (development plan) p17

- Protect the wildlife and ecological corridors between the Scenic Hills and the Nepean River.
- 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-LU4 by not introducing development that would compromise these values.
- 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 Hurley Park, St Johns and the park marking the original location of Glen Alpine.
- Recognise and protect the undeveloped qualities of all other views towards the Unit from semi-formal, informal and accidental vantage points. In particular, all other surviving attributes of historic views created or managed during the 19th Century, should be protect from intrusion by unsympathetic development.
- 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.
- Do not permit overbridges or similar structures to interrupt the significant vistas identified in this report.
- Any other new development within the Landscape Unit should be required to be located well below any nearby hilltop or ridgeline. No structure that may break or compromise the skyline in either close or distant views should be permitted.
- Any signage visible from the exterior of the Botanic Garden should be non-commercial in nature, for example advising the public of the presence of the garden, location of the entrance and the like. It should be designed and located to minimise any adverse impact on significant views and vistas.
- The establishment of a wind farm (as was suggested in the 2000 Site Master/Development Plan) on the northern part of the Unit near the ridge will introduce an unsympathetic element into many significant views towards Mount Annan and over the Scenic Hills. This development should not be supported.
- The zoning for this landscape unit should remain focused on the special nature and needs of the Botanic Garden use. Options for the introduction of non-core development should not be provided in the LEP.
- *PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED URBAN EDGE: SH-LU4*

- It is recommended that the existing footprint of the Unit be retained free of urban development and devoted wholly to the Botanic Garden use.
- Consideration was given to extending the Unit to the east (to reflect the contiguous nature of the lower slopes of the Unit with the landscape of the University). Although connected topographically the visual and landscape characters of the two sides of the freeway are distinct, the University reading as more contiguous with SH-LU5 to its south.
- The recommended boundary of the urban edge is shown in Figure 4.4.44 below.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED ZONING: SH-LU4

- The Department of Planning's Standard LEP Template provides zones for councils to apply to land within their areas. It is recommended that the zoning of this Unit continue to facilitate the use of the whole area as a Botanic Garden and not provide for other forms of development.
- In the case of SH-LU4 it is recommended that the land be zoned SP1 Special Activity (Botanic Garden).

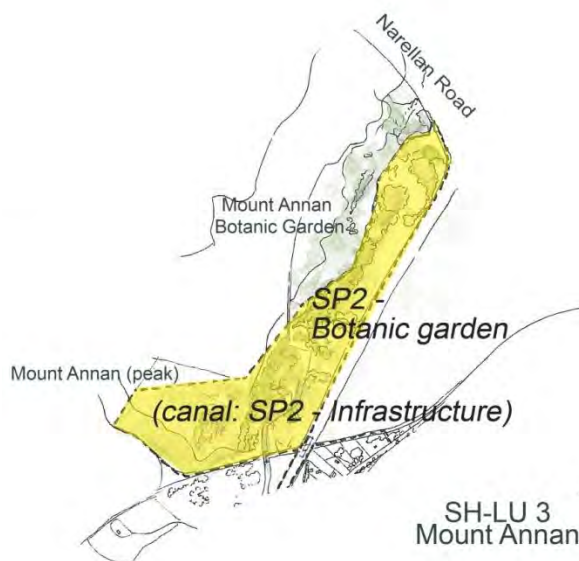


Figure 4.4.44. Recommended zones - SH-LU4. The whole Unit should be zoned SP2-Botanic Garden, and no urbanisation should be permitted within the Unit.

4.5 SCENIC HILLS - LANDSCAPE UNIT 5

SOUTH WESTERN FREEWAY TO MOUNT SUGARLOAF (SH-LU5)



Previous page

Figure 4.5.1. Menangle Road near Glen Alpine is lined by mature eucalypts that create a high quality transition between the urban and rural landscapes of the Campbelltown LGA.

Figure 4.5.2. The scenic quality of SH-LU5 is clearly evident in this view taken from the reach of Mount Annan in SH-LU4

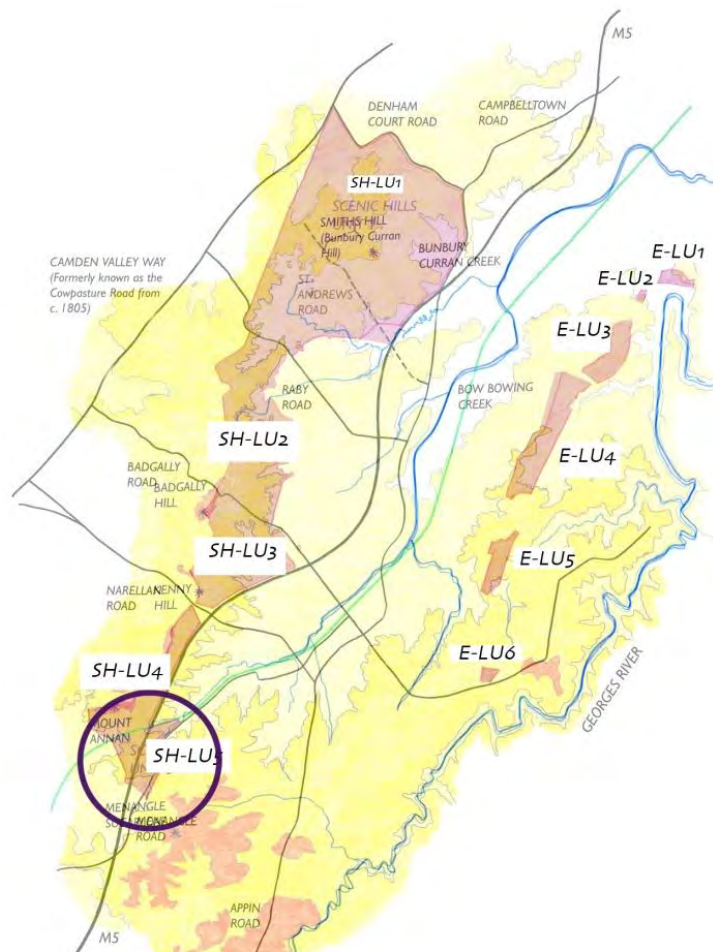


Figure 4.5.3. SH-LU5 is located to the south of the main urbanised valley of the Campbelltown LGA at the southern tip of the Scenic Hills.

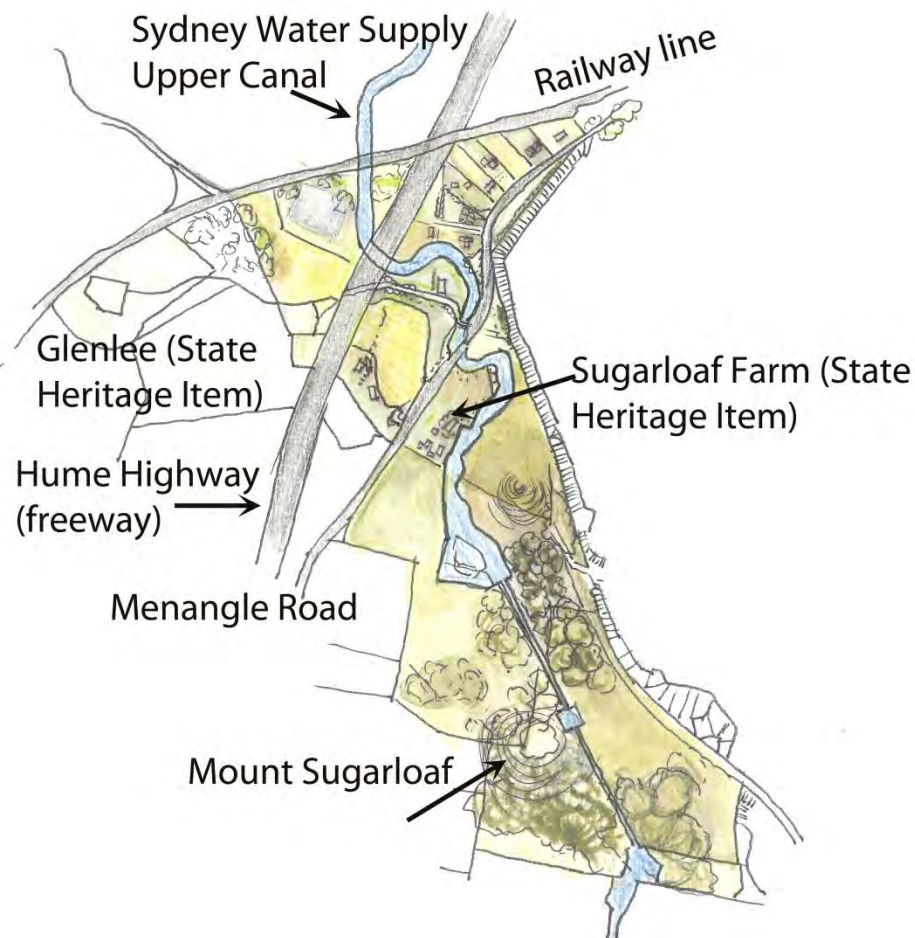


Figure 4.5.4. SH-LU5 – Main landscape features. Much of the land within this Unit is relatively low and without spectacular qualities with the exception of the sharply expressed ridge where the freeway crosses the southern part of the Unit; and the important landforms of the Mount Sugarloaf group immediately to the east. Mount Sugarloaf terminates the range of hills known as the Scenic Hills and is visible from the northernmost end of the Campbelltown LGA in SH-LU1 near Denham Court Road.



Figure 4.5.5 The road known today as Glenlee Road was originally named Minto Road and extended to Narellan in the west. Famous convict merchant Mary Reiby was the original grantee of the land between Glenlee and near Menangle Road. (Menangle Parish Map: NSW Department of Lands Parish Map Preservation Project PMapMN04/14092002 <http://parishmaps.lands.nsw.gov.au>)



Figure 4.5.6. This Bunya pine is the survivor of a pair located at the intersection of the old Minto Road (now Glenlee Road) and marks the entrance to the Glenlee estate. Its position at the edge of the ridge means that it is prominent in many local views, particularly from the south.



Figure 4.5.7. One of the most important qualities of this area is its transitional quality which takes full advantage of the changing topography between the Scenic Hills and the flatter floodplain below. When travelling south along the freeway the view is directed by the surrounding topography. Almost without warning the hills part and a high-quality panorama of a gently rolling landscape is spread below.



Figure 4.5.8. Internal views within the Unit are also of a good quality as Menangle Road winds around the contours of the landscape. Views when travelling north are terminated by Mount Annan (SH-LU4) and in places by the land within the University of Western Sydney's Macarthur campus.

4.5.1 CONTEXT

Landscape Unit 5 (SH-LU5) is a relatively small area of approximately 90 hectares located at the southern end of the Scenic Hills landscape where it curves to the east and terminates at Mount Sugarloaf. The landscape is nestled in a saddle between the prominent peaks of Mount Annan (191m), Smith's Hill (approximately 160m) and Mount Sugarloaf (213m), and is both enclosed and exposed in its landscape character. Although its triangular footprint is limited in size it is a very 'busy' area in terms of its land uses, functions and scenic qualities. Mount Sugarloaf and the adjacent Smith's Hill are not within the original study area, but they form the eastern termination of the Scenic Hills and are visually and physically integrated with the landscape of SH-LU5. Their contribution to the scenic qualities of the Unit is critical in both close and distant views and they have been included in this visual landscape study.

The primary role of this Unit is to define the southern edge of both the Scenic Hills and that of the urban areas of the Campbelltown LGA; and therefore to reinforce the concept of a 'compact city' that underpinned the development of the satellite City in the late 20th Century.

The Unit acts as one of the few points of connection between the urban and rural parts of the Campbelltown LGA and it has long been characterised by the convergence of major infrastructure, with an early Colonial road linking Campbelltown and the Cow Pastures (known as Minto Road) following the alignment of what is now Glenlee Road. This link was followed by the main South-Western Railway and the Sydney Water Supply Upper Canal in the late 19th Century; and then the South-Western Freeway, high voltage transmission lines, the Moombah-Sydney high pressure gas line and most recently a major electricity substation. With the exception of the substation the elements pass through the Unit without significant associated infrastructure. The gas line is underground and the canal is at-grade; although in places their relative elevation changes due to the cut-and fill associated with the railway line and freeway. These infrastructure elements interact spatially in three dimensions, each following its own corridor and level, none of which align. The gravity-fed Upper Canal is notable for its sinuous lines as it winds along the contours providing a positive contrast with the more direct paths of the freeway and railway lines.

Unlike most of the other landscapes of the Scenic Hills, SH-LU5 is visually accessible from many points - although physical access is controlled by the physical barriers and fragmentation of the landscape created by this concentration of major infrastructure.

In most areas the form and density of infrastructure within the Unit would result in a barren, semi-industrial landscape. In the case of SH-LU4 however the visual impact of these elements is more than compensated for by the quality and scenic values of the underlying landforms.

The Unit is positioned at the southern edge of the Scenic Hills where the landscape falls away to the Menangle floodplain below. The imposing presence of the two major hills directs and constrains views until close to the lip, where the panoramic views are revealed in a most impressive manner. Although this sequential view is also available from Menangle Road and near Glenlee, it is particularly imposing when travelling south on the freeway; and the lack of urban development as far as the eye can see signifies the commencement of the 'journey' south to Canberra.

This impressive transition between the Scenic Hills and the broad rural landscape below will undergo a fundamental change in the future. Menangle Park has been identified as a major urban release area under the Metropolitan Development Program with several thousand new dwellings proposed. Few details of this development have been released, but it is likely that it will have a significant impact on the scenic qualities and views to the south from these vantage points in particular. It is understood that part of SH-LU5 is to be included within the release area.

The northern part of the Unit demonstrates a different quality. The triangular footprint narrows and the land is relatively level, lying beside the bed of Bow Bowing Creek with the low ridgeline of the University of Western Sydney's Macarthur campus to the west and Mount Annan beyond. The most significant element in this part of the landscape is the fine group of mature eucalypts lining the wide verge on the eastern side of Menangle Road near the former Glen Alpine Estate. This land was originally part of the Glen Alpine Estate. It has now been developed for suburban housing and a golf course, the subdivision pattern obscuring the evidence of the colonial landscape with the exception of a park at the site of the original house.

This northern part of the Unit has been subdivided into small rural lots. Some properties are used for active purposes such as productive market gardens but most are primarily residential in a generous landscaped setting. The properties south of the Upper Canal are slightly larger and less developed in character and this part of the area reads as part of the rural landscape beyond.

The transition between the two areas is characterised by the change in topography and the different landscape characters of the two levels; with the difference marked by the surviving Bunya tree near the intersection with Glenlee Road – the skeleton of its partner being located on the eastern side of Menangle Road.

The separation between the more densely settled north and the rural landscape to the south is emphasised by the line of the Upper Canal and Menangle Road.

The landscape along Menangle Road is rural in character – with the main land use evident being the Rail and Tram Museum, which is a low-key outdoor display of transport infrastructure such as carriages and engines. The area between Menangle Road and Mount Sugarloaf is level and used as a horse riding school. Mount Sugarloaf itself is free of development with the exception of the Upper Canal which winds around its eastern and northern flanks and to Menangle Road. The upper slopes of these hills are suffering from a significant invasion of the African Olive plants which are covering its formerly primarily cleared slopes.

The landscape to the west of Menangle Road is also pastoral in character, particularly near the current entrance to the historic Glenlee property. The alignment of the road still follows that of the early Colonial Road to the Cow Pastures in the west, although it now extends only as far as the entrance to Glenlee – the remainder being cut by the railway line. The area near the Sydney Water Supply Upper Canal's crossing of the freeway is utilitarian in character – with an electricity distribution facility and high-tension power lines converging on this point. The lines of the canal are not readily visible from road level. This part of the landscape is dominated by the south-eastern slope of Mount Annan.

The landscape also includes several identified heritage items; each of which has been assessed as being of at least State heritage significance. Only two, the Sydney Water Supply's Upper Canal and Sugarloaf Farm is within the study area. Glenlee and the marker trees from the original Glen Alpine are historically and aesthetically part of the same landscape and contribute to its scenic value (the site of the original Glen Alpine house is listed as a locally significant heritage item on the LEP).

Sugarloaf Farm (adjacent to Menangle Road and including Mount Sugarloaf) is a largely intact farm complex dating from the 1840s that demonstrates a high level of evidence from the many layers of its occupation. It is also significant because its setting has retained a very degree of integrity, allowing it to still be appreciated as an almost intact historic landscape.

The Glenlee estate is a rural cultural landscape of exceptional significance. As noted in the statement of significance accompanying its listing on the State Heritage Register:

"The Glenlee homestead group is a rare and significant complex of buildings and plantings, approached by a formal drive and sited with commanding views over the countryside to the west and south-west. It includes the remnant core of a rare early colonial farm estate focussed on the fine and sophisticated Regency design of the main house with its rare recessed portico. In addition it includes its original servants' wing, outbuildings, farm buildings, a gatehouse and early plantings including a landmark bunya pine near the house.

*The landscape of the area of the estate is of exceptional aesthetic value as a rare reminder of the former pastoral industry which once characterised the area. It is still possible to appreciate the siting of the homestead in view of, and with frontage to, the Nepean River as part of the original land grant. The mid-19th century Southern Railway, though sited close to the homestead group, was constructed to maintain this visual relationship. The siting of the homestead group in a context of undulating landform, is an outstanding example of colonial landscape planning to form a picturesque composition with direct sightlines to the neighbouring Camden Park estate and the Great Dividing Range."*²⁹

The Bunya trees marking the location of the original Glen Alpine estate are also not within the study area but are of heritage significance and make an important contribution to the scenic values of SH-LU4 by being prominent elements in many views towards the Unit as well as when looking outwards from within the landscape. Examples of the latter include the framed vista to the trees from the original alignment of Minto Road (now Glenlee Road); the views from near the freeway at the crossing of the Upper Canal and from the southern part of the Unit on Menangle Road, when both the Bunya at the entrance to Glenlee Road and the group at Glen Alpine are prominent.

²⁹ Statement of Significance. Glenlee, Outbuildings, Gardens and Gatelodge. NSW Heritage Office. 2003.
<http://www.heritage.nsw.gov.au>

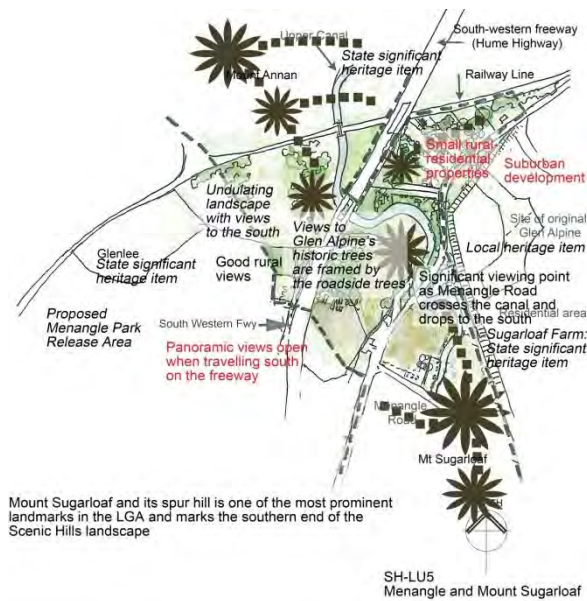


Figure 4.5.9. Landscape features of SH-LU5.

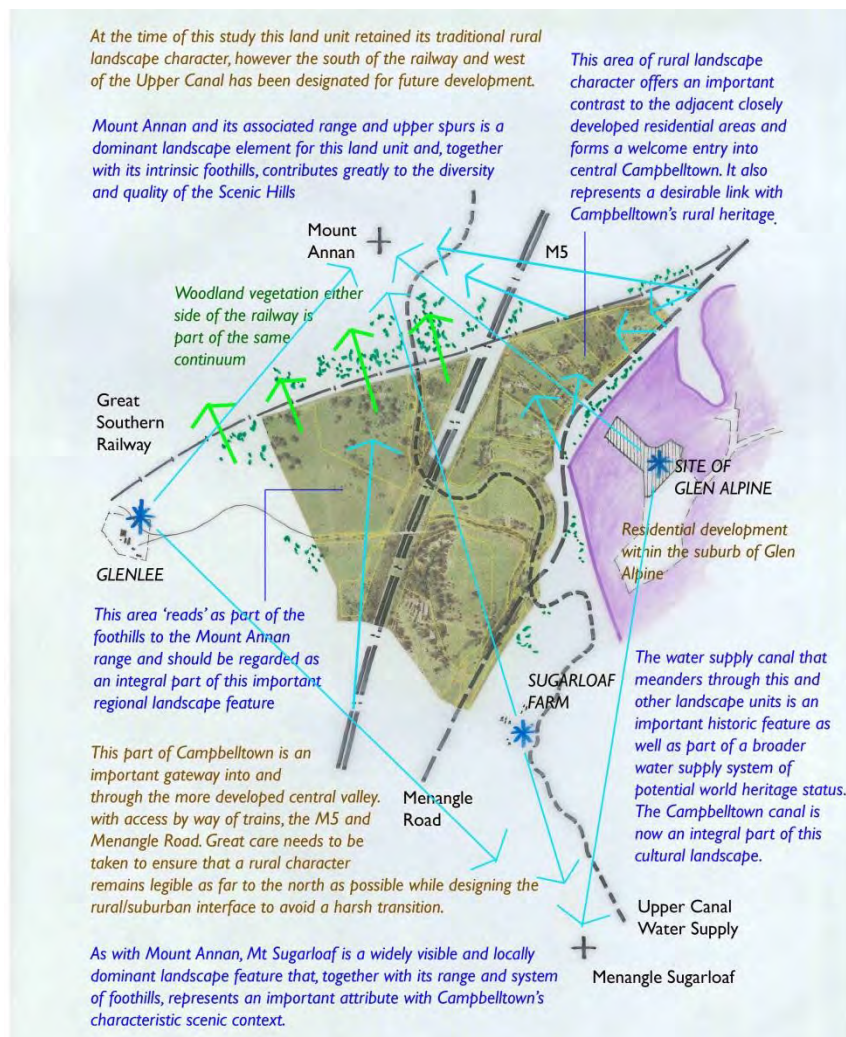


Figure 4.5.10. Main elements of SH-LU5. This Unit is a relatively small one that plays an important role in defining the southern edge of the main Campbelltown valley. It is semi-rural in character, with large-lot residential development and some small-scale agricultural activity such as market gardening in the northern half of the Unit. To the south of the Upper Canal the landscape is significantly less developed and includes some pastoral uses, infrastructure and an open-air museum.



Figure 4.5.11. The trees lining the eastern side of Menangle Road when approaching the unit are highly contributory elements to the scenic qualities of the Unit. The natural quality, species and natural growth patterns of these trees enhances the non-urban character of the landscape at this point which marks the edge of the urbanised main valley of the Campbelltown LGA.



Figure 4.5.12. Good publicly accessible views over SH-LU5 are to be found from Mount Annan in SH-LU4. The smaller, grass-covered hill is known as Smith's Hill and the larger, vegetated hill is Mount Sugarloaf. The white house in the middle distance is also within SH-LU5.



Figure 4.5.13. Looking to the north from the southern end of SH-LU5 along Menangle Road. Note the intrusive impact of the high tension power lines on this broad, flat landscape. Heavy infrastructure is a characteristic element of this Unit, and it is not always contributory to its scenic qualities.



Figure 4.5.14. The open quality of the views towards Smith's Hill (left) and Mount Sugarloaf (right) from the lower section of Menangle Road once it drops away to the south of the Sydney Water Upper Canal are integral to the landscape quality of the Unit. The whole of this landscape is known as Sugarloaf Farm and is listed on the State Heritage Register as a highly significant and intact vernacular 19th Century farming landscape. The riding school provides an active rural use which is sympathetic to the scenic and cultural qualities of the landscape of the Scenic Hills.



Figure 4.5.15 and Figure 4.5.16 (detail; below). Although Smith's Hill (above) is significantly smaller than Mount Sugarloaf (below), from Menangle Road they are equally prominent, and their visual interest as a pair is enhanced by the contrast in textures between the cleared grazing land of Smith's Hill and the vegetated slopes of Mount Sugarloaf.





Figure 4.5.17. Looking from Menangle Road and over the railway line to the skyline of Mount Annan to the west. The relatively low and level position of this Unit in the landscape is evident from this part of Menangle Road. The ability to see the undeveloped slopes of the University campus and the ridge of the Botanic Garden in the distance reinforces the sense of space characteristic of the rural landscape and provides a notable contrast to the highly developed slopes of Glen Alpine opposite (behind photographer).



Figure 4.5.18. One of the most significant elements of the landscape of SH-LU5 is to be found where the edge of the Scenic Hills falls steeply away to the rolling pastoral landscape to the south and high quality panoramic views open below. Conversely, when travelling north the sudden sense of enclosure after climbing the hill creates a strong transition in character when entering the northern part of the Campbelltown LGA.



Figure 4.5.19. The rural landscape immediately west of Menangle Road is a typical level pastoral one. This area is within the area identified as part of the Menangle Park Release Area.



Figure 4.5.20. The southern part of the Unit along Menangle Road is highly representative of the Australian rural landscape.



Figure 4.5.21. Looking toward Mount Annan from Menangle Road. The character of the views change once north of the Upper Canal.



Figure 4.5.22. The scenic character of the northern part of SH-LU5 changes abruptly between a densely vegetated and open rural landscape as Menangle Road winds through the valley. Although this section of the Unit is developed at a density of two hectares per dwelling the landscape continues to read as an open, semi-rural one due to the winding road with lack of buildings at focal points and the gently undulating topography.



Figure 4.5.23. The surviving Bunya tree near the intersection of Menangle and Glenlee roads and the fine group on the site of the original Glen Alpine stand well above the ridge and define the skyline in many views over the landscape of SH-LU5.



Figure 4.5.24. One of the few properties within SH-LU5 that has an active rural use; in this case a small orchard and productive garden.
Figure 4.5.25. The driveway to the original site of Glen Alpine extended from Menangle Road, which at that time followed a slightly different alignment. The connection from the road to the site of the original Glen Alpine has now been broken by recent residential development, but this small reserve is a relic of the original connection and still links the road to the site of the old Glen Alpine property and Mount Annan beyond.



Figure 4.5.26. A train and tram museum has been established at the southern end of the Unit near Menangle Road.

Figure 4.5.27. Early timber gate posts on Glenlee Road near the entry to Mary Reiby's original grant.

Figure 4.5.28. When arriving at the Unit from the north, the eye is directed along the road by the tall trees that create a canopy. The University of Western Sydney's Macarthur Campus and Mount Annan are in the distance beyond the railway line.



Figure 4.5.29. Glen Alpine's marker trees are also readily visible from the western part of the Unit near the freeway, and although not within the boundaries of SH-LU5 they contribute to its visual qualities and the Unit's 'sense of place'.



Figure 4.5.30. The houses north of the Upper Canal are screened effectively by native vegetation. Although the structures are not hidden they are set well back from the roadside and do not intrude into the scenic values of the Unit.



Figure 4.5.31. The prevailing character of this part of the Unit is semi-rural due to the large lots, modestly scaled dwellings and planting along the roadsides.



Figure 4.5.32. Mount Sugarloaf is visible from the northernmost point of the Scenic Hills near Denham Court Road. Mount Sugarloaf is to the left of this photograph, the other prominent hill is Badgally Hill in SH-LU4.



Figure 4.5.33. Closer, but still distant views are also available from Narellan Road looking over the University of Western Sydney's Macarthur Campus.



Figure 4.5.34 (above) and Figure 4.5.35 (right). View toward the east face of Mount Sugarloaf from the near the Kilbride Nursing Home - showing the infestation of African Olive now covering most of the summit.



Figure 4.5.36. Looking from the site of original Glen Alpine toward Smith's Hill (centre foreground) and Mount Sugarloaf (right background). Even from the low vantage point of this photograph the link between the two is clear and uninterrupted by signs of urban development.





Figure 4.5.37. Approaching the transitional point on the road to Glenlee at the southern edge of the Unit where the land drops away to the landscape of Menangle and Menangle Park to the south.



Figure 4.5.38. The Unit covers part of the original Glenlee Estate. This property extended to the north to the slopes of Mount Annan; and the original entrance to the property from what was once known as Minto Road and is now Glenlee Road has survived.

This photograph is taken from the transitional point and shows the quality of the panorama opening below. Only the core of the Estate is listed on the State Heritage Register - this is the area of the olive plantation in this photograph.



Figure 4.5.39. Looking to the north from Glenlee Road over the Unit. It is understood that the proposed Menangle Park land release will cover this area. It is important that the 'soft' ridgeline punctuated by trees continues to dominate this view.



Figure 4.5.40. The original alignment of Minto Road (now known as Glenlee Road) has survived and the marker trees on the Glen Alpine estate provide a surprising element and high-quality termination to the views when travelling along this road.



Figure 4.5.41 and Figure 4.5.42. The supply of infrastructure is an important theme in the land uses of SH-LU5. A major Transgrid substation has been built immediately to the south of Mount Annan. It is visible from both Mount Annan and the freeway as well as Glenlee Road.



Figure 4.5.43. The Transgrid substation - viewed from Glenlee Road looking toward Mount Annan.



Figure 4.5.44. Glenlee Road crosses the Sydney Water Supply Upper Canal near Menangle Road.



Figure 4.5.45. The Canal then crosses under the freeway near Mount Annan.

4.5.2 SIGNIFICANT VIEWS AND VISTAS

Most of SH-LU5 is set low in the landscape and is not prominent in views from outside the Unit when seen beside elements such as Mount Annan, Mount Sugarloaf and Smith's Hill. The Unit is prominent in a range of views from the surrounding landscape. Examples include:

- Views from the ridge and summit of Mount Annan towards the south over Glenlee. The height and proximity to the landscape of these views lends them a semi-aerial quality.
- Views from the ridge and summit of Mount Annan towards Mount Sugarloaf, Smith's Hill and including Sugarloaf Farm.
- Views from the site of the original Glen Alpine towards Mount Sugarloaf and Smith's Hill.
- Views from the south and west over the Unit towards Glen Alpine's marker trees and the surviving marker tree at the intersection of Menangle and Glenlee Roads
- Views to the peak of Mount Sugarloaf from the northernmost part of the Scenic Hills landscape – from Campbelltown Road near Denham Court Road near SH-LU1; and from Raby Road, Badgally Hill and Kenny Hill in SH-LUs 2 and 3.

Significant internal and external views and vistas are also available from within the Unit, including:

- The group of mature eucalypts in the verge beside Menangle Road in the northern part of the Unit.
- High quality panoramic views are to be found from transitional points such as the freeway near the Glenlee overbridge, near the current gates to Glenlee and near the intersection of Glenlee and Menangle Roads where the land falls away from the low saddle between Mount Annan and Mount Sugarloaf and opens to reveal the panoramic landscape of the floodplain of the Nepean River and Menangle Park.
- Views to Mount Annan particularly where they are unimpeded by the high-voltage power lines or other electricity infrastructure.
- The Upper Canal winds through the area and good close views are available over the structure. Its role in the Sydney Water supply adds interest and meaning to these views.
- Views over the Glenlee Estate from Glenlee Road.
- Views from Menangle Road and Glenlee Road over the cultural landscape of Sugarloaf Farm and its setting, including the foreground, mid-ground and distant views to the buildings and landscape elements.
- The surviving Bunya pine tree near the entry to Glenlee Road continues to form part of the network of marker trees found throughout the historic cultural landscape. The location of a Bunya pine as a marker to the entrance of a road is unusual and allows close inspection of this species.

- The trees of the original Glen Alpine are also prominent in views from the area – including providing a strong and high quality termination to views along Glenlee Road when travelling east; and from near the freeway at the base of Mount Annan.
- These views demonstrate a high degree of visual and historic integrity which should be protected.
- Other significant views are also likely from private property, particularly from vantage points above the surrounding landscape (and in particular from Smith's Hill and Mount Sugarloaf) and from points within the Glenlee Estate.

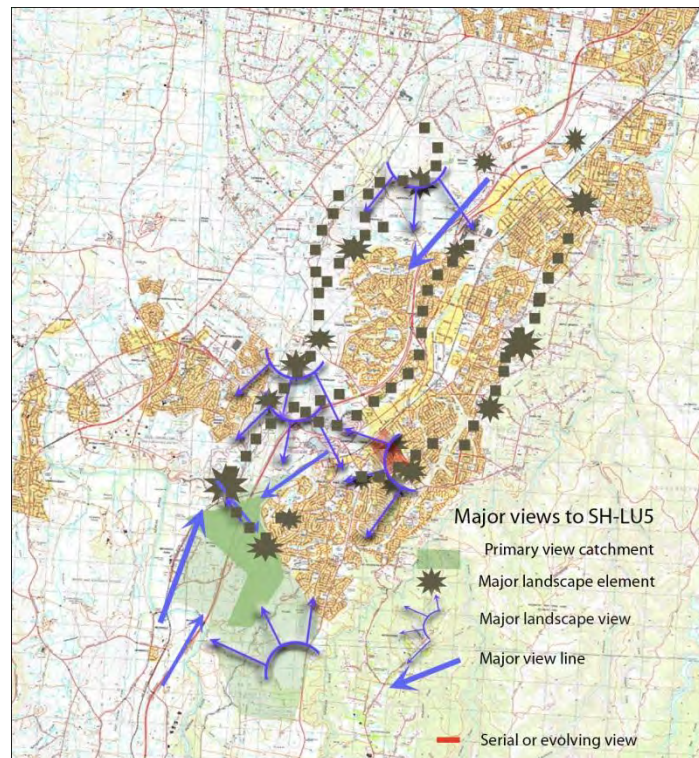


Figure 4.5.46. Significant views towards SH-LU5 from within the study area. Many additional views are available to Mount Sugarloaf from other areas, including Glen Alpine, Menangle Park and the southern suburbs of Campbelltown.

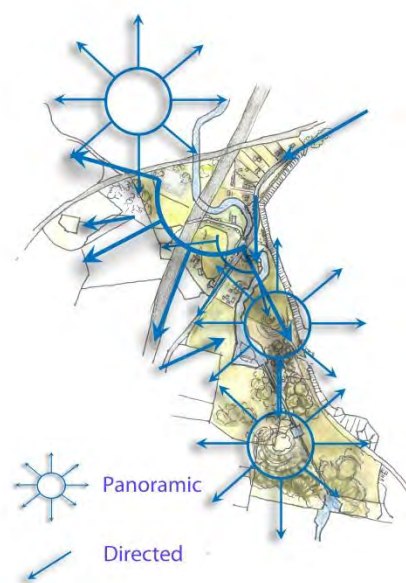


Figure 4.5.47. Significant views from SH-LU5

4.5.3 SUMMARY OF THE LANDSCAPE QUALITIES AND VALUES IN SH-LU5

SH-LU5 is a highly significant cultural landscape for both its intrinsic aesthetic values and its historic significance in the settlement and evolution of the landscape of the Campbelltown LGA. It is a complex cultural landscape that contains many disparate built, natural and infrastructure elements.

SH-LU5 demonstrates the following significant aesthetic and landscape qualities:

- The character of the Unit is that of a physically transitional landscape that:
 - provides a strongly expressed containment to the urban area of the Campbelltown LGA in accordance with the original planning principles of a compact urban footprint within a rural and scenic landscape;
 - ensures the uninterrupted continuity of the landscape of the Scenic Hills from Denham Court to Mount Sugarloaf;
 - provides one of the few accessible links between the northern and southern parts of the Campbelltown LGA;
 - provides the interface between the urban and rural landscapes of the Campbelltown LGA;
 - provides the main gateway to the Campbelltown LGA from the south; and
 - demonstrates good quality pastoral and semi-rural landscape views despite the density and form of development within the Unit.
- The underlying topography is clearly defined, linking the prominent points of Mount Annan and Mount Sugarloaf from east to west and the landscapes of the Scenic Hills and the Nepean River floodplain from north to south.
- The compact footprint of the area and its relatively accessible interior allows good access to high quality views from throughout the Unit, and in particular near the transitional points between the hillscape of the Scenic Hills and the flatter plains below.
- The Unit provides a highly intact setting for the historic and visual curtilages of several heritage items listed on the State Heritage Register; including Glenlee, Sugarloaf Farm and the Sydney Water Supply Upper Canal (listed on the State Heritage Register).
- The Unit contains good-quality internal views and vistas of accidental and deliberate construction.
- The Unit forms an important part of views from the ridge and summit of the publicly accessible Mount Annan Botanic Garden.
- The character of the properties north of the Upper Canal is typical of the urban-rural fringe, being large-lot residential with evidence of some small-scale horticultural activity on some lots.
- The spatial characteristics of the Unit are complex due to the many highly linear infrastructure elements that intersect within the landscape and the impermeable

nature of many of these, including the railway line, freeway and Upper Canal, each of which limits movement through the landscape.

- The form and location of some of the infrastructure elements has had an adverse impact on the scenic qualities of parts of the landscape, and in particular the views from the freeway towards Mount Annan, where the foreground is dominated by security fences and infrastructure elements such as major power transmission lines.
- These significant aesthetic and other landscape qualities are likely to change in coming years due to the proposed development of Menangle Park as a major release area. If this development proceeds, SH-LU5 will become even more important to the Campbelltown LGA by preventing the creation of a conurbation that would be contrary to the planning principles that underpinned the development of the satellite city in the late 20th century.

4.5.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF SH-LU5

The Unit also forms part of the regional corridor from the northern parts of the Scenic Hills to the Nepean River to the south. The landscape contains extensive areas which have been cleared of their original vegetation and are now pastoral in character, covered by native grasses.

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 denuded of vegetation. It was noted during the fieldwork that most of the landscape has been cleared and planted with paddock grasses and the main evidence of surviving early vegetation is found on Mount Sugarloaf and Smith's Hill and it is severely threatened by the spread of the pest plant African Olive over the slopes.

4.5.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF SH-LU5

The land within the Unit falls partly under the area of the Campbelltown LEP District 8 (Central Hills Lands) (LEP D8) and partly within Campbelltown Urban Area LEP 2002 (LEP 2002). The boundary between the two uses follows the freeway and Upper Canal, with the area to the north and Mount Sugarloaf included in LEP 2002 and the remainder within LEP D8.

The land in LEP 2002 north of the Canal is zoned 7(d4) Environmental Protection with a minimum lot size of 2 hectares, and Mount Sugarloaf and Sugarloaf Farm to the east of Menangle Road is zoned 7 (d1) Environmental Protection with a minimum lot size of 100 hectares. The Upper Canal is zoned 5(e) Special Uses Public Purposes Corridor.

The land within LEP D8 is zoned 7(d1) Environmental Protection (Scenic) with a 100 hectare 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 Upper Canal is zoned 5(a) Special Uses (Water Supply).

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 surrounding areas within the area of the LEP.

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 of the landscape 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 subdivision or construction in this part of the Unit since at least the 1950s. It is not known when the Train and Tram Museum was established, this being the only semi-commercial land use in the area.

The Riding School has been established since the late 1980s.

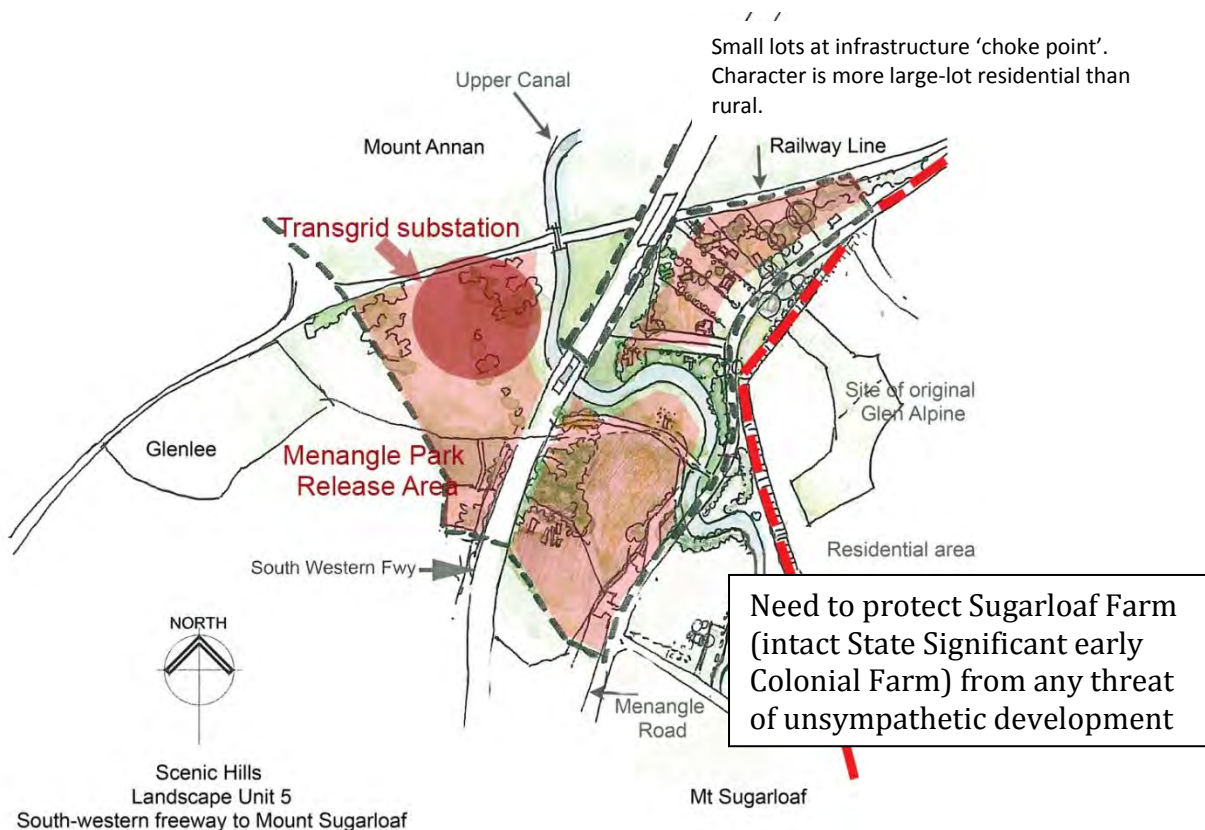


Figure 4.5.48. Current issues in SH-LU5

4.5.6 EXISTING LOT SIZES AND THEIR IMPACT ON THE VISUAL QUALITIES OF SH-LU5'S LANDSCAPE

Lot sizes within the Unit are small - the total area of the unit is less than 100 hectares. Of the properties zoned 7(d4) environmental protection (2 hectares minimum) (LEP 2002), most are at least 2 hectares in area and are therefore entitled to erect a dwelling with Council's consent. Only three properties do not meet the 2 hectares standard (one in LEP D8 and two in LEP 2002) and these have not been developed. The development that has occurred under the zone has not had a significant adverse impact on the aesthetic qualities of this part of the Landscape Unit. This is partly because the area is observed and compared against the small lot development of Glen Alpine to the east, and partly due to the ameliorating effects of the local vegetation, including the screening provided by some of the trees. Most of the houses are set well back from Menangle Road and are relatively unobtrusive even in views following the bend of the road.

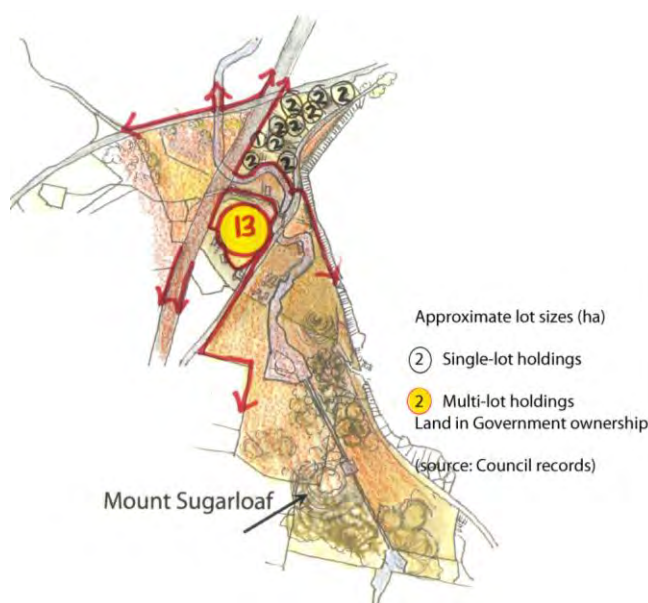


Figure 4.5.49. Distribution of lot sizes in SH-LU5. The lots near the northern end are within the area zoned 7(d4) 2 hectares minimum lot size (LEP 2002) and the remainder are either Special Uses or in the 7(d1) 100 hectares minimum lot size zone (LEP D8 or LEP 2002).



Figure 4.5.50. The shaded area (pink) shows the lots that have been developed in the northern part of SH-LU5. This is one of the least developed Units in the Study. Sugarloaf Farm (shaded orange) includes the historic farm buildings and original farmhouse.

Development within the area covered by LEP D8 has been minimal and the landscape still reads as a rural one. Although the lots are each well below the 100 hectares minimum required in the zone, most were in existence prior to 1974 and therefore potentially are able to access the concessional provisions for development of undersized lots under this zone. This may not have occurred if the properties were in single ownership. The details of ownership in 1974 were not known to the study team.

4.5.7 EFFICACY OF THE EXISTING STATUTORY CONTROLS IN PROTECTING THE VISUAL AND SCENIC QUALITIES OF SH-LU5'S LANDSCAPE

Although there has been limited development in the Unit since the introduction of the LEP it is generally consistent with the zoning.

The 7(d4) zone encourages development that will help to protect the environmental qualities of the landscape and still allow a relatively high density of development when compared to other parts of the Scenic Hills landscape, and for the most part this was found to have been the case.

The 7(d1) zones in LEP D8 and LEP 2002 have protected the rural/agricultural qualities of the landscape relatively effectively. No non-rural land uses have been approved other than the development described above, and the character of the landscape has remained predominantly consistent.

4.5.8 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU5

The undeveloped, semi-rural character of this Unit provides a significant contrast to the suburban area of Glen Alpine to the north, and this difference will become even more important in the future. Much of the area to the south of SH-LU5, and part of the land within the Unit has been designated as a major 'Greenfield' development site under the New South Wales State Government's Metropolitan Development Program. This development, to be known as the Menangle Park Release Area, will require careful attention to subdivision patterns and urban design if the highly significant historic, visual and technological connections within the area and to adjacent elements of the landscape are to continue to be able to be read as part of Campbelltown's Scenic Hills.

Any development is also likely to have a significant adverse impact on the historic and visual curtilage of Glenlee and will need to be managed with particular care, including the detailed design of the urban-rural interface (the Model should be used) and also potentially limiting total development yields in order to protect the historic visual links between Glenlee and Mount Annan. Care will also need to be exercised to ensure that development in the vicinity of Menangle Road near Mount Sugarloaf will not have any adverse impact on the cultural landscape setting of Sugarloaf Farm and the scenic values of Mount Sugarloaf and Smith's Hill.

4.5.9 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU5

Simply designating this area for 'large lot' residential development is not likely to lead to a successful outcome in terms of visual impacts on the scenic qualities of the landscape. As has been described in Section 4.0, in today's development climate large lots often lead to large houses, with no greater proportion of the landscape being left undeveloped and capable of sustaining any meaningful landscape values. The only way that this is likely to be able to be achieved is through the design and implementation of the design controls such as those described in the Model for bushland development in Appendix 1. Although this Model

was designed for the bushland edge areas, its principles (including the need for buffer planting) are also relevant in places such as the group of small lots near the infrastructure 'choke point'. The controls focus on the need to restrict the footprint of development on large lots to ensure that the new development can blend into the landscape without reading in any way as 'McMansions' on large lots. Careful attention needs to be given to the design and management of the urban-rural interface to ensure its visual accessibility to the community and prevent views to the surrounding landscape being obstructed by a wall of development and fences. Generous space needs to be reserved for the planting and ongoing viability of the large trees required to screen two storey dwellings (which are the usual form).

If the design principles described in the Model are adopted in this manner there may also be some capacity to increase densities in the area north of the Upper Canal. The priority in this area is to ensure that any additional development is well screened from the road and to manage the roadside design and planting to direct views through the area without distraction from built forms.

The impact of reducing the minimum lot size in the area north of the Canal to 4000m² and 1500m² was then assessed. Any further increase in density would be unable to be screened or ameliorated and would read as standard suburban development. Any sense of transition between the urban and rural landscapes of the Campbelltown LGA would be lost.

Impact of reducing the minimum lot size north of the canal to 0.4 hectare (4000m²)

The majority of lots within this part of SH-LU5 are approximately 2 hectares in size. If the minimum lot size was to be decreased to 0.4 hectare the total number of dwellings potentially able to be constructed in this area would increase from 8 to between approximately 35 and 40. Protecting the existing scenic values of the Unit would not be a likely outcome under this scenario unless very strict controls were placed over the design and siting of dwellings within the landscape. With appropriate commitment from residents and Council, it may however be possible. Achieving the necessary buffer planting density in this physically constrained area may reduce the nominal yield in order to provide access to each property but if this was to be done, an acceptable outcome in terms of impact on the scenic qualities of the Unit may be achievable. It should be noted also that buffer planting will be required to the railway line and freeway elevations as development would be likely to be visible from points along these routes.

Impact of reducing the minimum lot size north of the Canal to 1500m²

If the minimum lot size was to be decreased still further to 1500 m² for example, the potential yield from this land would increase considerably, as would the scenic and environmental impacts in the same ways as described above, but more intensely. It is not likely that acceptable levels of screening or sense of space could be achieved in this scenario, and it is not recommended that it be pursued further.

4.5.10 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF SH-LU5

The following recommendations are made to ensure the conservation of the visual and environmental significance of SH-LU5'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 5

- Protect and conserve the unique scenic values of SH-LU5 and its ability to contribute to the quality and integrity of the landscape of the Scenic Hills.
- Include the landscape of Sugarloaf Farm (including Mount Sugarloaf, Smith's Hill and the area to the east) within the area recognised as the Scenic Hills.
- Prevent any development that would have an adverse impact on the setting of an item identified as being of State Heritage Significance.
- Prevent adverse impacts on the scenic values of the Unit through the introduction of detailed design controls over the scale, form, siting and materials of any new development, and through strong controls over the design of the public domain.
- Protect the original historic alignment and narrow, tree-lined aesthetic quality of Glenlee Road (formerly Minto Road) in any new development.
- Recognise and protect the quality and integrity of the sequential views (when approaching and experiencing the transitional views) while travelling south on the Menangle Road, Glenlee Road and the freeway.
- Recognise and protect the importance of the quality of the spatial depth and integrity of the undeveloped landscape in SH-LU5 by preventing development that will introduce new structures or land uses into the Unit other than those described here.
- Recognise and protect the undeveloped qualities of views towards the Unit from semi-formal, informal and accidental vantage points. In particular, all surviving attributes of historic views created or managed during the 19th Century should be protected from intrusion by unsympathetic development.
- Protect the existing visual links between the edges of the Unit and the nearby landforms from interruption or compromise to the scenic values that may otherwise arise through the introduction of unsympathetic land uses.
- Do not permit overbridges or similar structures to interrupt the significant transitional views identified in this report.
- Any new development within the landscape unit should be required to be located well below any nearby hilltop or ridgeline.
- The zoning for this landscape unit should remain focused on the need to protect and conserve the scenic and environmental qualities of the landscape and its setting.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED URBAN EDGE: SH-LU5

It is recommended that the whole of Sugarloaf Farm (which includes Mount Sugarloaf and Smith's Hill) be formally recognised as part of the landscape of the Scenic Hills and incorporated in SH-LU5. This designation will help to protect the unique scenic qualities of this landscape from the impacts of unsympathetic development.

It is recommended also that the existing footprint of the Unit be retained free of urban development in order to prevent any adverse impact on the scenic qualities of the landscape. It is appreciated however that planning for the Menangle Park release area is well under way and it may not be possible to reverse the process. Two options are presented for the urban edge of this area, depending on the outcome of the planning process for Menangle Park:

1. Protect the integrity of the existing landscape and prevent any expansion of the Campbelltown LGA's urban footprint which would be likely to compromise the qualities of this landscape (preferred option) and would lead to urban sprawl.
2. Permit low density urban development within the unit and as part of the Menangle Park urban release area providing that all parts of the development north of the southern boundary of Glenlee are subject to design controls to minimise any adverse impact on the historic, cultural, aesthetic and technological significance of SH-LU5.

The recommended boundary of the urban edge is shown in Figure 4.5.51 below.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED ZONING AND DENSITY: SH-LU5

- It is recommended that the zoning of this Unit continue to facilitate the conservation of its unique scenic and functional qualities which contribute to the significance of the area as part of the landscape of the Scenic Hills.
- Much of SH-LU5 is within the area of the State Government's Metropolitan Development Program. The zonings in the Unit will need to respond to the details of the proposed future development under this Program.
- The land in the Menangle Park Release Area will be zoned in accordance with the recommendations of the detailed studies being undertaken to inform the Release.
- The Department of Planning's Standard LEP Template provides zones for Councils to apply to land within their areas. In the case of SH-LU5 it is recommended that the land east of Menangle Road be zoned E3 - Environmental Management as described in Section 3. This will ensure that any development will continue to respect the important environmental characteristics of the landscape.
- The whole of the land between Menangle Road and Mount Sugarloaf is to remain 100 hectare minimum lot size.

- The land between the Water Supply Canal and the northern edge of the Unit could be zoned E4-Environmental Living with a minimum lot size of 1 hectare providing that development complies with the Model identified in Appendix 1.
- If the development of the Menangle Park Release Area proceeds it will be challenging to retain the environmental quality of the Unit. The southern part of SH-LU5 is likely to be substantially developed, meaning that the role of the remainder of the Unit will be to provide a narrow 'green' separation between the existing and new urban areas and protect the compact character of the main urban footprint of Campbelltown.
- It is recommended therefore that this land (between Menangle Road and the freeway, and north of the Upper Canal) could have the capacity to absorb some increase in density providing that the Model in Appendix 1 is used to ensure minimum impact on views from Menangle Road. In this case a minimum lot size of 0.4 hectares may be appropriate.



Figure 4.5.51. If the proposed release of the Menangle Park area proceeds under the State Government's Metropolitan Development Program and land within the Scenic Hills is included within the development area it is recommended that this be recognised through an overlay on the urban edge and that the important scenic qualities of the Unit continue to be protected from unsympathetic development through the planning process. This will help to protect the fundamental planning principal that has informed the Campbelltown LGA's development since the 1960s as a compact city set in a unique rural and scenic landscape of the highest quality.

NB: THE AREA SHOWN RED IS DRAFT AND BASED ON NO PUBLISHED SCHEME FOR MENANGLE PARK. IT IS THEREFORE INDICATIVE ONLY.

5.1 EAST EDGE SCENIC PROTECTION LANDS - UNIT 1

EVELYN STREET/OAKLEY ROAD (E-LU1)



(previous page)

Figure 5.1.1. Remnant Cumberland Plain Woodland is a focus of the Unit. It has been preserved by the curving alignment of Evelyn Street.

Figure 5.1.2. Views along Oakley Road are high in quality with views framed by the tall trees either side of the narrow road.

Figure 5.1.3. The Unit demonstrates a high quality rural-edge character with good views across cleared paddock areas to the bushland in the background with vernacular buildings nestled beneath.

Figure 5.1.4. The southern part of the Unit demonstrate a park-like visual quality with cleared understorey and prominent canopy trees dominating the views towards the Unit.

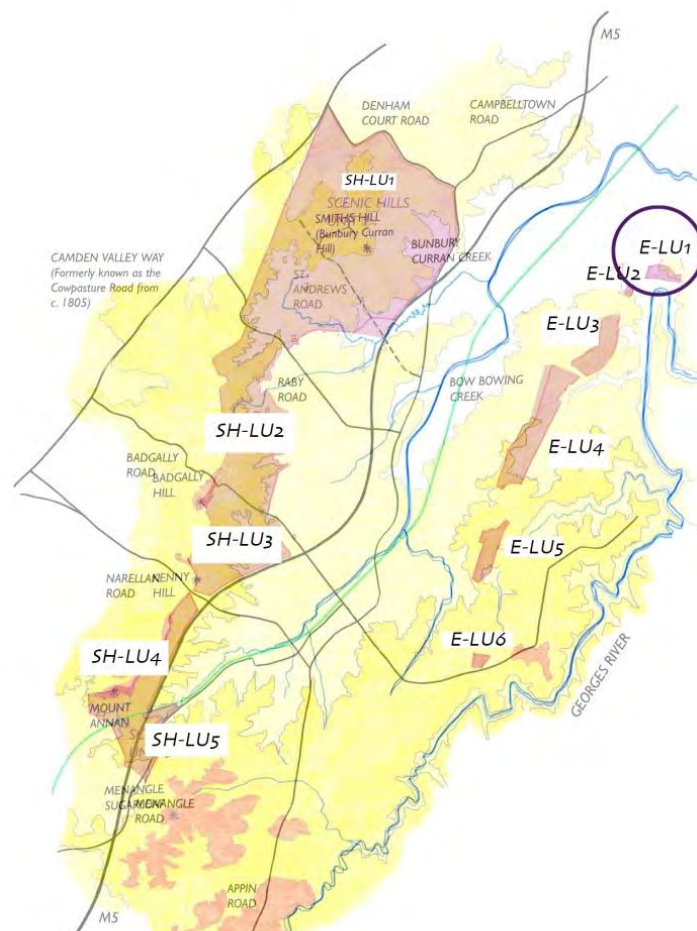


Figure 5.1.5. Location of East Edge Scenic Protection Lands Visual Landscape Unit 1.



Figure 5.1.6. E-LU1 is located north of the horseshoe bend in the Georges River and is bounded by suburban development to the north and east, local open space (playing fields) to the west and the bushland of the road reservation to the south.



Figure 5.1.7. The prevailing character of the area is that of undeveloped bushland edge; with tall trees acting as dominant elements in the landscape.

5.1.1 CONTEXT

Landscape Unit 1 (E-LU1) is the northern-most of the EESPLs. Located immediately to the north of the horseshoe bend of the Georges River and sloping gently towards it, this area demonstrated high scenic qualities at time of inspection. The Unit includes pockets of mature Cumberland Plain Woodland (some of which appears to be old-growth), areas of tall trees with houses nestled below and cleared areas occupied by low-impact rural uses such as livestock grazing.

The land within the Unit was originally granted to George Howe and Thomas Atkins but by 1843 had been incorporated into William Redfern's Campbellfield Estate. It was offered for sale in the third subdivision of the Estate but remained undeveloped until the major planning initiatives of the 1960s and 70s when it was identified as an environmentally significant landscape and zoned 7(d4) Environmental Protection.

One the most important landscape values within E-LU1 is created by the curve of Evelyn Street around the remnant of old growth forest in the northern part of the precinct. The quality of the views towards this stand of trees is enhanced by the changing views as the road curves, which, when viewed across the cleared paddock areas allows the stand to be appreciated as a three-dimensional viewscape, albeit on an intimate scale. The difference in scale between the trees and the nearby houses is also notable and emphasises the verticality of the landscape of the Unit.

The southern boundary of the Unit is formed partially by Oakley Road which demonstrates bushland-edge scenic values of a very high quality, with a strong vista formed by the simple and soft-edged carriageway dwarfed by the forest trees rising either side of it. The boundary to the west of the bend in Oakley Road then cuts across the properties to follow the reservation of the proposed parkway until it meets Wills Street in the east. The dense vegetation immediately to the south along Oakley Road will be lost when the parkway is constructed.

Houses as well as some small-scale commercial and industrial activities are nestled under the trees of properties along the southern edge of E-LU1. The land uses include the storage of trucks and heavy moving equipment, land uses that would normally be highly intrusive in this type of environment. The trees however provide an effective screen and help to minimise the impact of this development on the quality of the local landscape.

The development at the eastern end of the Unit is more suburban-edge in its character, with smaller lots sizes and a higher proportion of the landscape dominated by houses and ancillary development. The surviving tree cover reads as a backdrop to the residential development. The cluster of small lot residential development near the intersection of Evelyn Street and Wills Road is not within the boundary of the Unit but introduces a fully suburban character to the landscape at this end. It also provides a clear demonstration of the impact that suburban densities can have on the scenic and environmental qualities of this type of landscape, and in particular the way that the minimal setbacks and lack of space (or the differing priorities of land owners) mean that canopy-forming trees are rare in most suburban cultural landscapes.

The Unit is adjoined to the west by Bensley Reserve, a cleared area of open space used as playing fields and bounded by a distinctive band of old-growth eucalypts, likely remnants of the original Cumberland Plain Woodland vegetation. The boundary between the Reserve

and the Unit is an arbitrary one and the two 'read' as a continuous undeveloped landscape with the stand of eucalypts dividing the two areas best appreciated from the western side of the Oval looking towards the study area. The consistency of the reserve's scenic values with those of the study area suggest that it should be included within this Landscape Unit.

Examination of the 1956-8 aerial photography reveals that the density of vegetation in the area has increased through re-growth, and that some formerly cleared areas have reverted to a bushland landscape. The overall distribution of cleared and uncleared areas has remained relatively constant. The photographs also reveal that the number of dwellings has increased from seven to ten over this period.



Figure 5.1.8. Early land grants in the Parish of Minto – the land in the Unit was granted to Robert Howe and Thomas Atkins, but was soon incorporated into William Redfern's Campbellfield Estate.



Figure 5.1.9. This 1930s plan shows that the land covered by the Unit today remained relatively undeveloped following the subdivision of the Campbellfield Estate, being divided into small farm lots.



Figure 5.1.10 and Figure 5.1.11. Aerial photography taken in 1956 (above) and 2009 (below) reveals the changing pattern of clearing and development over the last 50 years and the areas of regrowth. (NSW Department of Lands)



Figure 5.1.12 (looking east). This area of remnant Cumberland Plain Woodland has survived near Evelyn Street. Although somewhat infested with weeds (below) it has retained a range of original species, including some nationally endangered species. It also provides an important focal point for views when travelling along Evelyn Street in either direction.



Figure 5.1.13. (looking south-west)



Figure 5.1.14. The eastern edge of the Woodland contains fewer canopy trees and a higher proportion of introduced species. The invasion of weeds through the undergrowth is evident.



Figure 5.1.15 and Figure 5.1.16. Looking to the woodland area from the eastern end of Evelyn Street near Wills Street.

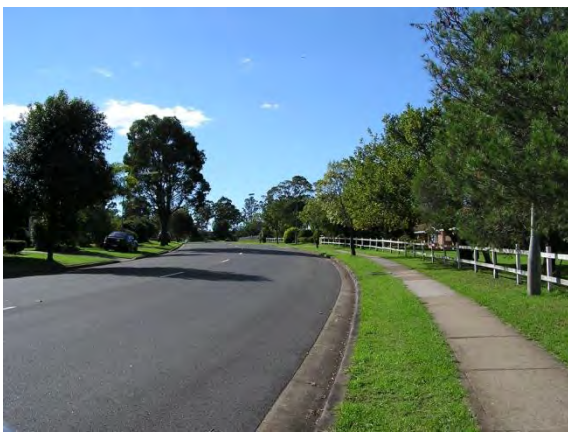


Figure 5.1.17. Looking to the woodland area from the western end of the Unit. The eye is led around the sweeping bend in the road to the focal point provided by the tall trees.

Figure 5.1.18. Looking to the woodland area from the east. The contrast in scale and texture with the suburban development to the north is evident. Views to the west extend to the Scenic Hills in the distance.



Figure 5.1.19. Eastern edge of woodland area.



Figure 5.1.20. The contrast between the manicured garden and the woodland area is strong.



Figure 5.1.21 and Figure 5.1.22. Evelyn Street curves around the northern edge of SH-LU1 and allows its scenic values to dominate the serial views along the street. The property with the white post and rail fence and structured landscaping is more formal in its character. The fence emphasises the sweeping aesthetic qualities of the Evelyn Street.



Figure 5.1.23 (left). The character along Wills Street (left) is of a higher 'as built' density than other parts of E-LU1, although still noticeably more semi-rural than the adjoining suburban areas such as Evelyn Street (right). The eastern edge of the Woodland area provides a good backdrop to the views from Wills Street. The driveway in this photograph has a solid rural character, being lined by trees, post and wire fences and with wide soft verges.

Figure 5.1.24 (right). The well-vegetated hills in the distance contribute to the setting of E-LU1 (viewed from Evelyn Street).



Figure 5.1.25. Bensley Reserve is immediately to the west of E-LU1 and the old-growth trees separating the two areas contribute significantly to the setting of both landscapes. Although in active use as open space, the Reserve shares many values with E-LU1.



Figure 5.1.26 (detail). The old-growth trees separating the oval from the rural lands are important elements in the landscape of both the Reserve and E-LU1.



Figure 5.1.27 to Figure 5.1.32 (opposite page). One of the most important landscape elements in E-LU1 is the long panoramic views over paddocks to the trees near Oakley Road toward modestly scaled structures that nestle under the canopy and do not intrude into views over the landscape.



Figure 5.1.28. The traditional vernacular structures nestled under the trees are particularly evocative of the rural landscape.



Figure 5.1.29. The open paddocks form a pleasing visual contrast with the suburban development immediately to the north and do much to enhance the quality of the wider area.



Figure 5.1.30. Some structures such as these sheds are highly contributory to the rural qualities of the landscape.



Figure 5.1.31. The main rural land-use evident at the time of inspection was the grazing of horses.



Figure 5.1.32. Recent rains have emphasised the park-like qualities of the landscape but at most times it reads as a dry grass paddock studded with trees.



Figure 5.1.33. This recently constructed house within E-LU1 is consistent in its scale, form, materials and setbacks to the suburban development to the north and is not sympathetic to the traditional rural landscape. It is also prominent in views toward the significant Cumberland Plain Woodland area to its east.



Figure 5.1.34. The narrow separation between the house and the remnant Cumberland Plain Woodland emphasises the contrast between the two uses, but also allows them to remain separate elements in the landscape.



Figure 5.1.35. The lot occupied by the recently constructed house is small and triangular in footprint, with little space available for open space and none for the growth of any screening vegetation. The contrast with the adjacent spacious paddock landscape is evident.



Figure 5.1.36 to 5.1.39 below. Views along Oakley Road. The scenic quality of the Oakley Road landscape is high. It is directed by the mature eucalypt trees that line the narrow carriageway and their contrasting verticality. The soft verges reinforce the rural-bushland edge character of this part of the Unit. The vegetation on the southern side of the road and at the eastern end will be lost when the road is built.

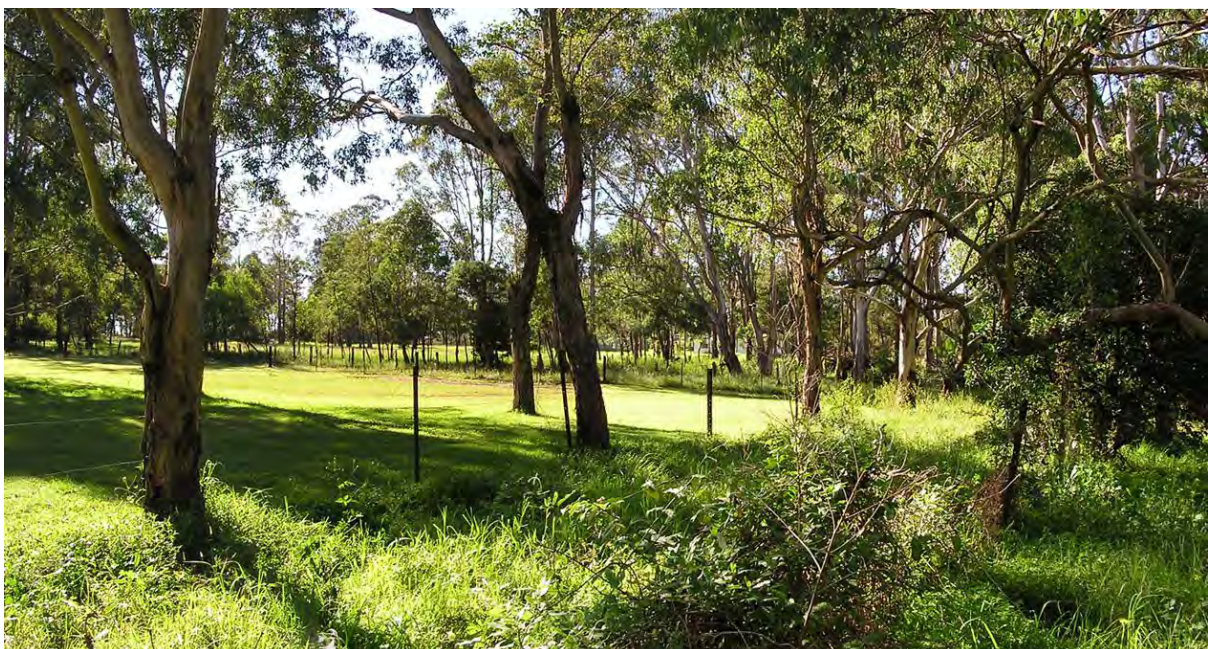


Figure 5.1.40 The landscape of the southern part within the Unit is characterised by mature eucalypts with cleared understorey which is park-like in its aesthetic character, particularly after good rainfalls.



Figure 5.1.41 to Figure 5.1.44 (below) The prevailing scenic value of the Unit near Horseshoe Bend is bushland – rural parkland. Human activity is subservient to the natural values, with structures mostly tucked into the landscape under the tree canopy.



5.1.2 SIGNIFICANT VIEWS AND VISTAS

The lack of internal roads mean that the identified significant views in E-LU1 are accessed from its periphery and include:

- the focal point provided by the curve in Evelyn Street and the unfolding visual sequence towards the distant Scenic Hills when travelling from east to west;
- towards the remnant Woodland vegetation at the apex of the curve in Evelyn Street which provides a strong contrast in scale and form with the adjacent suburban development;
- from Evelyn Street towards the Woodland/bushland to the south – with the traditional contrast over the cleared paddock areas in the foreground;
- from Bensley Reserve towards the excellent group of tall trees marking its eastern edge; and
- along Oakley Road (both directions) – high quality bushland edge character.

The enclosing character of the bushland and relatively flat topography to the north and west have limited the potential for distant views towards the Unit. Instead, the high quality

bushland views are revealed at the last moment when approached from these directions. When approached from the heavily vegetated areas to the east and south the natural landscape opens more gradually through a series of openings.



Figure 5.1.45. E-LU1 contains no internal roads and accessible views are limited to those available from the peripheral roads. Most of these views are good in quality, with those from Evelyn Street mainly over cleared paddocks toward bushland, and those from Oakley Road being more enclosed by the surrounding bushland with views over the area filtered by the stands of trees lining the edges of properties.



Figure 5.1.46. The outward views available to the community are directed along roads and through clearings. Most are tightly constrained by the curved alignments of the roads. A good distance view towards the Scenic Hills in the west is available from Evelyn Street. Additional views are likely to be available from within the Unit from private property.

5.1.3 SUMMARY OF LANDSCAPE QUALITIES AND VALUES – E-LU1

- Tall transitional forest/bushland edge character – mature Cumberland Woodland (Evelyn Street)/ Sydney Sandstone Bushland vegetation (Oakley Road), including many old-growth trees.
- The areas of mature and regenerating bushland/Woodland possess high ecological values as well as visual landscape quality.
- Dwellings nestled under the trees at a low density – particularly on the southern side of the Unit.
- Cleared areas used as low-impact grazing of livestock - backdrop of tall forest trees provides strong termination to the views from the northern side of the Unit.
- Good quality serial views when travelling along the curve of Evelyn Street, including:
 - The heavily forested area acts as focal point and provides impressive contrast to the suburban development to the north;
 - Gradual revelation of views towards the Scenic Hills
 - The open space area abutting the western edge of the Unit; and in particular the tall trees marking the boundary. This area contributes strongly to the scenic values of the unit and read as part of the same undeveloped landscape.



Figure 5.1.47. Summary of the visual and scenic qualities of the landscape of E-LU1.

5.1.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF E-LU1

The Unit also demonstrates some areas of high ecological values. These were described in detail in the Natural Conservation Values Assessment for the East Edge Scenic Protection Lands by Conacher Travers³⁶ (the Conacher Travers Report). The Conacher Travers Report identifies that the Unit contains areas of Cumberland Plain Woodland and Shale/Sandstone Transition Forest; each of which includes species of National/State conservation significance and should be protected from further development.

These identified values coincide with the areas of uncleared and semi-cleared land within E-LU1, and in particular the Woodland/Transitional Forest throughout the southern area and the remnant Woodland near the curve of Evelyn Street, which provides a strong focus to the local streetscape.

The Report recommends that each of these habitats should be protected from development, together with appropriate buffers to protect species transit corridors and the like. This is supported by the findings of the fieldwork and analysis for the current study. The identified buffers will also help to ensure that the conserved habitat retains its visual connection to the remainder of the bushland and continues to 'read' as a cohesive landscape rather than isolated patches of vegetation.

The cleared 'paddock' areas may not have identified significance as a native habitat but they do 'read' as part of the non-urbanised landscape in this area and contribute to its visual landscape qualities.

5.1.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF E-LU1 - EXISTING ZONINGS AND THE QUALITIES OF E-LU1'S VISUAL LANDSCAPE

The land within the Unit is zoned 7(d4) Environmental Protection under the Campbelltown (Urban Area) LEP 2002. The range of permissible uses under this zone was discussed in more detail in Section 3. The land uses within the area at present include grazing, some horticulture and residential activity. At the time of inspection there was also evidence of truck/earthmoving machinery storage on one lot. Although the majority of lots are smaller than the minimum required under the zone for subdivision/erection of a dwelling (see below) the existing uses are generally small in scale, and since they are dwarfed by the trees, minimal in their visual impact on the landscape.

The cleared areas towards the northern part of the Unit used for grazing also have a positive impact on its visual qualities, establishing a strongly rural character to the urban edge in this area.

The residential dwellings fall into two main groups in terms of their visual impact. Most are visually subservient to the rural or natural environmental qualities of their setting and have little or no adverse impact due to their modest scale, form, materials and immediate setting. Some houses however are more visually prominent. This prominence is due to both their

³⁶ Conacher Travers Pty Ltd., Edge Scenic Protection Lands – Landscape Assessment. 2004; and Addendum for the Edge Scenic Protection Lands (ref 4011), March 2004. Unpublished reports prepared for Campbelltown City Council.

smaller lot size which allows less space for natural or rural activity and to the often more 'residential' setting of the house – with structured fencing, exotic gardens, outbuildings and a generally more suburban character. These properties 'read' as large-lot suburban residential development.

The landscape adjacent to the Unit also influences its visual qualities. Bensley Reserve is zoned Open Space (partly Local Open Space and partly Private Open Space), and is strongly contributory to the environmental and visual qualities of the Unit. The area immediately to the south is zoned 5(b) Arterial Road in anticipation of the Parkway, and beyond this, as 6(b) Regional Open Space and 7(b) Scenic Protection (under IDO13). The land to the north is zoned 2(b) residential, and to the east is also Local Open Space, both under the Campbelltown Urban Area LEP (2002). The land uses of each of these areas (with the exception of the Arterial Road) reflect their zoning, with all except the suburban development of Macquarie Fields to the north 'reading' as natural bushland/very low impact residential.

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

Under the provisions of the 7(d4) zone the minimum lot size for the erection of a dwelling is 2 hectares. Figure 5.1.48 shows the distribution of lot sizes within E-LU1; and Figure 5.1.49 shows the location of those properties that have been developed in some way (including the erection of a dwelling).

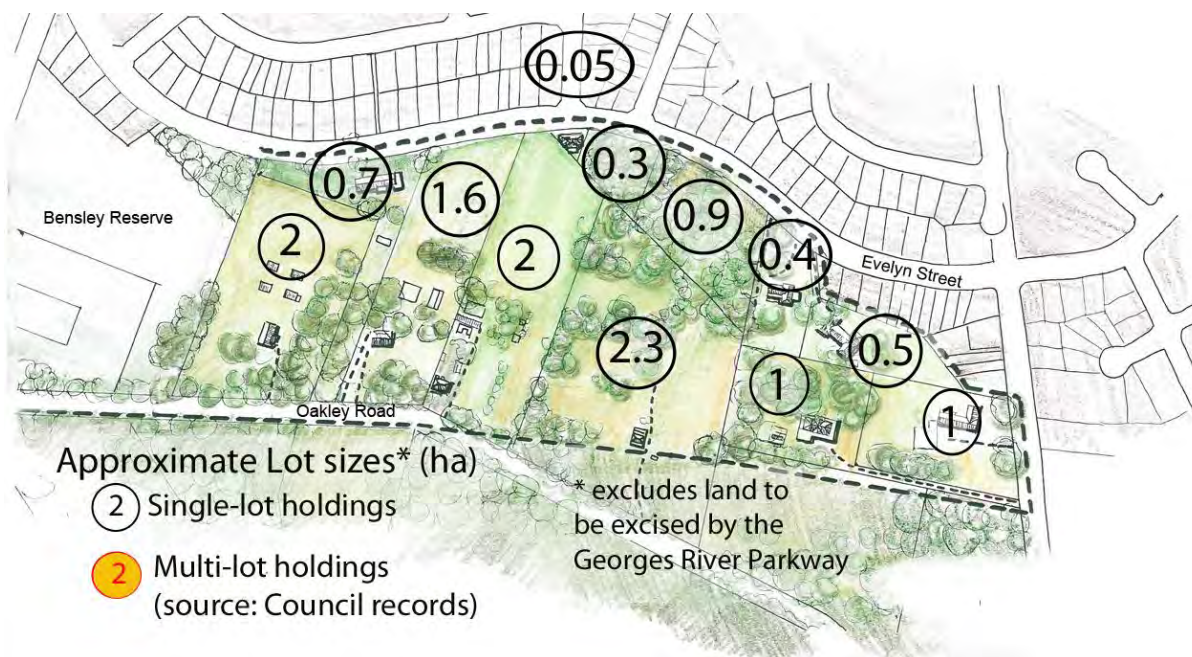


Figure 5.1.48 Distribution of lot sizes within E-LU1 (hectares). The minimum lot size for subdivision and/or the erection of a dwelling at present is 2ha. It can be seen that most properties are already significantly less than 2ha.



Figure 5.1.49. E-LU1 showing developed lots (shaded). Although most lots are undersized, almost all have been developed for residential and ancillary uses, including the erection of houses and outbuildings.

Lot sizes within the area range from 0.05 hectares to 3.28 hectares (the latter to be reduced to approximately 2.4 hectares after construction of the proposed Parkway). Only half of the lots are larger than 1 hectare; and two are greater than 2 hectares. Notwithstanding this, dwellings have been built on all except two lots; although only three are larger than the minimum lot size allowed under the current LEP. The two undeveloped lots are each less than 1 hectare in area and are within the highly sensitive area of Cumberland Woodland abutting Evelyn Street. The single house that has been erected recently on a very small allotment adjacent to the western side of this stand of trees has introduced an intrusive element into the Unit. This lot is sited near one of the farms created from the original Campbellfields Estate and the house was approved prior to the commencement of LEP 2002. It is important that this development is not used as a precedent for further development within the area. Its current prominence in views within and towards the Unit could be largely ameliorated by the planting of screening vegetation on the western side of the house, but the small boundary setbacks limits the potential for this to occur.

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

The existing statutory controls reflect the pattern of development that existed when the LEP was made, and have therefore protected the visual and scenic qualities of E-LU1's landscape reasonably well since this time. The main intrusive element is the small house west of the Woodland area on Evelyn Street described above.

5.1.8 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU1

The existing land uses in E-LU1 are generally acceptable in terms of their impact on the small-scale rural and bushland edge character of the Unit. Continuation of the grazing and low-impact residential occupation at the existing density will have little adverse impact on these qualities, although it is recommended that design guidelines be prepared to help ensure sympathetic siting, scale, form and materials of any new structure.

The open character of much of the landscape means that there is little potential for the introduction of new land uses which require the construction of buildings but which would not have an adverse impact on the qualities of the Unit.

5.1.9 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU1

The existing building density is already significantly higher than that permitted by the zoning, averaging 1.4 hectares per dwelling. Seven of the nine lots under 2 hectares have already been developed; and of those under 1 hectare, six have been developed. The two undeveloped lots are covered by the high visual and conservation value Cumberland Plain Woodland vegetation. Notwithstanding this, the potential impact on the Unit's visual qualities of increasing the residential density was then examined. Options examined included formalising the existing effective density of 1.4 hectare per dwelling, the further reduction of minimum lot sizes to an effective density of 1 hectare per dwelling and the reduction to 4000m² per dwelling.

The reasons that so many dwellings have been constructed on lots significantly less than that permitted under the LEP is not known; but it has had a significant impact on the capacity of this Unit to absorb further development without impact on its visual and environmental qualities.

Details of existing land ownership were not investigated as part of this Study. It should be noted that the date any lot was created and its pattern of ownership will affect its development potential under the existing LEP. Each existing lot was assessed as an individual parcel, and the potential for amalgamation of holdings and aggregation of development potential was not assumed. It should be remembered that if lots are amalgamated higher yields can result. The land areas used in these calculations have however been adjusted where necessary to reflect the estimated size of the lot after the proposed Parkway is constructed.

If the LEP is amended to reflect the higher 'as built' density, the additional development potential would be focused on the larger lots. No additional potential would be available to those lots already less than 1ha unless a lot size even smaller than this were allowed; and such a change would have significant adverse impact on the visual and environmental qualities of the landscape and its potential to contribute to the definition of Campbelltown's urban area.

Any increase in density should adopt the bushland edge model described in Appendix 1. This will ensure that the traditional relationship between vegetated and cleared areas is

maintained and will help to minimise the impact of any new dwellings or ancillary development on the identified values of the area.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 4000M²

If the minimum lot size was reduced to 4000m² up to 16 additional dwellings could be fitted into the area (rising to over 20 if the areas of high conservation value were also developed). Lots of 4000m² are popular with those seeking to build large suburban houses and the Unit would 'read' as a suburban landscape, with houses, outbuildings, driveways and fences becoming the most prominent element in the views over and towards the area. This would result in the existing visual and environmental qualities of the Unit being lost. Requirements for building footprints, outbuildings and paved areas, together with the need for bushfire asset protection zones around each house would result in most of the mature trees and associated ecosystems within and surrounding the Unit being lost. This density of development is not appropriate in this Unit.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 1 HECTARE

If the minimum lot size was to be reduced to 1 hectare, two existing lots would potentially be able to be subdivided without the amalgamation of existing lots. This would lead to two additional dwellings in the Unit. If site amalgamations were to occur (including in the area of bushland near Evelyn Road) there would potentially be four additional lots. Whilst these may be numerically minor increases, the configuration of boundaries mean that unless designed and sited very carefully the new structures and the ancillary development on the site would be likely to have a significant adverse impact on both the ecological and aesthetic qualities of E-LU1. Standard-style development would be inappropriate. Use of the bushland edge development model in Appendix 1 will be necessary, with the subdivision being configured to ensure that any dwelling is located in the distance of views over the paddocks from Evelyn Street and simple in form, colours and materials used so that it will sit in a natural way at the base of the trees (allowing for the buffer requirements of the Rural Fire Service).

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO REFLECT THE EXISTING 'AS BUILT' DENSITY

If the minimum lot size was amended to reflect the existing average density (1.4 hectares per dwelling) the configuration of holdings and location of existing dwellings on already undersized lots would result in possibly only one additional dwelling being created – from the largest existing lot in the area (the 3.28 hectares not affected by the proposed Parkway). The Unit has the capacity to absorb one additional dwelling without significant adverse impact on the environmental qualities of the landscape providing that it is sited and designed sensitively.

Any of the options described above would only be acceptable if the new minimum lot size is able to be enforced without the amendment leading to a spate of applications for further 'undersized' development.

SUMMARY OF ISSUES RELEVANT TO THE IDENTIFICATION OF AN APPROPRIATE DEVELOPMENT DENSITY IN E-LU1

The potential for any increase in residential density in E-LU1 should be limited for the reasons identified in this section, including:

- The area already contains a high proportion of lots significantly smaller than that allowed under the existing LEP. Almost all of these lots have been developed already, leaving few lots with any capacity for additional development unless the minimum lot size was to be reduced significantly, which would then result in the loss of the visual and environmental values of the Unit.
- The shape of the Unit, with its longest edge abutting the existing bushland area (and proposed Parkway reservation) limits the potential for subdivision without substantial site amalgamation.
- The rural and bushland character of the Unit provides a well-defined visual and physical edge to the suburban area of Macquarie Fields.
- Retention of a low-density edge to the proposed Georges River Parkway will provide a buffer and help to ameliorate the impacts of what will be likely to be high levels of traffic flow on the existing suburban development.
- The Unit contains areas of high conservation value old-growth Cumberland Plain Woodland and Shale/Sandstone Transitional Forest species and habitat. The ecological viability of these should not be threatened by increased densities of both dwellings and ancillary development, including development in the vicinity that may affect ecological viability.
- The need to ensure adequate bushfire asset protection zones for new development at the higher densities considered above would necessitate the loss of significant and mature vegetation and compromise the visual and scenic qualities of the area.

There is some potential however for a modest increase in development potential in parts of the precinct providing that a bushland visual quality is retained, or in those parts of the Unit where the landscape is open and rural in character as described below.

The open woodland areas also contribute to the visual qualities of the Unit and should be protected from clearing and development, although there is some potential to 'build under' the canopy in the areas of lower ecological significance using the Model (similar to the development to the south of the Unit at present).

The need to ensure adequate bushfire asset protection zones for new development at a density greater than one dwelling per hectare would necessitate the loss of significant and mature vegetation and compromise the visual and scenic qualities of the Unit and is not appropriate in E-LU1.

5.1.10 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF E-LU1

The following recommendations are made to ensure the conservation of the visual and environmental significance of E-LU1's cultural landscape. They should be read in conjunction with the recommendations for the whole landscape described in section 5.0.

ADDITIONAL RECOMMENDATIONS FOR E-LU1

- The stand of trees creating the focus for views along Evelyn Street should be retained. This area contributes significantly to the visual and scenic qualities of the area by both providing a focal point for views towards the area from the north and by directing views when travelling along Evelyn Road; particularly towards the west. The stand of trees also acts as an extension to the main bushland area and helps to screen the impact of the suburban development to its east from the remainder of the area.
- The area demonstrates high ecological value as a remnant stand of Cumberland Plain Woodland.
- Ecologically appropriate weeding (removal of invasive/exotic species) is necessary in places.
- The existing house on the small lot adjacent to the stand of Woodland on Evelyn Street should be screened by planting on its western side to soften its impact on the scenic qualities of the landscape.

RECOMMENDED URBAN EDGE – E-LU1

- The study boundary of E-LU1 does not include the open space of Bensley Reserve which is located immediately to the west of the Unit and demonstrates similar landscape values. It is recommended that the Landscape Unit include this area.
- The present alignment of the boundary also excludes the area that at present reads as part of the Unit but which will be incorporated into the proposed Parkway. If the Parkway does not proceed this area (bounded by Oakley and Wills Roads) should be included in the Landscape Unit.
- It is recommended that the urban edge in the vicinity of E-LU1 be as shown in Figure 5.1.50 below.



Figure 5.1.50. Recommended urban edge of E-LU1.

RECOMMENDED ZONINGS AND LOT SIZES – E-LU1

The recommended zoning for E-LU1 is E4 Environmental Living. This will allow controlled residential development but continue the emphasis on protecting the environmental qualities through requiring that any assessment of new development considers its impacts on the natural and aesthetic values of the Unit. It will also empower Council to refuse unsympathetic development whilst allowing development that will not have an adverse impact on the important environmental values of the Landscape Unit.

The maximum density that could be accommodated without unacceptable impact on the visual and environmental values of the Unit is one dwelling per hectare within the areas shown in Figure 5.3.51 below only, and only then if subject to full compliance with the urban design requirements described in the Model for Bushland Edge Development in Appendix 1 of this report and any additional detailed design controls as outlined below or that may be developed for the area. This means that the development potential and distribution of dwellings will not be even throughout the Unit, but will respond to the environmental values of the property being developed. It should be noted that in the case of some lots no further subdivision or additional dwellings will be possible.

Increased densities or intensity of land use in the remainder of the Unit would have an adverse impact on the visual and environmental qualities and values of the Unit and Campbelltown's cultural landscape and should not be supported.



Figure 5.1.51. Areas within which development using the model may be possible are shown shaded light orange. Areas not capable of accepting any increase in built density are shown dark green. The light green shaded area surrounding the environmentally sensitive areas are buffer areas to protect the ecological values of the Unit and are also not suitable for development (Note that this sketch is indicative only and is subject to confirmation of boundary through on-site survey).

URBAN DESIGN RECOMMENDATIONS

Allowing development at the density of 1 dwelling/ha should not be considered unless each of the following criteria can be satisfied:

- the Model described in Appendix 1 is applied with an additional requirement that any new dwelling is to be located away from Evelyn Street unless a planted buffer is provided also along Evelyn Street;
- any subdivision is designed to ensure that any development on the lots created will be able to satisfy these design and siting requirements;
- if this planted buffer is provided to Evelyn Street it should include breaks to allow passers-by to see across the paddock landscape to the bushland behind;
- the paddock areas should remain open grazing land;
- all existing mature trees and vegetation are retained and any development is to 'fit around' the existing trees;
- all areas of high conservation value are excluded from the calculated and built development areas;
- a buffer of at least 20 metres is retained between the environmentally significant naturally vegetated areas and any built structure;
- any new development is modest in its scale, form and siting to ensure that it is a visually recessive element in the landscape; and
- any fencing is 'transparent' in design so that it does not intrude upon the views over the area.

5.2 EAST EDGE SCENIC PROTECTION LANDS - UNIT 2

OLDSMOBILE PLACE (E-LU2)



Figure 5.2.4. The house on E-LU2. Its character and street presentation is suburban.

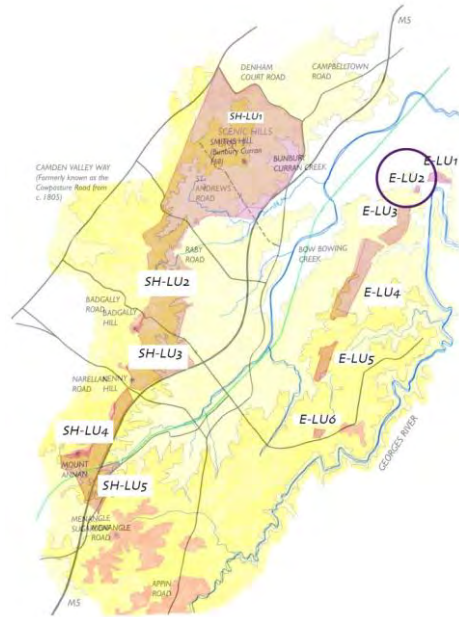


Figure 5.2.1 Location of East Edge Scenic Protection Lands Visual Landscape Unit 2.

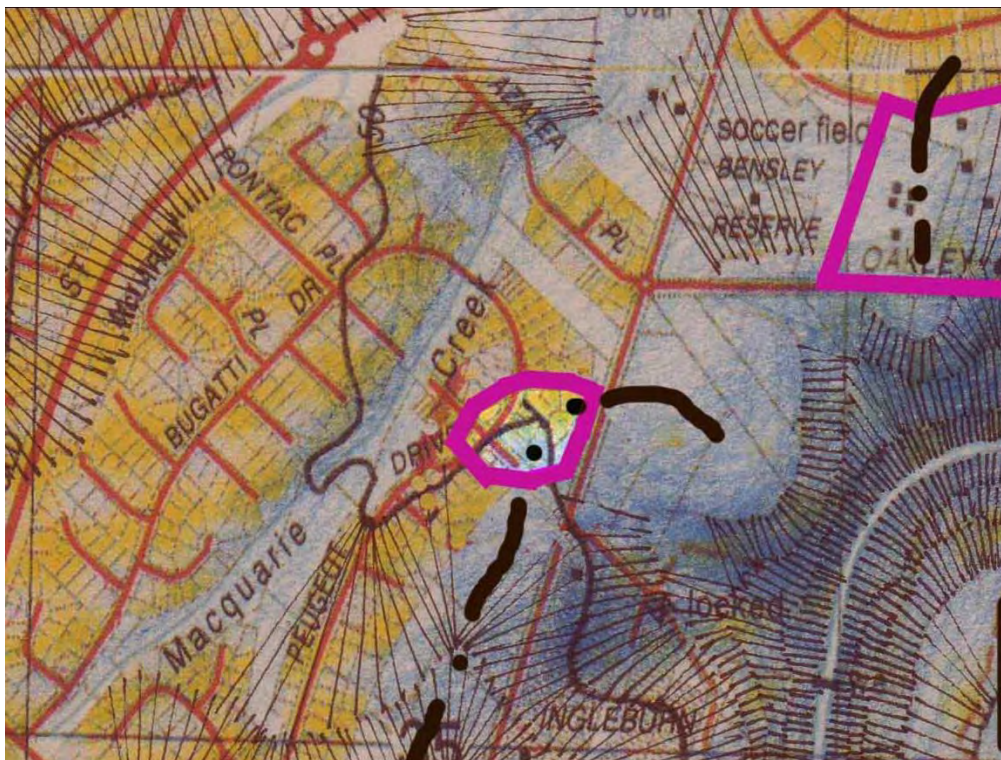


Figure 5.2.2 E-LU2 is a small located north of the horseshoe bend in the Georges River. It is bounded by suburban development to the north and east, local open space (playing fields) to the west and the bushland of the road reservation to the south.



Figure 5.2.3 The Unit has been developed for residential purposes by the erection of a single dwelling house. It no longer demonstrates any meaningful rural or bushland qualities.

5.2.1 CONTEXT

This area is a single parcel of land wedged between the roadway reservation and Oldsmobile Place, a cul-de-sac in the adjacent suburban area. A recently constructed dwelling is situated on the 2240m² lot and there is no further significant subdivision potential. The reason that it was excluded from the residential zoning during the preparation of LEP 2002 is not known, but it does not demonstrate any notable scenic values or environmental qualities and has not been analysed in detail as part of this Study.

5.2.2 RECOMMENDATION

It is recommended that the property be rezoned for residential purposes to be consistent with the adjacent residential area.

It is recommended that the lot be included within the urban area of the Campbelltown LGA.



Figure 5.2.5 Recommended Urban Edge for E-LU2. This Unit forms part of the adjacent suburban landscape.

5.3 EAST EDGE SCENIC PROTECTION LANDS UNIT 3

MERCEDES ROAD (E-LU3)



(Previous page)

E-LU3 has retained a strong rural character:

Figure 5.3.1. Mercedes Road looking east over intersection with Bensley Road

Figure 5.3.2. Eastern end of Mercedes Road near the Parkway Reservation looking to north-west

Figure 5.3.3. Poultry farm at south-eastern corner of intersection of Mercedes and Bensley Roads (taken from east)

Figure 5.3.4. This late 19th Century sandstone cottage is located at the focal point of the Unit and includes its original setting.

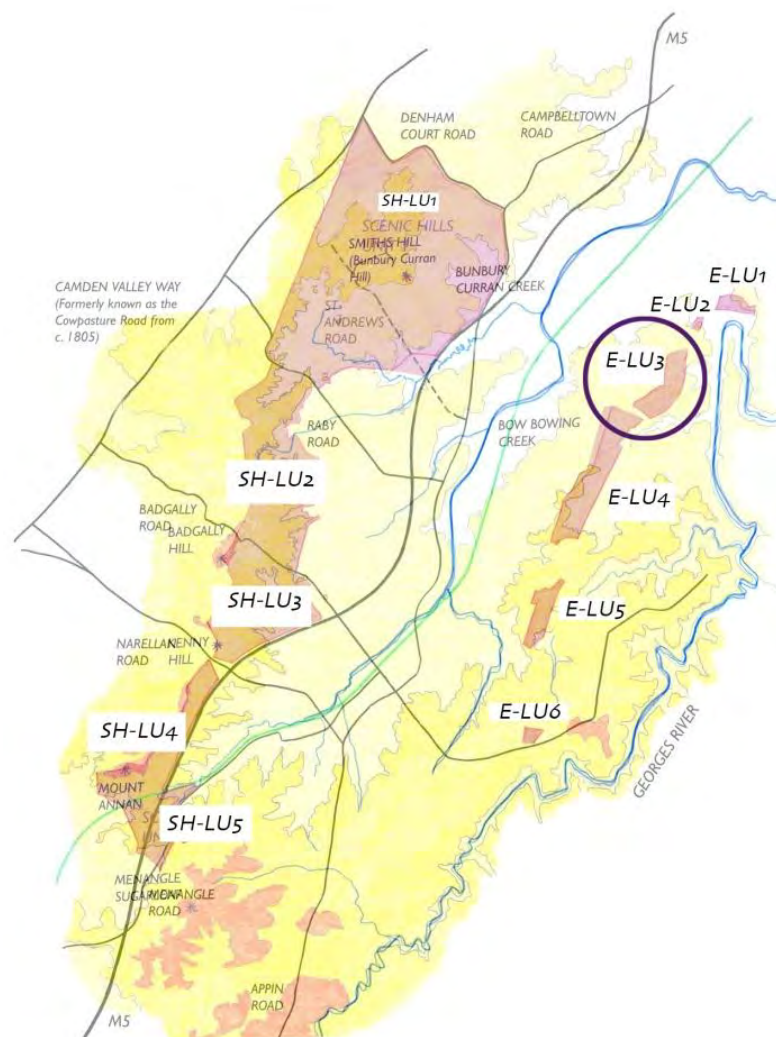


Figure 5.3.5. Location of East Edge Scenic Protection Lands Visual Landscape Unit 3.



Figure 5.3.6. The prevailing character of the area is semi-rural with a natural bushland edge. The tall woodland and bushland trees provide a backdrop to the landscape. The southern-most portion of the area demonstrates a high quality bushland-edge character, with low density residential development nestled under the tree canopy.

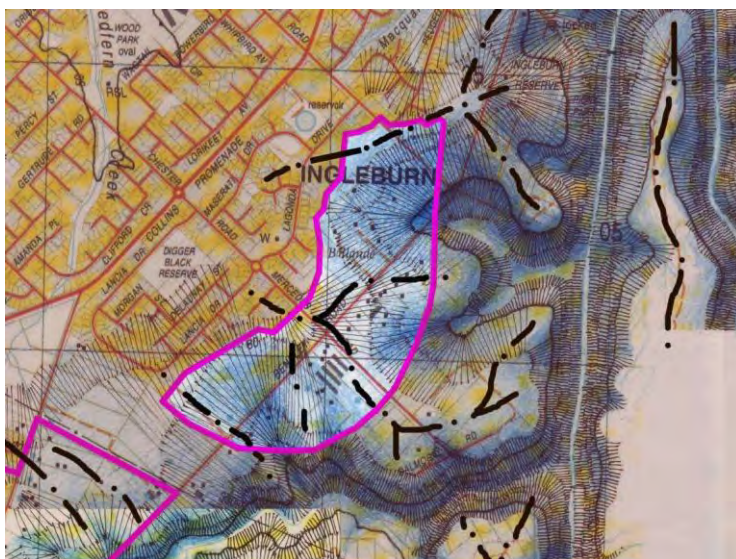


Figure 5.3.7. E-LU3 is located to the south-east of Ingleburn. The Unit describes an arc between the residential areas to the north-west and the Georges River Nature Reserve to the east and south.

5.3.1 CONTEXT

Landscape Unit 3 in the East Edge Scenic Protection Area (E-LU3) is a predominantly cleared area with stands of significant vegetation, particularly at its southern end. The Unit is centred around the intersection of Mercedes and Bensley Roads, being situated below the line of the main ridge when viewed from the Scenic Hills. The western edge of the Unit is bordered by the residential subdivision of Ingleburn and the eastern edge by the sweeping curve of the reservation for the proposed Georges River Parkway. A major electricity transmission corridor separates the Unit from E-LU4 to the south.

The scenic values of the Landscape Unit 3 are derived from the interlacing of its non-urban and bushland areas. Largely cleared areas are bordered by towering bushland and contrast with the more vegetated areas. The north-western area and the properties near the south-western corner of Mercedes and Bensley Roads demonstrate an open Cumberland Plain Woodland character with houses scattered beneath. Much of the middle sector of the Landscape Unit is substantially cleared and includes traditional non-urban uses such as the poultry farm, low-impact grazing and other small rural activities. The visual quality of this middle sector is enhanced also by the setting of the modest late 19th Century stone cottage on its undeveloped lot that reads as a traditional small-settler farm holding. This property is the only listed heritage item in the Unit, and the protection of the quality and integrity of the structures (including the stone outhouse) and its setting should be a priority.

The southern half of the Landscape Unit demonstrates a high visual quality. The bushland extends from the adjoining properties over the roadway and establishes an attractive canopy-like visual character. Similar qualities are found also at the northern end of the precinct near Oxford Road.

Other development such as the recent medium-density development on the eastern edge near Mercedes Road is less sympathetic to the Unit's visual qualities and is inconsistent with its value as a rural landscape.

The Unit is within William Redfern's Campbellfield Estate – most is within the 1821 grant of 1480 acres, with the northernmost part (adjoining Oxford Road) within a slightly earlier (1816) 800 acre grant made to Redfern. Nothing is known of the use of the land during that time, including whether this area was planted for wheat. The central portion (including the land adjacent to what is now Mercedes Road) was subdivided into village lots in 1885, intended to be known as 'Caledonia'; with the remainder of the area divided into lots of approximately 13 acres (west of Bensley Road) and between 30 and 100 acres between Bensley Road and Myrtle Creek.

The aerial photographs taken in 1956 reveal that the Unit was significantly less developed than at present, with approximately ten farms evident. Where not cleared for agriculture the vegetation to the east of Bensley Road appears to be predominantly low with emergent canopy trees; and to the west of Bensley Road the vegetated areas appear to be remnant (or possibly regenerated) open Cumberland Plain Woodland (see Figures 5.3.10 and 5.3.11).



Figure 5.3.8. Extract from an early subdivision plan showing that the 1880s subdivision of the Campbellfield Estate originally intended to create a small village to be known as 'Caledonia' between Collins Promenade and Bensley Road, centred on the street now known as Mercedes Road (NSW Department of Lands: Parish Map Preservation Project image. Minto Parish. Dated c1930s).



Figure 5.3.9. The small lots in the central part of the Unit were created by the major subdivision of the Campbellfield Estate in the late 19th Century. These were originally intended to form a small village to be known as Caledonia, but the lots were purchased in groups and developed as slightly larger holdings. Only the sandstone cottage to the north of the intersection survives as physical evidence of this earlier layer, but the nominal lots (shown in light yellow) remain under today's properties (dark yellow). The group of five dwellings on the southern side of Mercedes Road read as urban 'lifestyle living' properties, but contribute strongly to the Unit's scenic qualities due to the retention of many mature trees on each lot with frontage to Bensley Road and the generally modest scale, form and use of materials in the group.



Figure 5.3.10 and Figure 5.3.11. Aerial photography taken in 1956 (above) and 2009 (below) reveals the changing pattern of clearing and development in E-LU3 over the last 50 years. (NSW Department of Lands aerial photography 1956 and Spatial Information Exchange Viewer (2009 image))

The local road network within the Unit is functional, with Mercedes and Oxford Roads providing links to the main valley of the Campbelltown LGA in the west and Bensley Road linking to the north and south. The linear quality and gentle undulations of Bensley Road in particular provide opportunities for good quality streetscape views directed by the tall remnant bushland lining the roadsides. A simple but good quality view is directed by the carriageway of Mercedes Road towards the bush that marks the edge of the Parkway reservation to the east. The quality of this view is likely to be compromised when the Parkway is constructed, although if designed sensitively it could still read as bushland located slightly further away (on the other side of the road). It is not known if this will be an access point to the Parkway, but if this is the case the character of the area will change significantly from the increased traffic flow and demands for urban type uses as the area becomes a major through-route to the main valley.

Paved carriageways in the Unit are narrow and soft-edged with extensive mature trees on the verges, enhancing the natural/undeveloped character of the Unit.

The environmental qualities of the southern end of the landscape unit are generally good and include some high-quality bushland areas. Although the area near Mercedes Road demonstrates a somewhat higher density, most of the properties have retained a high proportion of natural vegetation and the houses read as being nestled under the canopy and as visually neutral elements in the landscape, particularly when viewed as a streetscape. Once south of this group of smaller lots the visual character of the Unit is dominated by mature woodland of a high quality and most houses are visually recessive or well hidden from the casual viewer by vegetation.

The middle area of the precinct includes some properties that demonstrate the characteristics of standard suburban development including several examples of over scaled houses. The scenic quality of this part of the Unit is however enhanced by the sandstone cottage (a local heritage item) in its traditional semi-rural setting overlooking the surrounding paddocks.

North of Mercedes Road, the character of the area broadens into a landscape more usually associated with the urban-rural edge with a series of long, relatively narrow lots dominated by suburban-style dwellings. The properties are substantially cleared but those to the east of Bensley Road back onto the bushland of the road reservation at the rear which gives the streetscape of this group a good quality rural-residential character. They become more vegetated towards the northern end of the landscape unit, with houses nestled under the eucalypt canopy and having a more minor impact on its aesthetic values. The quality of the bushland has been degraded by the extensive clearing of understorey vegetation and the planting of grasses with significant evidence of weed infestation in places.

The character of the landscape on the western side of Bensley Road north of Mercedes Road is of a generally good quality, with areas of cleared grazing land contrasting with pockets of more densely planted areas around the dwelling houses, each of which is situated towards the western end of its lot (furthest from the road). One of the properties in this group has a young Bunya Pine tree planted in a traditional location close to the house. This will mature to become a 'marker tree' in the wider network of views across the Campbelltown valley. Moving along Bensley Road to the north, a small group of properties are found that demonstrate the ameliorating impacts of nestling houses or other buildings under a canopy of mature trees. The dwellings are set well back from the street and the

quality of the intervening landscape dominates the view from the street, allowing the natural qualities of the landscape to dominate over the built. A potentially reversible negative element is introduced by the visually prominent fences and 'statement' entry gates to several properties which contrast strongly with the traditional and visually sympathetic examples at the southernmost end of the Unit.

The construction of the Parkway will have a significant impact on the eastern half of this landscape unit, with the relocation of most of the mature tree backdrop that currently terminates views over the properties on the eastern side of Bensley Road.



Figure 5.3.12. Looking west along Oxford Road from near Bensley Road. Oxford Road lies at the northernmost end of E-LU3. Views to the urban area to its west are limited by the ridge (which is close to the western boundary of the Unit).



Figure 5.3.13. The landscape of Oxford Road is semi-cleared bushland with stands of remnant trees (looking to Bensley Road with the Parkway reservation in the background).



Figure 5.3.14. A small area to the north of Oxford Road is also within the Unit. It is mostly cleared without productive uses other than two dwellings.



Figure 5.3.15. The landscape to the south of Oxford Road has retained a high proportion of taller trees with regrowth. The understorey is cleared.



Figure 5.3.16. The landscape to the south of Oxford Road near the ridge opens to a cleared area.



Figure 5.3.17. Many lots within this Unit are used for grazing and the keeping of livestock.



Figure 5.3.18 and Figure 5.3.19. Bensley Road looking to the south (left) and to the north (right). The landscape of Bensley Road is rural in character, with tall trees lining the roadsides and contributing to its scenic values.



Figure 5.3.20. The bushland near where the Parkway reservation crosses Bensley Road is suffering from a significant weed invasion.



Figure 5.3.21. The landscape of much of the northern end of Bensley Road is dominated by the verticality of the trees lining the roadside. Many trees have also been retained on private properties and have created a private, good quality streetscape. Most dwellings are hidden by the vegetation.



Figure 5.3.22. The use of a constructed fence rather than the traditional strung-wire introduces a formal element into an otherwise informal streetscape.



Figure 5.3.23. Although the lots on the eastern side of Bensley Road closer to Mercedes Road are of similar size to those further north the impact that development has had on the visual qualities of the landscape is stark. This group of dwellings are sited close to the road and most have semi-structured gardens with few tall native trees visible. This small part of the Unit 'reads' as primarily residential in character, in contrast to most of the Unit which has retained a strongly rural character. Location of the dwellings close to the road has however allowed the views across the eastern part of the group (from Mercedes Road) to be good-quality rural in character.



Figure 5.3.24. Although this group is characterised by smaller than usual setbacks for a rural area; this good quality and visually enticing 'keyhole' views framed by old trees has been retained and contributes to the streetscape.



Figure 5.3.25. View over the rear of the houses in Figures 5.3.23 and 5.3.24. The concentration of built form close to Bensley Road has allowed the rear of these properties to retain a high quality rural character.



Figure 5.3.26 and Figure 5.3.27 (below). The northern side of Bensley Road is significantly more rural in character and the undulating topography adds to the interest of the views over this area. The dwellings and outbuildings are well hidden under the mature trees that form the skyline.



Figure 5.3.28. Note the emergent Bunya Pine in a traditional location near the house on this property. This tree will become a prominent marker of the Unit in the future.



Figure 5.3.29. Looking north over the western side of Bensley Road. The views are good quality and rural in character.

Figure 5.3.30. Dwellings toward the north of Bensley Road near Oxford Road mostly have a low impact on the scenic qualities of E-LU3 because they are set well back from the roadside and are nestled under the canopy of tall native trees. The landscape reads as good quality rural-residential.



Figure 5.3.31. The well-formed mature trees on the land at the south-western corner of the intersection of Mercedes and Bensley Roads are a feature of this important location at the centre of E-LU3.





Figure 5.3.32 and Figure 5.3.33. The sandstone cottage and matching outbuilding (also built of stone) were built in the mid-late 19th Century, most probably soon after the subdivision of 'Caledonia' and the property is now a locally listed heritage item.



Figure 5.3.34. The land on the north-western corner of Mercedes and Bensley Roads is also highly significant to E-LU3's cultural landscape. It is part of the original historic curtilage of the early sandstone cottage.



Figure 5.3.35. The curtilage of the heritage-listed cottage 28 Mercedes Road was originally subdivided as long, narrow lots (shown light yellow) which were intended to form part of the proposed village to be known as 'Caledonia'. They were sold in one group and developed as a small farm. This configuration was once typical of the pattern of development on the outskirts of small towns throughout NSW but which is now increasingly rare.

(NSW Department of Lands SIX viewer 2009)



Figure 5.3.36. The large and well-formed tree to the east of the poultry farm is a prominent element in the landscape of the Unit.



Figure 5.3.37 to Figure 5.3.40 (below). The landscape of the north-western part of the Unit is aesthetically pleasing although manicured in quality. The properties are park-like with tall native and exotic trees in an extensive grassed setting which is particularly eye-catching after rain. The houses are situated well back from the road and are largely hidden from casual view.



Figure 5.3.41 and Figure 5.3.42. Formal entrance gates make a prominent 'statement' about the property but are visually intrusive elements in the context of this rural-bushland landscape.



Figure 5.3.43 and Figure 5.3.44. The verges in E-LU3 are soft, without kerbing, guttering, footpaths or formal edges. Many are planted with drifts of surviving original and regenerating eucalypts.



Figure 5.3.45. Looking east along Mercedes Road toward the Parkway reservation.



Figure 5.3.46 and Figure 5.3.47 (below). The visual quality of the landscape in the vicinity of Mercedes Road east of the poultry farm is very good, with extensive cleared areas set against a backdrop of bushland. If the Parkway is built most of the trees visible in these photographs will be removed.





Figure 5.3.48 to Figure 5.3.54 (below). The character of the southern area of Bensley Road is more heavily vegetated with areas of high ecological and aesthetic value. Evidence of human activity is mostly well hidden by the vegetation.





Figure 5.3.55. The poultry farm is one of the few surviving active agricultural industries in the northern part of the Campbelltown LGA.



Figure 5.3.56. The houses on the southern side of Mercedes Road near the urban areas are suburban in form, although most are set on large lots and demonstrate the characteristics of post-War migration and small-lot farming activity.

5.3.2 SIGNIFICANT VIEWS AND VISTAS

The configuration of the topography, street patterns and vegetation has meant that there is little opportunity for notable views toward E-LU3. The Unit is encountered as a sudden clearing in the bushland or contrast to the suburban landscape, depending on the direction of approach. Similarly, when leaving the area no significant views are available to other landscape features such as the Scenic Hills.

The quality of the internal views in E-LU3 are good however. They are defined largely by the scale and density of surrounding bushland and the Cumberland Plain Woodland vegetation which surrounds much of the Unit and creates an enclosed and intimate character within it (see Figure 5.3.57 overleaf).

Internal views from the edges of the Unit are directed along Mercedes and Bensley Roads towards the focal point at their intersection where a group of trees, including some individual specimens of a high visual quality, provide a focus to the Unit. Its aesthetic quality is further enhanced by the small sandstone cottage and its traditional small-farm setting to the north-west of the intersection. The internal views throughout the area are of a good quality, extending over clearings and paddocks to the houses which are mostly set well back from the roadside.

Other significant visual elements are derived from the streetscape qualities in the Unit, and in particular the contribution made by the soft edges and blurred transitions between the public and private domains formed by the many mature forest trees retained along the roadsides.

The recent planting of a Bunya Pine in the garden of one of the properties at the western edge of the Unit and close to the ridgeline will provide a clear marker to the location of the Unit in future years. Although it is not associated with a Colonial property, this tree will become an important local landmark in the future which will be visible from many places in the Campbelltown LGA.



Figure 5.3.57 Some significant views and vistas into, within and out of E-LU3. Internal views are of good quality, being directed along the roadways and over cleared areas to the bushland beyond. Views into the Unit are limited by the topography and road layout. Views outward from the Unit are mostly modest, with good views toward the trees of the Parkway reservation. Views into the area are very limited due to the topography and lack of access points.

5.3.3 SUMMARY OF LANDSCAPE QUALITIES AND VALUES - E-LU3

The prevailing character of E-LU3 is that of a semi-rural bushland landscape. Houses are generally modest in scale and form. Setbacks from the street vary and many properties have oriented the house to take advantage of the scenic qualities of the local environment. The qualities include:

- Mature bushland edge character with rural activity in clearings – including both mature Cumberland Plain Woodland/Shale-Sandstone Transitional Forest vegetation with many old-growth trees.
- The areas of mature and regenerating bushland/Woodland possess high ecological values as well as contributing significantly to visual landscape quality of the Unit.
- Dwellings nestled under the trees at a low density – particularly towards the northern and southern extremities of the Unit.
- Cleared areas towards the centre of the Unit used for the low-impact grazing of livestock with some more intensive agricultural activity such as the poultry farm.
- The late 19th Century sandstone cottage on the northern side of Mercedes Road contributes to the scenic landscape values through its conservation of the fabric of the cottage and outbuildings, the continuity of rural land-use, including its setting on a 'paper subdivision'.
- Emergent Bunya Pine tree (*aracaria bidwilli*) on property near the main ridgeline which will become a landmark planting when mature.
- The backdrop of tall forest trees provides strong termination to the views to the eastern side of the Unit.
- The intersection of Mercedes and Bensley Roads forms a strong focal point to the Unit and is enhanced by the historic cottage, the mature trees and the surviving rural activity.
- Good quality serial views are found when travelling along Bensley Road (in either direction) due to the undulating topography hiding and then revealing elements. This is enhanced by the traditional rural qualities of the roadside planting and soft edges to the carriageway, creating a 'country' quality in strong contrast to the urban areas immediately to the west.



Figure 5.3.58. Summary of the visual and scenic qualities of the landscape within E-LU3. The scenic qualities of the area are derived mainly from the mature trees and their relationship with the cultural landscape. Although the southern portion of the unit is well vegetated with some pockets of high quality ecological diversity, most land in the middle sector is substantially cleared. The visual impact of this is minimised however by the quality and density of the vegetation in the adjacent road corridor which provides a scenic backdrop to the views over the Unit, enclosing and defining the visual qualities of the central part of the landscape.

5.3.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF E-LU3

The Natural Conservation Values Assessment for the East Edge Scenic Protection Lands by Conacher Travers Pty Ltd. (the Conacher Travers Report) identified much of the southern half of the Unit and some of the northern portion as demonstrating moderate and high ecological values which should be conserved. The Unit contains significant areas of both Cumberland Plain Woodland (Grey Box) and Shale/Sandstone Transition Forest (Forest Red Gum), including habitat areas for endangered species such as the Cumberland Plain Land Snail and a range of owls, bats and birds. The habitat area at the southern end of E-LU3 has been identified in the Conacher Travers Report as one of the largest remnants of Cumberland Plain Woodland in the locality, and each of the identified moderate/high value areas includes species of National/State conservation significance. The Conacher Travers Report recommends that each of these habitats should be protected from development, together with appropriate buffers to protect species transit corridors and foraging areas. These buffers will also help to ensure that the conserved habitat retains its visual connection to the remainder of the bushland and continues to 'read' as a cohesive landscape rather than isolated patches of vegetation.

These areas of high and medium ecological value correspond with the areas of highest bush landscape visual quality within the Unit. Other parts of the Unit however also demonstrate good visual qualities, both bushland and rural. These include the areas of trees with good shape and density but cleared understorey.

The interface of grassed and treed areas is an important element throughout the Unit. Views across the open paddock areas terminate at the backdrop of mature woodland, with houses or other built elements playing only a minor role in the landscape.

Another notable element within the Unit is the natural character of the roadside planting, which consists of local species growing in an apparently natural distribution in the manner of a traditional rural road. These trees, together with the soft edges to the paved roads, are vulnerable to increases in urban density and subsequent demands for 'suburbanisation' of the landscape – such as more formal plantings and kerbing/guttering and the removal of trees for safety due to higher traffic flows. This should be avoided through the use of alternative devices such as tensioned steel cable barriers etc.

5.3.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF E-LU3 - EXISTING ZONINGS AND THE QUALITIES OF E-LU3'S VISUAL LANDSCAPE

The land within the Unit is zoned 7(d4) Environmental Protection (2 hectares minimum) under the Campbelltown (Urban Area) LEP 2002. The range of permissible uses under this zone was discussed in more detail in Section 3. The land uses within the area at present include grazing, active agriculture, some horticulture and residential activity.

The more active uses are located towards the centre of the Unit, with lower-impact rural uses and dwellings set under the canopy of eucalypts towards the northern and southern extremities.

The landscape qualities reflect these land uses, with the southern (south of Mercedes Road) area in particular possessing good quality bushland edge characteristics, with rural and low key residential land uses nestled under the canopy of mature trees. The stone cottage and its outbuildings located to the north-west of the intersection of Mercedes and Bensley Roads is a locally significant heritage item, its relationship with its paddock setting allowing ready understanding and interpretation of the traditional small settler's lot.

The poultry farm located at the south-eastern corner of Mercedes and Bensley Roads is one of the few remaining commercial agricultural activities in this part of the Campbelltown LGA. It is also historically consistent with the poultry farms established nearby as part of the Soldier Settlement Scheme following the First World War. Poultry farms of this type are however intensive agricultural uses and have associated impacts on the amenity of the nearby areas. The intentions of the owners and operators of this establishment are not known, but facilitating increases in residential density in close proximity to this type of land use is likely to lead to conflict between the existing land uses and any new residents.

The impact of the residential development on the visual landscape qualities of the Unit demonstrates a strong correlation between the amount of mature Woodland species retained on site, the degree and character of any clearing of these trees, the size, form and materials used in the buildings and the form and character of ancillary development such as fences, driveways and outbuildings. Properties that have retained a high proportion of

Woodland vegetation and with modestly scaled and designed dwellings and transparent fences have negligible impact on the visual qualities of the area. Properties that have largely been cleared without evidence of rural activity are of a form more usually found in suburbia and those with 'statement' fences and entrances are generally less sympathetic in their impact on the visual and scenic qualities of the area.

It is interesting to note however that dwellings that could otherwise potentially be considered intrusive in this Unit can read as a more neutral element when supported by active rural uses or where set against a visually strong and prominent backdrop of bushland/woodland vegetation.

5.3.6 EXISTING LOT SIZES AND THEIR IMPACT ON THE VISUAL QUALITIES OF E-LU3

The land within the Unit is zoned 7(d4) Environmental Protection under the Campbelltown (Urban Area) LEP 2002. Under the provisions of this zone the minimum lot size for the erection of a dwelling is 2 hectares. Figure 5.3.59 shows the distribution of lot sizes within E-LU3; and Figure 5.3.60 shows the location of those properties that have been developed in some way (including the erection of a dwelling).

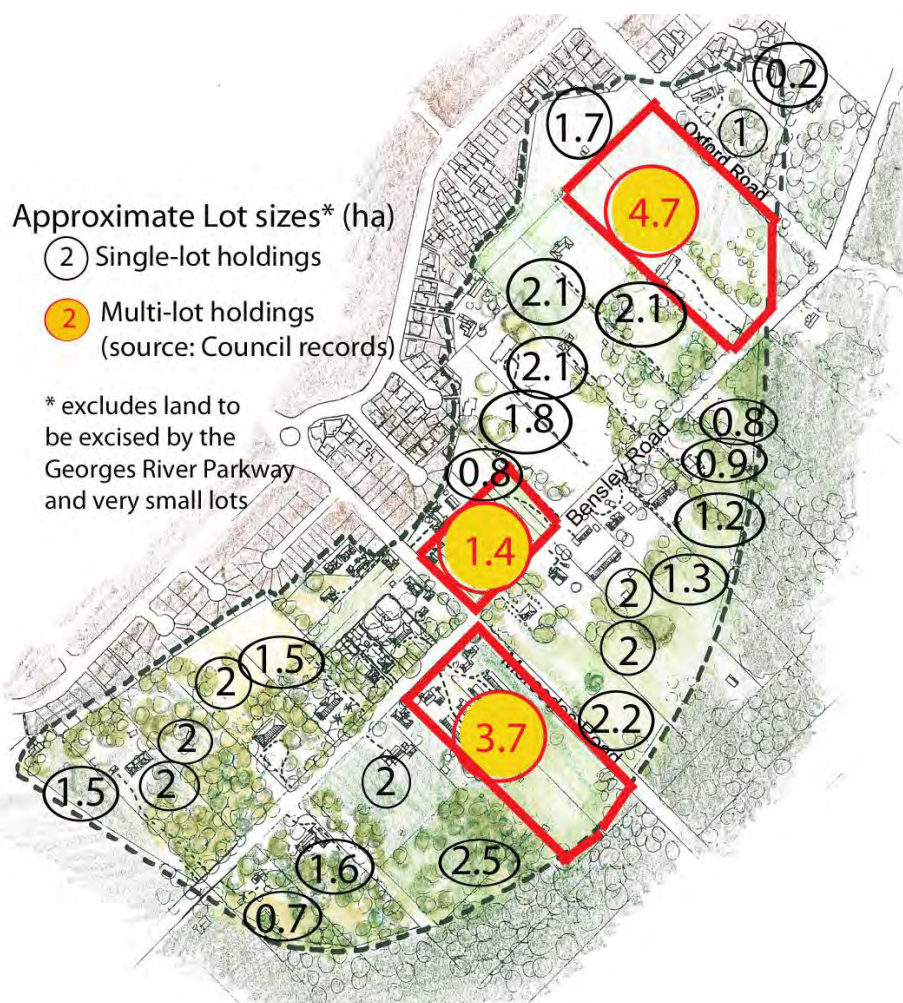


Figure 5.3.59. Areas of existing land parcels within E-LU3 (in hectares). Note that some properties have been made up of groups of narrow lots from the 1885 subdivision of the Campbellfield Estate into the proposed village of 'Caledonia' and have retained their original legal titles - although now aggregated into the parcels seen in the landscape today.



Figure 5.3.60. E-LU3 showing size of existing parcels and currently developed lots (shaded).

Lot sizes within E-LU3 range from 0.2 hectare to 3.24 hectares, with approximately half being 2 hectares or greater. Almost one quarter of the total area of the Unit is however occupied by lots smaller than 1.5 hectares – most of these being remnants of the ‘Caledonia’ township subdivision of the original Campbellfield Estate in 1885 which have been aggregated into larger holdings over the years. Note that these aggregated ‘as built’ holdings have been used for the analysis in this Study rather than the original lot sizes.

Although most lots are smaller than 2ha, the majority have been developed to or beyond the maximum capacity permitted under the LEP, with all except three parcels (including part-parcels within the parkway reservation) now containing a dwelling. The majority of dwellings are modest mid-late 20th Century vernacular styles, although some of the more recently built demonstrate little evidence of associated agricultural activity and are better described as ‘lifestyle living’. Some of the latter have settled into the landscape successfully and are not intrusive in views within or towards the area, but others are visually imposing and/or use materials which do not contribute positively to the natural and traditional rural character of the landscape of this Unit.

5.3.7 EFFICACY OF EXISTING STATUTORY CONTROLS IN PROTECTING THE VISUAL AND SCENIC QUALITIES OF E-LU3'S LANDSCAPE

The existing zoning (and Council's implementation policies) has been generally successful in retaining the essential characteristics of the rural edge character of this Unit, even though the densities in places are significantly higher than the nominated maximum. The Unit in most places has retained its predominantly rural/bushland edge characteristics, including the continued visual domination by the natural attributes of the landscape such as the canopies and stands of mature trees and the extensive undeveloped grassed/paddock areas over the built elements.

5.3.8 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU3

The existing land uses in E-LU3 are generally acceptable in terms of their impact on the small-scale rural and bushland edge character of the Unit. Continuation of the grazing and low-impact residential occupation at the existing density will have little adverse impact on these qualities, although it is recommended that design guidelines be prepared to help ensure sympathetic siting, scale, form, materials and ancillary structures of any new structure. The poultry farms are prominent land uses due to their form, agricultural character and location adjacent to the main intersection. They are consistent with the rural focus of the zone, but have the potential to be the focus of complaints about noise and odour from nearby more residential properties.

5.3.9 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU3

The potential impacts of allowing increased dwelling densities in E-LU3 include:

- Loss of spatial qualities and change in the essential character of the whole of the area to semi-urban or even potentially suburban.
- Increased proportion of the area developed - necessitating clearing of mature trees and landscape elements for building footprints, driveways and other ancillary structures – plus the need to ensure bush fire asset protection separation to new dwellings.
- Loss of significant vegetation – individual trees and habitats – including linking habitats.
- Loss/obstruction of viewlines to significant elements in the landscape.
- Regularity of streetscape through introduction of new dwellings close to the road alignment.
- Increase of traffic volumes likely to lead to demand for urbanisation of the roadsides – kerbing, guttering, footpaths and the like.

The extent of these impacts, and whether they can be ameliorated or prevented through other planning initiatives such as detailed design and layout, were then analysed to determine whether an increase in density could be accommodated without adverse impact on the visual and environmental qualities of the area.

The 'as built' density is approximately 1.5 hectares per dwelling when averaged across the Unit, but this varies between the sub-precincts. For example, the cluster of five small lots forming the southern corner of the 1880s proposed village subdivision (now near the south-western western corner of Bensley and Mercedes Roads) occupies approximately 2 hectares and reads as a semi-urban group, whereas most of the other lots in this quadrant comply with the provisions of the LEP, being larger than 2 hectares. The impact of this group on the visual quality of the Unit has been minimised by the retention of many mature trees, particularly on the properties with frontage to Bensley Road, which allows the houses to blend successfully into the bushland setting and not intrude on streetscape views as being of significantly higher density.

The findings of the Natural Values Assessment noted the extensive areas of 'high' and 'moderate' environmental value within the Unit and recommend that these areas not be subject to any further development. No increase in density should be considered in these areas due to ecological and visual constraints. When the associated requirement for buffer vegetation, as well as cleared area to provide the bush fire asset protection zone for new development, is also reserved from the area available for development it can be seen that a significant proportion of the area effectively has no potential to accommodate an increase in density, whether this is for residential or other land uses (other than low-impact agriculture). The areas affected by these ecological constraints are also of high visual/scenic quality for their bushland aesthetic; and would be difficult to develop without resulting in significant visual impact on the landscape.

There is some potential however for a modest increase in development potential in parts of the precinct providing that the tall bushland character continues to dominate the Unit's landscape. In order to prevent adverse impacts on the area's ecological and aesthetic qualities this must be achieved through the use of a cohesive and co-ordinated approach to any development, including adhering to the design model described in Appendix 1. This will ensure that the traditional relationship between vegetated and cleared areas is maintained and will help to minimise the impact of any new dwellings or ancillary development on the identified values of the area.

Two options were considered: a minimum lot size to allow an effective density of one hectare per dwelling and/or 4000m² per dwelling.

It should be noted that details of existing land ownership were not investigated as part of this Study. It should be noted that the date any lot was created and its pattern of ownership will affect its development potential under the existing LEP. Each existing lot was assessed as an individual parcel, and the potential for amalgamation of holdings and aggregation of development potential was not assumed. If lots are amalgamated higher yields can result. The land areas used in these calculations have however been adjusted where necessary to reflect the estimated size of the lot after the proposed Parkway is constructed.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 4000M²

The Unit (not including the areas of high conservation value) could theoretically accommodate approximately 30-40 additional lots (and dwellings)³⁷ if the minimum size was to be reduced to 4000m².

Lots of 4000m² are popular with those seeking to build large houses. The relatively flat landscape of the Unit plus the expanses of existing paddock with little natural screening would mean that the Unit would then 'read' as a suburban landscape, with houses, outbuildings, driveways and fences becoming the most prominent element in the views over and towards the area. This would result in the existing visual and environmental qualities of the Unit being lost.

Requirements for building footprints, outbuildings and paved areas, together with the need for bushfire asset protection zones around each house would also result in most of the mature trees and associated ecosystems within and surrounding the Unit being lost. The amount of urban run-off to the Georges River Catchment would also increase significantly, together with the potential for pollutants and fertilisers to reach the natural bushland and waterways to the east.

This density of development is not appropriate in this location.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO ONE HECTARE

There is some scope for the reduction of the minimum lot size to one hectare without significant adverse impact providing that strict urban design criteria are followed, including the bushland edge model described in Appendix 1.

The many small lots in this precinct mean that relatively few lots have any appreciable development potential without significant amalgamations. For example, only three additional dwellings could be built.

If lots were to be amalgamated up to 15 additional dwellings may be possible (depending on ownership patterns and potential amalgamations of land). This is approximately double the existing density in the affected part of the Unit.

Such an increase would require that any new dwelling in the 'bushland' area be nestled under the existing tree cover; and development in the more open, paddock areas be developed using the bushland edge model, with significant visual screening provided by planting.

Given the relatively low number of potential lots and the configuration of the existing landscape, including the irregular location of houses on the existing lots, winding driveways and the many mature trees it is recommended that the shared-driveway variation to the EESPL Development Model be used in order to retain as many of these trees as possible in both the public (roadside verge) and private domains by allowing new development to share the existing physical driveways that wind through the trees to the houses at the rear of the lots. The legally required access handle for a battle-axe block should be created but left undeveloped. It is important that new driveway crossovers are minimised in this way, since these significantly affect the ability of a streetscape to read as rural; and are also likely to

³⁷This calculation is based on raw land areas and includes amalgamating parcels to maximise potential. The actual yield will be less than this when the constraints of individual sites are considered in detail.

lead to demands to remove significant roadside vegetation to improve sightlines from driveways when entering the road. This amendment should be achievable since the new dwelling (with subsequent need for vehicular access) will be created from the same property as the existing driveway.

SUMMARY OF ISSUES RELEVANT TO THE IDENTIFICATION OF AN APPROPRIATE DEVELOPMENT DENSITY IN E-LU3

The potential for any increase in residential density in E-LU3 should be limited for the reasons identified in this section, including:

- The Unit contains areas of high conservation value old-growth Cumberland Plain Woodland and Shale/Sandstone Transitional Forest species and habitat. The ecological viability of these should not be threatened by increased densities of both dwellings and ancillary development, including development in the vicinity that may affect ecological viability.
- The Unit also contains areas of medium conservation value old-growth Cumberland Plain Woodland and Shale/Sandstone Transitional Forest species and habitat which the Natural Values Assessment Report by Conacher Travers recommends not be subject to any intensified development.
- The location and shape of these areas of significant vegetation, together with the need for both associated habitat links and cleared buffers to prevent the spread of bushfire to housing development means that little land within the southern part of the Unit is unaffected by these environmental constraints (other than the areas already developed at a density higher than that permitted in the LEP or used for intensive agriculture).
- The need to ensure adequate bushfire asset protection zones for new development at a density of less than one dwelling per hectare would necessitate the loss of significant and mature vegetation and compromise the visual and scenic qualities of the area and is not appropriate in E-LU3.

The rural and bushland character of the Unit provides a well-defined visual and physical edge to the suburban area of Ingleburn. This edge should be retained.

There is some potential however for a modest increase in development potential in parts of the precinct providing that a bushland visual quality is retained, or in those parts of the Unit where the landscape is currently open and rural in character as described below.

The open woodland areas also contribute to the visual qualities of the Unit and should be protected from clearing and development, although there is some potential to 'build under' the canopy in the areas of lower ecological significance using the Model.

The need to ensure adequate bushfire asset protection zones for new development at a density greater than one dwelling per hectare would necessitate the loss of significant and mature vegetation and compromise the visual and scenic qualities of the Unit and is not appropriate in E-LU3.

5.3.10 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF E-LU3

The following recommendations are made to ensure the conservation of the visual and environmental significance of E-LU3's cultural landscape. They should be read in conjunction with the recommendations for the whole landscape described in section 5.0.

SPECIFIC RECOMMENDATIONS FOR E-LU3

- The setting of the sandstone cottage and its original curtilage should be protected from the impacts of unsympathetic development within the area through the inclusion of appropriate development controls and planning policies.
- The Unit also contains many individually notable tree specimens that contribute to the quality of local views and in places also perform a softening or screening role in the enjoyment of the views towards and within the area. These trees should be protected through the statutory planning process.
- Retain the stand of trees near the intersection of Mercedes and Bensley Roads. This group contributes to the setting of the sandstone cottage and together they provide a strong focus for the Landscape Unit.
- The introduction of increased residential densities in close proximity to a potentially high-impact land use such as a poultry farm should be avoided.
- Encourage retention of the emergent Bunya Pine.

RECOMMENDED URBAN EDGE – E-LU3

- The existing boundary of E-LU3 is generally appropriate with the exception of the area bounding Mercedes Road at the western edge adjacent to the suburban area of Ingleburn. Although nominally within the Unit this area has been subject to extensive development in recent years, including the construction of large and visually imposing houses and medium-density housing which contribute little to the identified visual qualities of the Unit. These properties no longer share the non-urban landscape qualities of the Unit.
- It is recommended that the boundary be amended to excise these properties and the edge to the urban development adjacent to E-LU3 be as shown on Figure 5.3.61.



Figure 5.3.61 and 5.3.62 (detail). Recommended urban edge - E-LU3 (with detail of edge at western end of Mercedes Road).

RECOMMENDED ZONINGS AND LOT SIZES FOR E-LU3

The recommended zoning for E-LU3 is E4 Environmental Living. This will allow controlled residential development but continue the emphasis on protecting the environmental qualities through requiring that any assessment of new development considers its impacts on the natural and aesthetic values of the Unit. It will also empower Council to refuse unsympathetic development whilst allowing development that will not have an adverse impact on the important environmental values of the Landscape Unit.

The historic, functional and visual curtilage of the sandstone cottage at 26 Mercedes Road (a local heritage item) should be conserved and protected from unsympathetic change to the property or its vicinity.

The creation of a planted edge to the proposed Parkway will provide a buffer and help to ameliorate the impacts of what will be likely to be high levels of traffic flow on the adjoining properties. This should be planted (by owners and/or Council) as a matter of urgency.

The maximum increase in density that could be accommodated without unacceptable impact on the visual and environmental values of the Unit is one dwelling per hectare within the areas shown in Figure 5.3.63 below, and only if subject to full compliance with the Model in Appendix 1. This means that the development potential and distribution of dwellings will not be even throughout the Unit, but will respond to the environmental values of the property being developed. It should be noted that in some case no further subdivision or additional dwellings will be possible.

If the model is not used the minimum lot size should remain 2ha.

Increased densities or intensity of land use in the remainder of the Unit would have an adverse impact on the visual and environmental qualities and values of the Unit and Campbelltown's cultural landscape and should not be supported.



Figure 5.3.63. Increased densities or intensity of land use in the remainder of the Unit would have an adverse impact on the visual and environmental qualities and values of the Unit and Campbelltown's cultural landscape and should not be supported.

(Note that this sketch is indicative only and is subject to confirmation of boundary through on-site survey).

URBAN DESIGN RECOMMENDATIONS

Allowing development at a density of one dwelling/hectare should not be considered unless each of the following criteria can be satisfied:

- the Model described in Appendix 1 is applied (using shared physical driveways to minimise both the loss of trees and the impact of new development on the streetscape);
- all existing mature trees and vegetation are retained and any development 'fits around' the existing trees;

-
- all areas of high conservation value on any lot are excluded from the calculated and built development areas;
 - a buffer of at least 20 metres is retained between the high and medium conservation value Woodland/forested areas and any built structure;
 - any new development is modest in its scale, form and siting to ensure that it is a visually recessive element in the landscape; and
 - any fencing is 'transparent' in design so that it does not intrude upon the views over the area.

5.4 EAST EDGE SCENIC PROTECTION LANDS - UNIT 4

EAGLEVIEW ROAD (E-LU4)



(previous page)

Figure 5.4.1 and 5.4.4 (below). Although much of this Unit is developed at relatively high densities for a rural area, it continues to demonstrate evidence of grazing and other small-scale agricultural uses.

Figure 5.4.2. Eagleview Road looking to the north-east.

Figure 5.4.3. Much of the landscape of E-LU4 is hidden behind the main ridge of Eagleview Road.



Figure 5.4.4. Active rural uses can still be found within E-LU4 (Eagleview Road).

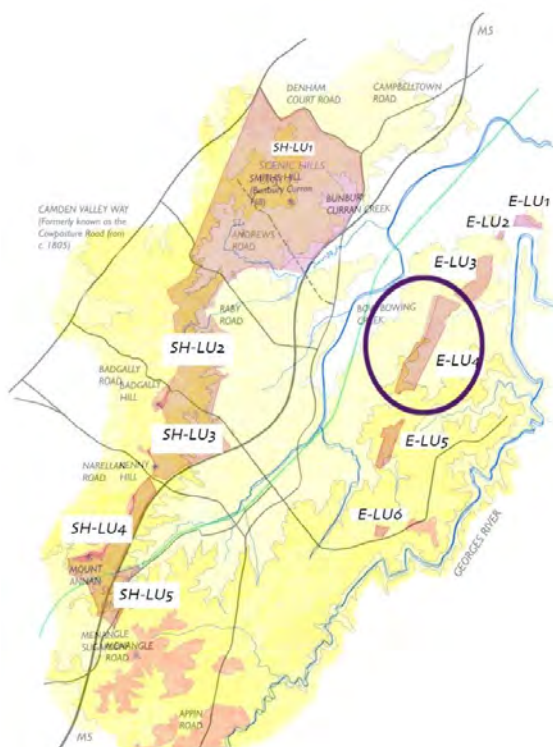


Figure 5.4.5. Location of East Edge Scenic Protection Lands Visual Landscape Unit 4.



Figure 5.4.6. E-LU4 is a large area that demonstrates a diversity of scenic character. The north-western sub-precinct is semi-urban, or large-lot residential, whereas the north-east is bushland. The central area is comprised of larger lots with many recent homes constructed – the area west of Eagleview Road is currently being developed for large-lot residential as part of the major Minto Renewal Project. The land south of Ben Lomond Road is characteristic of Sydney's traditional urban/bushland fringe, with a range of lot sizes and uses including institutional. The southern-most tip is more densely settled and reads as large-lot residential development.

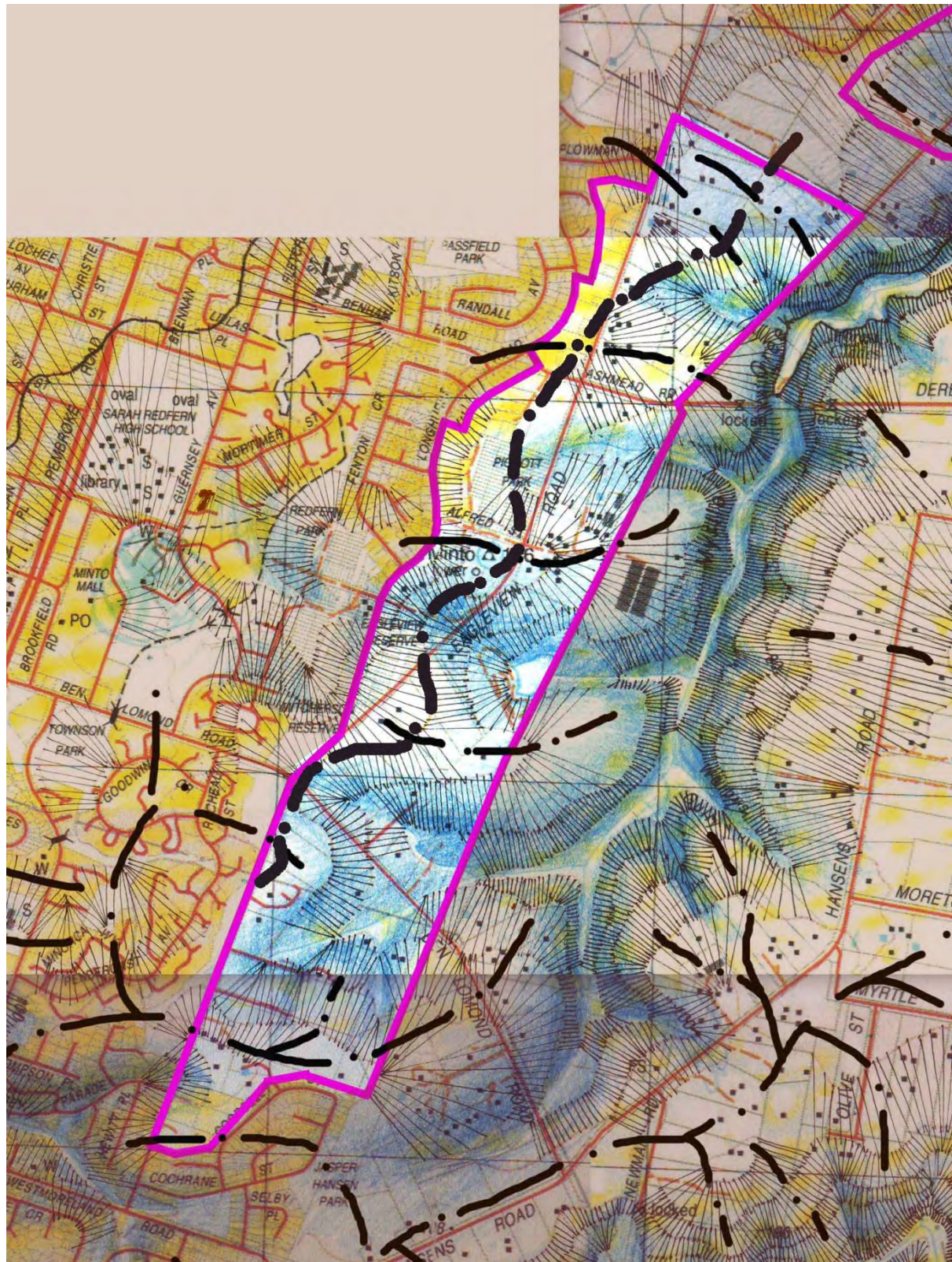


Figure 5.4.7. E-LU4 is located to the east of Minto. The Unit is elongated, following the main ridgeline of the eastern side of the Campbelltown valley.

5.4.1 CONTEXT

East Edge Landscape Unit 4 (E-LU4) is the largest Unit in the EESPLs and demonstrates the widest range of visual and ecological values. It is mainly cleared and used for small-scale grazing and horticulture with predominantly residential land-uses at the northern and southern extremities. A considerable area on the western edge of the Unit was undergoing redevelopment at the time of inspection as part of the Minto Renewal Project.

The Unit abuts the eastern edge of William Redfern's first land grant of 800 acres which formed the core of the Campbellfield Estate in 1816. Little is known of its use in the earliest years of settlement, although it is known that its spectacular views towards the Scenic Hills were sought after and it was one of the few areas of the Campbellfield subdivision that was successful.³⁸ Aerial photographs from 1956 suggest however that few houses were built on the farms. The southern portion of the Unit (south of the point where Ben Lomond Road leaves the Unit to the east) was originally granted to Thomas Rose in 1821. Rose also owned substantial holdings in the Mount Gilead area and Rose's grant was absorbed into the greater Campbellfield Estate by 1843.³⁹

One early farm house has survived from the period of the 1880 subdivision and is now listed on the LEP as a locally significant heritage item (107 Eagleview Road). The area also includes part of the curtilage of a bush cottage known as The Jug (9 Ben Lomond Road) although the house itself is within the alignment of the proposed Parkway.



Figure 5.4.8. This 1930s map reveals that the lots near the ridgeline were sought-after when Campbellfield was subdivided, although the aerial photographs (over page) reveal that few houses were built on the small farms.

³⁸ NSW Department of Lands. 1930. Parish of Minto Subdivision Plan. Parish Map preservation project. Image ID 14046502.

³⁹ Knapp. 1843. Op cit.



Figure 5.4.9 and Figure 5.4.10 (opposite). Comparison of the aerial photography from 1956 and 2009 reveals the changes that have occurred in the pattern of clearing and development in E-LU4 over the last 50 years (NSW Department of Lands aerial photographs 1956 and 2009. 2009 image accessed via Spatial Interchange Viewer at: <http://lite.maps.nsw.gov.au>)



Figure 5.4.10. Aerial photograph of the area in 2009. (c) NSW Department of Lands 2009. (SIX viewer)

The northern edge of E-LU4 abuts a major power transmission easement, which is a mostly cleared grassland area free of development other than the electricity pylons. The northern portion of the Unit demonstrates a variety of visual values including areas of traditional rural uses, high quality (ecological and visual) bushland, bushland/residential on the eastern side of Eagleview Road and higher density large lot residential development on the western side. This latter development extends over the ridgeline into the topmost portion of the Minto Renewal Project.

The eastern edge of the Unit is linear and follows the alignment of the proposed Parkway Reservation, with Myrtle Creek and the rural bushland of Minto Heights further to the east.

The character of the landscape changes towards the middle of the Unit, with the area to the east of Eagleview Road and south of the Minto Water Reservoir dominated by cleared grassland with paddock fences and small dams. The active rural uses reinforce the non-urban visual qualities of this part of the Unit. The cleared areas extend in part into the reservation for the proposed Parkway and the backdrop to the view to the east is formed by the bushland beyond. The southern part of this sub-unit possesses an open landscape quality as it follows the ridgeline with few trees in the immediate vicinity, the landscape falling away from each side of Eagleview Road. At present spectacular views are available from this ridge to the Scenic Hills across the valley to the west but these will be reduced to directed views between buildings and along the cross-streets once the Minto Renewal development becomes established.

The views from the western side of the ridge are reciprocated from the Scenic Hills, particularly from Campbelltown and Raby Roads. The quality of this view, and the appearance of the Unit from elsewhere in the Campbelltown valley is at present somewhat compromised – dominated by the raw earth of the Minto Renewal Project which stretches from the valley floor to the ridgeline of Eagleview Road. The area within the 7(d6) zone reads as suburban in its character in distant views, and it is interesting to note that the development is less well-screened by vegetation than the higher density but predominantly single storey residential development below it.

Although the density of development in E-LU4 is generally consistent with its zoning its impact varies noticeably throughout the area from the low-visual impact dwellings nestled against a backdrop of woodland trees to visually dominant dwellings set on otherwise cleared sites in prominent locations.

The southern part of this middle section of Eagleview Road is predominantly cleared and dominated by a series of large houses. Most appear to have been constructed in recent years and there is little evidence of mature gardens or bushland plantings. A notable exception is the active use of the property on the north-west corner of the intersection of Eagleview and Ben Lomond Roads as a small orchard. The visual quality of this part of the Unit is enhanced by the dense bushland in the reservation behind.

The visual quality of the Unit on the southern side of Ben Lomond Road is noticeably different to the northern. Bushland of high visual and environmental value forms the backdrop to views over this part of the Unit from the intersection of Eagleview and Ben Lomond Roads, its visual character distinguished by the irregular edge wrapping around the houses at its base. Dwellings are also nestled very successfully under the canopy further to the east along Ben Lomond Road before it crosses the reservation for the new road, being set well back from the street in small clearings and built using a bushland palette.

One of the more distinctive uses within the Unit is situated to the south of Ben Lomond Road: A temple complex (or two complexes: the Development Approval was not available) occupying adjacent properties at 201 and 203 Eagleview Road. Most of the structures on these properties are substantially hidden from casual view, although it is clearly evident from public domain that the land use is neither residential nor rural in character.

The character of the properties further to the south of Ben Lomond Road demonstrate typical characteristics of 'bushland living', with houses set on large lots of open Woodland and surrounded by mature eucalypts. The southern edge of the precinct is zoned 7(d6) and has been developed for residential housing on 4000m² lots, demonstrating similar characteristics to the area in the north-west corner of the Unit.

The alignment of the proposed Parkway follows the eastern edge of the Unit. Although for much of its length the proposed road is set lower than the surrounding landscape, the Unit has few trees in this central section and the roadway will be highly visible once the Parkway is built unless screen planting is established.



Figure 5.4.11. The northern end of E-LU4 is entered from the cleared area reserved for the high-voltage transmission lines. Upon entering the Unit the difference of the landscape is clearly evident, with tall forest trees (native and introduced) lining the roadside and dominating many front gardens.



Figure 5.4.12. The character of this part of the Unit is essentially very low density residential, with modestly scaled houses on large lots. Little hint of the bushland edge character is evident in this more suburban sub-precinct.

Figure 5.4.13. Looking south towards part of the Minto Redevelopment Project area from Eagleview Road.



Figure 5.4.14. Looking north along Eagleview Road (north of Ashmead Road). Note the important contribution made to the views by the tall trees and their mature canopies.



Figure 5.4.15. Ashmead Road is the northernmost east-west street in the Unit. It is a good quality bushland landscape at its eastern end (near the reservation for the proposed parkway). The character changes to that of a manicured streetscape when west of Eagleview Road, with very good views available to the Scenic Hills from near the intersection with Longhurst Road.





Figure 5.4.16. Ashmead Road terminates at the eastern end with the Parkway Reservation and turns north into Bensley Road.



Figure 5.4.17. The southern part of Bensley Road is a minor access route which is cut mid-block, emphasising the isolated character of this part of the Unit.



Figure 5.4.18. The northern end of Bensley Road is accessed from E-LU3 (Mercedes Road). This part is more developed than the southern section, but it also has a 'hidden' character, being isolated from through-traffic. Its aesthetic values are derived from its relatively intact bushland setting.

Figure 5.4.19. Eagleview Road is much more urbanised in its character than the adjacent streetscapes, with kerbing, guttering, footpaths and a heavy traffic load. The trees on the southern side of this part of the Unit are of a particularly high group value.



Figure 5.4.20. The alignment of Eagleview Road is straight and directs the eye to the next ridge.



Figure 5.4.21. Bushland to the east of Eagleview Road (looking north).



Figure 5.4.22. A large part of E-LU4 has been cleared and prepared for development as part of the Minto Renewal Project. A narrow strip has been reserved for planting to help screen the development from Eagleview Road, and trees have been retained during the clearing process. No details were available about the houses and ancillary development proposed.





Figure 5.4.23. The eastern side of Longhurst Road is also within the Unit. This has been developed at a density of one dwelling per 4000m² and reads as residential, not rural development. The footprint of these houses are significantly larger than found nearby, and the visual impact of ancillary development such as fences and gardens schemes are significant elements in the views over this part of the Unit. Minto Reservoir can be seen in the background on the horizon.



Figure 5.4.24. A new road constructed as part of the Minto Redevelopment Project. The lots are approximately 4000m², consistent with the densities found to the west.



Figure 5.4.25. High quality bushland has survived in places and continues to contribute to the aesthetic qualities of the landscape, reinforcing the 'urban edge' character.

Figure 5.4.26. Eagleview Road looking to the north-east over a part of the Unit that has retained a substantially undeveloped landscape character.



Figure 5.4.27. Looking from Eagleview Road to Ben Lomond Road.



Figure 5.4.28. Eagleview Road looking to the south (toward Ben Lomond Road).



Figure 5.4.29. Looking east along Ben Lomond Road towards the Parkway reservation. A small part of the monastery can be seen from this location but its impact on the visual quality of the landscape Unit is slight from this viewpoint



Figure 5.4.30. Looking to the main ridge of Eagleview Road from Ben Lomond Road.



Figure 5.4.31. South side of Ben Lomond Road looking to the east. If the Parkway is constructed most of this backdrop will be lost, although trees further to the east on the far side of the road will remain.

Figure 5.4.32. South-eastern corner of the intersection of Ben Lomond and Eagleview Roads. The structures of the Temple are painted a light colour and are clearly evident in this landscape even though they are small in scale.



Figure 5.4.33. Looking north toward Ben Lomond Road from the southern part of the Unit. The Hoop Pines to the right side of the road are not in good condition.



Figure 5.4.34. The southern-most part of E-LU4 contains some high quality remnant plantings from earlier farms in this prominent location that create a sense of maturity and history not found in much of the remainder of the Unit. Most of the properties however are residential in character with no evidence of rural or bushland uses (looking south along Eagleview Road).



Figure 5.4.35 and Figure 5.4.36. Eagleview Cottage is one of the few surviving cottages from the early subdivision of Redfern's Campbellfield Estate and sits close to the ridge across the road from the Minto Reservoir. The farm has retained much of its original curtilage to the east of the house and is a local heritage item.



Figure 5.4.37. The height and prominence of the ridge followed by Eagleview Road has resulted in extensive panoramic views being available from many parts of the area via both constructed and accidental views. This end of Ashmead Road has been aligned to the ridges of Robin Hood Farm (in the midground) and Bunbury Curran Hill (SH-LU1) to the west.



Figure 5.4.38. View looking toward E-LU4 from Campbelltown Road near St Andrews Road. The area cleared for the Minto Renewal Project can be seen clearly. The impact of the larger footprint development east of Longhurst Road is evident close to the ridge. Although this area has been developed for at least 30 years the relative lack of screening vegetation makes this development significantly more obvious in views than the higher density but well-planted areas below.



Figure 5.4.39. The site of the former property Kyngmont is near the southern end of the Unit and its slightly different orientation allows a different panorama to be enjoyed.



Figure 5.4.40. Expansive panoramic views are available from the ridge followed by Eagleview Road to the whole of the Scenic Hills although much of the quality and accessibility of this panorama will be lost when the houses in the Minto Renewal Project are constructed. Dwellings are proposed to have frontage to Eagleview Road and will be likely to be sited as high as possible to maximise views. Views from the public domain will be limited to the cross streets and only from the roadside if transparent fencing is used and building widths constrained.



Figure 5.4.41 (detail). Looking to (L to R) Kenny Hill, un-named ridge and hill, and Badgally Hill from Eagleview Road near the Minto redevelopment.



Figure 5.4.42. Construction commenced on part of the Minto Renewal Project during the course of fieldwork.



Figure 5.4.43 to Figure 5.4.44 (below). The Unit includes good examples of remnant old-growth trees and introduced pines and other landmark trees.



Figure 5.4.45. The Hoop Pines near the entrance to one of the Temples have been damaged at some time in the past, and many of the 'hoops' have been lost. The trees are however in a prominent position near the Eagleview Road ridge and their replacement with the same species is encouraged.



Figure 5.4.46. The landscape at the northern end of the Unit also includes good tree groups such as this scatter on a property on the eastern side of Eagleview Road.



Figure 5.4.47. Ashmead Road looking to the west.



Figure 5.4.48. Development adjoining the eastern end of Ashmead Road is low in its visual impact, being nestled under the canopy of mature trees.



Figures 5.4.49 and 5.4.50. The landscape of the northernmost part of the Unit is that of a good quality bushland edge, with houses nestled under the canopy with a cleared understorey. The dark brown materials of these houses helps them to blend into the streetscape view and have a significantly lesser visual impact than light or highly reflective materials would have in a bushland edge setting.



Figure 5.4.51. Cultivated area towards the northern end of E-LU4.

Figure 5.4.52 to Figure 5.4.59 (opposite). Examples of houses found in the higher-density areas of the Unit. Those without mature trees on the property or adjacent roadside read as suburban in character, whereas the presence of trees establishes a bushland-edge quality to the landscape.



Figure 5.4.60 and Figure 5.4.61 (below). Good views are available along cross streets to the Scenic Hills. The different directions of these streets emphasises the variety of views to be enjoyed. This accessibility to views for the whole community is an important element of Campbelltown's sense of place.





Figure 5.4.62 to Figure 5.4.68 (over page). This recently constructed house (above) demonstrates many of the characteristics of development trends on larger lots found throughout Sydney. The house is two storeys and sited at the highest point on the property to maximise access to views by residents. The footprint is large due to its multi-car garage and terraces. The fence is suburban in its design. The site has been cleared of significant vegetation (the eucalypt behind is on another property) and the skyline is now dominated by straight lines and bulky built forms. The intrusive quality of the structure in views toward the area is made even more likely by the use of white brick for the construction of the property.



Figure 5.4.62. Earlier development in this zone (7(d6)) was much more modest in its scale and impact.



Figure 5.4.63. Garages, fencing and plantings play a prominent role in determining the aesthetic character of the streetscape.



Figure 5.4.69 and Figure 5.4.70 (opposite). Ranch-style houses have a lesser vertical impact than many project houses, but if placed in close proximity to the road their long width can prevent access to views through the site to the landscape beyond, as can be seen in these examples found on the western side of Eagleview Road, where the house and light-coloured fence obstruct a significant portion of the view to the bushland skyline beyond.



Figure 5.4.70. Eagleview Road.



Figure 5.4.71. Eagleview Road.



Figure 5.4.72. The two-storey form of this house is typical of development found on small farms on the rural-urban edge in the post-War period (Eagleview Road).



Figure 5.4.73 to Figure 5.4.80 (over page). The Minto Renewal Project is an important part of this Landscape Unit. During the period of fieldwork for this study the land was prepared and offered for sale. The lots within the Unit are to be 4000m² (the same as the development in Longhurst Road) and the impact of the development on the integrity of views in the Unit is likely to be similar (taken between Eagleview Road and Joseph Whitehouse Close (formerly part of Ashmead Road).)

Looking south-east to the ridge of Eagleview Road from the 7(d6) area.



Figure 5.4.74



Figure 5.4.75



Figures 5.4.76 and Figure 5.4.77. Looking over the newly formed subdivision before building commenced.



Figure 5.4.78. Looking to Minto Reservoir over the Minto Renewal Project area from near Eagleview Road. The landscape at present has good rural aesthetic qualities and is dominated by the trees defining the line of the ridge.



Figure 5.4.79. Development at the proposed 4000m2 lot size will obstruct the ridgeline and distant views to the skyline of the Scenic Hills when it is viewed from Eagleview Road.



Figure 5.4.80. Looking from Ashmore Road over the northern part of the Minto Renewal Project area.



Figure 5.4.81. The eastern side of Eagleview Road opposite the Minto Renewal Project land has retained most of the qualities of a rural landscape, with extensive views over paddocks and planted areas to the darker textures of the trees in the background.



Figure 5.4.82. Good rural views are also available in the southern half of the Unit.



Figure 5.4.83 to Figure 5.4.85. The landscape of E-LU4 south of Ben Lomond Road is also of good quality, with extensive rural and semi-cleared areas interlocked with remnant and regenerated bushland.



Figure 5.4.86 to Figure 5.4.89 (below). The northern part of Bensley Road is of fair landscape quality, with good areas of bushland but some examples of intrusive development and vegetation.



Figure 5.4.90. This property at the northern part of Bensley Road demonstrates the aesthetic qualities of traditional bushland edge land uses.



Figure 5.4.91. This house is set back from the road and is well hidden under the canopy (Ben Lomond Road at the eastern edge of the Unit).



Figure 5.4.92. One of the few active horticultural uses in the Unit (Ben Lomond Road).



Figure 5.4.93. Views over the east-facing slopes of E-LU4 from Ben Lomond Road. The houses have been built close to the ridge to maximise views to the west which has left the remainder of each property clear of ancillary development and allows views over the many parcels in this part of the Unit to read as a single, flowing landscape. They also dominate the skyline view from this part of the Unit.



Figure 5.4.94 and Figure 5.4.95. Many of the dwellings in this part of the Unit have been constructed relatively recently and are visually prominent elements in the landscape of the Unit. Others, such as the house shown in the photograph on the right, are of a more vernacular design and sit more comfortably in the rural setting. Both are located in Ben Lomond Road.

Note also the dark and well textured backdrop to the view created by the trees. Many of these trees are within the Parkway reservation. When the road is built the quality of this landscape will undergo significant change.



Figure 5.4.96 and Figure 5.4.97. Gardens and plantings of much of the more recent development in this part of the Unit are formal and non-rural in character. The prevailing landscape of the Unit remains rural due to the extensive cleared and grassed areas and lack of active non-rural land use.



Figure 5.4.98. The Buddhist Temple is a noticeable element in the Unit's landscape but its built elements are set well back from the public domain and are mostly minor in their visual impact on the wider landscape of E-LU4. (Eagleview Road)



Figure 5.4.99. Development to the east of Eagleview Road in the southern part of the Unit is simple and traditional in its character and built forms.



Figure 5.4.100 to Figure 5.4.102 (below). This property has used the dams on site as a design feature to enhance the visual interest and aesthetic qualities of the landscape. (Eagleview Road)



Figure 5.4.103 to 5.4.105 (below). These mature trees are possibly associated with the property Kyngmont which was located on the western side of what is now Eagleview Road near these houses. Regardless of their provenance, they are a feature of the southern landscape of E-LU4.



Figure 5.4.104 and 5.4.105. Most of the houses in this part of the Unit are primarily suburban in their nature, with carefully tended gardens and no evidence of bushland or rural uses. Some, such as the property below (also shown in Figure 5.4.1 at the beginning of this chapter), have retained a small-scale rural use even though the lot sizes are small (4000m²). (Eagleview Road)

5.4.2 SIGNIFICANT VIEWS AND VISTAS

E-LU4 commands extensive and high-quality panoramic views along much of its length and these play an important role in the definition of its landscape quality. Eagleview Road follows the main ridgeline to the valley of the Campbelltown urban area and many opportunities are available at present to enjoy these views. The potential will however be compromised by the construction of houses along much of this route as part of the Minto Renewal Project.

This prominent location on the edge of the ridge also means that the Unit is visible from throughout the Campbelltown valley, including from important entry points such as Campbelltown and Raby Roads. The quality of this view at present is not high, due mainly to the extensive earthworks for the Minto Renewal Project creating a highly visible scar immediately below the ridge. The proposal as part of the Project to plant traditional species such as Forest Red Gums along the ridge, including beside Eagleview Road, is supported strongly. This should be reinforced by similar planting on the eastern side of the road (planted in an off-set natural configuration) to enhance the potential that the trees will achieve both effective softening and a sense of depth to the ridge line in the future. It will also help to prevent gaps in the line in future years if some of the plantings do not survive. If trees are not planted the new development will create a hard-edged, urban skyline and will have significant and permanent adverse impact on the scenic qualities of the Unit, including both internal and external views.

Although it can be glimpsed from the freeway, the view towards the ridge of E-LU4 from the floor of the main valley is lower than from Campbelltown and Raby Roads and is largely obscured by topography, vegetation and the bulk of the industrial development.

Good views are also available from the Unit towards the Scenic Hills from the east-west streets such as Ben Lomond Road, Ashmead Road and the new road constructed in the Minto Renewal Project. Similar views are accessible from the lower areas on the western, or valley, side of the main ridge, including from Longhurst Road and its cross-streets.

Arrival views from the valley are dominated by the ridgeline, with little being visible until the crest near Eagleview Road is reached and the panorama to the east suddenly opens. The sense of arrival from the north and south is significantly less spectacular as a result both of the topography and the edges of the Unit being defined by rural-residential development.

Other internal views vary with the character of the immediate landscape: the size and diversity of the Unit limit the potential for its appreciation as a single viewscape. Views in the northern-most portion are edged by the clearing for the high-power transmission line, which creates a sharp edge to the Unit, but one with an arbitrary quality. Once the Unit is entered from the northern end the internal views are dominated by the quality of the natural landscape, with the houses being minor elements below.

The central section of the Unit demonstrates quite different view opportunities. The main Eagleview Road ridge is narrow and the land falls away quickly to either side, allowing views that are open and light in character and directed by the straight alignment of the road. The views over the eastern slopes of the Unit vary from good to marginal in quality due to the variation in the siting and forms of the dwellings on this slope.

The southern sector of E-LU4 demonstrates yet another suite of views. It includes some traditional rural/bushland edge development, with views being directed by the trees and farmhouses lining the road as it falls to the gully in the south. The character of the streetscape views become increasingly suburban at this end of the Unit, but they also include the excellent views over the main valley to the Scenic Hills from the site of the 19th Century property Kyngmont.

The opportunities for views into the Unit from the south are also very limited – they are available only from Eagleview Road. The southern boundary wraps around the adjacent suburban development but the density of this development and its relative topography means that only occasional glimpses are available to treetops in the Unit from the public domain.

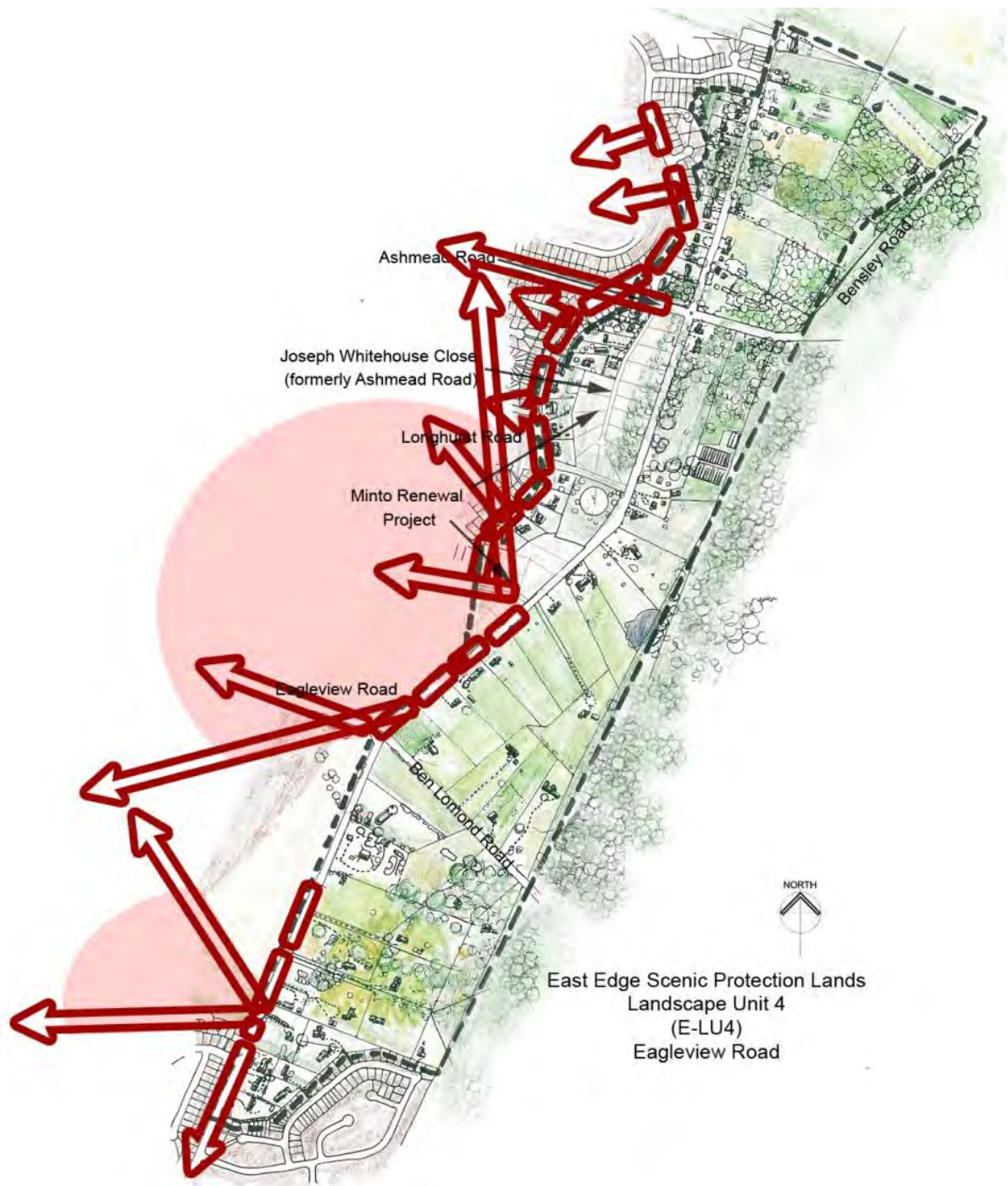


Figure 5.4.106. Major views from E-LU4 extend over the main valley to the Scenic Hills in the west.

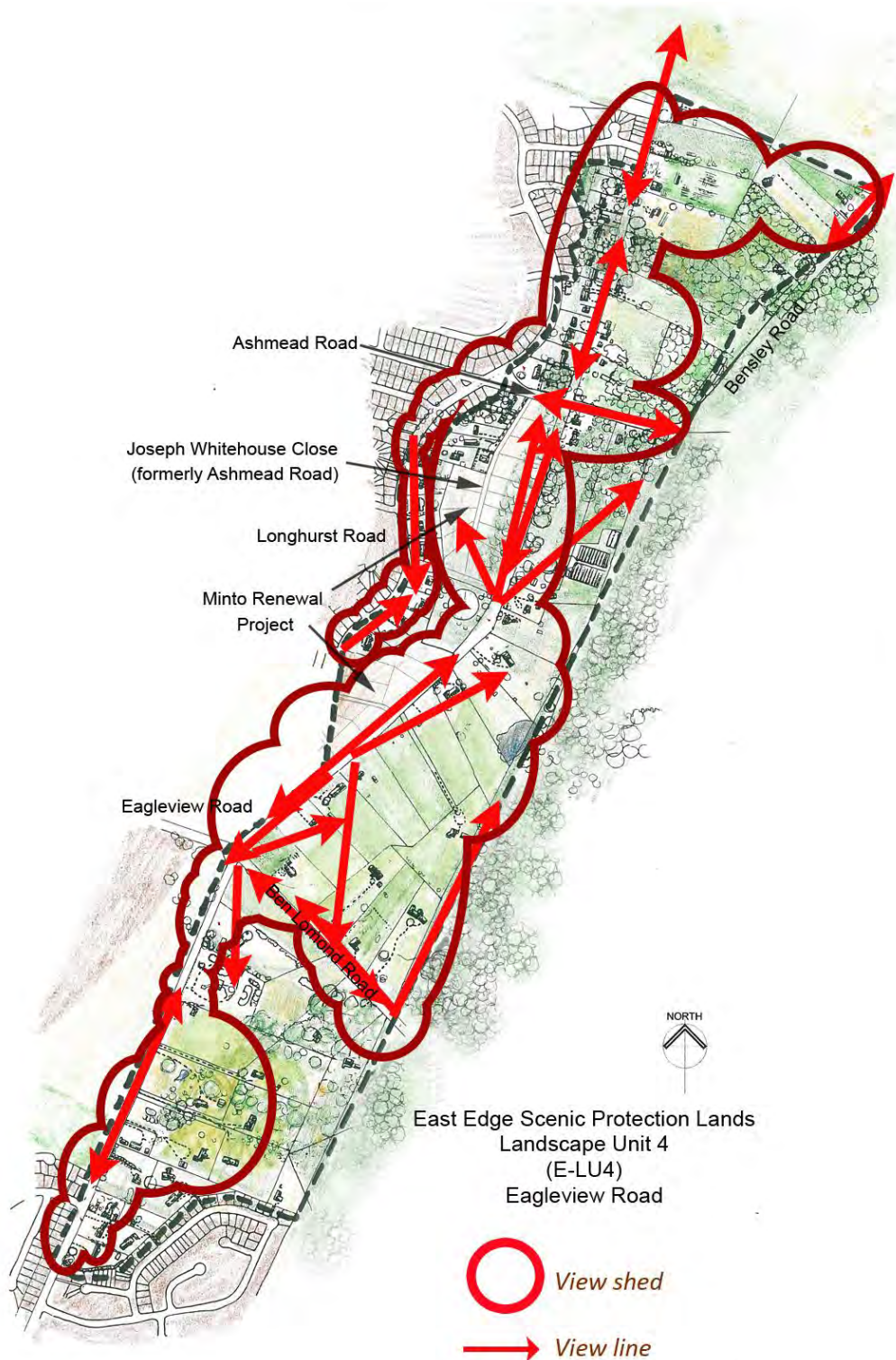


Figure 5.4.107. E-LU4's internal views are more limited in their scope. They include directed views along the roads and broader views over the landscape to the bushland in the east. Views into the Unit from surrounding areas are limited by the topography. Good views are available from Campbelltown and Raby Roads in the Scenic Hills (not shown here). Closer views into E-LU4 are limited to the point of arrival, such as Eagleview Road (north and south) and Ben Lomond Road (east and west).

5.4.3 SUMMARY OF LANDSCAPE QUALITIES AND VALUES – E-LU4

E-LU4 demonstrates a range of landscape qualities and values from large-lot residential sub-precincts with little rural scenic quality to high quality bushland and traditional rural-fringe landscapes of small holdings with modest houses in association with rural activity (such as market garden or the small-scale grazing of livestock).

The reservation for the proposed Parkway plays a relatively minor role in the visual landscape of this Unit at present, being set lower than the main ridgeline or well separated by bushland. Once built however its impact will increase because it will be possible to look down onto it, making it more difficult to screen than if the two were set at a more equal height.

Eagleview Road follows the highest ridgeline of the eastern side of the Campbelltown Valley, and the landscape falling away on either side ensures that it plays a prominent part in directing the quality of the Unit's scenic and visual values. The undulating topography falling away from the ridgeline of Eagleview Road adds interest to the landscape and enhances the sense of scale within the Unit by creating a series of suburban/semi-rural sub-precincts with the following characteristics:

NATURAL BUSHLAND

- Mostly on eastern edge of Unit – adjacent to reservation for Parkway
- Tall transitional/forest edge character – Cumberland Plain Woodland and Shale-Sandstone Transitional Forest
- Soft edges to road verge – undeveloped rural character
- Large lot sizes – high proportion of undeveloped lots
- Any dwellings are nestled under the canopy and have minimal impact on the visual quality of the Unit.
- Streetscape views dominated by mature trees

BUSHLAND INTERFACE

- Located throughout Unit – properties with minimal clearing and dwellings under canopy, or cleared areas within denser bushland areas
- Tall transitional/forest edge character – Cumberland Plain Woodland and Shale-Sandstone Transitional Forest
- Soft edges to road verge – undeveloped rural character
- Large lot sizes – high proportion of undeveloped lots
- Streetscape views dominated by mature trees
- Market gardens and grazing

LOCATED THROUGHOUT UNIT

- High proportion of cleared land – often with Cumberland Plain Woodland surrounding or along boundary
- Cleared land used productively
- Visual character representative of traditional rural-fringe areas of Sydney
- Dwellings are utilitarian and many sheds/outbuildings
- Streetscape views are semi-rural: soft edges, low-key fencing

LIFESTYLE LIVING

- Property dominated by dwelling
- High visual impact of dwelling and fences (scale, form, colour, materials)
- In most instances, whole or substantial portion of lot cleared and grassed
- Gardens – often semi-formal planting patterns
- Some low-impact grazing, but most properties show little evidence of productive use
- Dwellings prominent in views over area – impact softened by vegetated backdrop – in many cases by the Parkway reservation
- Streetscape views physically spacious but dominated by visual impact of houses

LARGE-LOT RESIDENTIAL CHARACTER (NORTH-WESTERN AND SOUTHERN EDGES OF THE UNIT)

- Smaller lots than remainder of Unit
- Location on western side of ridgeline has allowed panoramic views over the Campbelltown valley to the Scenic Hills
- Large houses situated on lots to take maximum advantage of the views
- Glimpses of view available between dwellings in adjacent suburban development and where local road layout creates opening
- Suburban character – composition of houses, gardens and fences
- Does not read as transitional density or land use.
- Examples at the southern end of the Unit are more successful in demonstrating transitional landscape qualities – the prevailing house design is modest and their position on the lots imparts a greater spaciousness to the views.

AREA OF CHANGE (MINTO RENEWAL PROJECT)

- Cleared for redevelopment during period of inspections
- High-quality panoramic views available over the area to the Scenic Hills – these will be significantly compromised when development occurs – will change character to directed views between houses, garages, outbuildings and fences
- The development in this area also has the potential to have a significant impact on the scenic quality of views towards the Unit from the Scenic Hills
- Visual quality north of the Minto Reservoir is in process of transformation from bushland edge to lifestyle living - 4000m² lots for sale – on eastern side of the main ridgeline.



Figure 5.4.108. Existing visual and scenic qualities of the landscape within E-LU4.

5.4.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF E-LU4

The primary ecological character of this landscape unit is one of cleared grasslands and scattered trees occupied by small farms and residential dwellings at a low density, and this is reinforced by the visual and scenic qualities of the landscape. Vegetation communities include Cumberland Plain Woodland and Shale/Sandstone Transition Forest with areas of reasonable cover, particularly at the northern and southern ends of the Unit. Not surprisingly the areas of highest canopy coverage and environmental value are located on uncleared properties.

The bushland backdrop growing behind the Unit within the road reservation enhances the quality of views over the area, but only in places does it extend into the Landscape Unit.

A small area of re-growth Cumberland Plain Woodland has been identified as having high conservation value because evidence was found of significant fauna (shells of the Cumberland Plain Snail) and this area has been recommended for protection from further development. Although the vegetation close to the road appears to be consistent with the description, the current (2009) aerial photographs suggest that to the east of this, the trees have been thinned, revealing evidence of earlier cultivation.

One of the largest areas of Cumberland Plain Woodland in the Unit is located in the southern portion and has been identified as demonstrating high conservation value. The ecological status of this area does not appear to have altered since the Conacher study. Small areas at the northern and southern extremes of the precinct have been identified as remnant vegetation but not core habitat due to its degraded ecological condition.

An additional remnant of Cumberland Plain Woodland with a canopy cover of more than 10% has been identified and assessed as demonstrating medium ecological value since its understorey had been scrubbed. A house has been built on the site recently with associated clearing, suggesting that the ecological value of this lot may have been further compromised.

Fieldwork revealed that notwithstanding the possibly non-original status of these three sub-habitats, each still contributes strongly to the visual quality of E-LU4, and together with other areas of natural vegetation identified above; have resulted in a landscape of contributory visual quality. The recommendations of the Conacher Report that these areas be actively protected from the impacts of further development is supported.

5.4.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF E-LU4

EXISTING ZONINGS AND THE QUALITIES OF E-LU4'S VISUAL LANDSCAPE

Land within the Unit is zoned partly 7(d4) Environmental Protection (2 hectare minimum) and partly 7(d6) Environmental Protection (0.4 hectare minimum) under the Campbelltown (Urban Area) LEP 2002.

The land uses found in E-LU4 are generally consistent with their zoning. Almost all properties have been developed primarily for residential purposes; many with ancillary activities such as small-scale grazing (horse/cattle) or horticulture such as vegetable plots. Several areas of largely undeveloped bushland can also be found. The range of permissible uses is the same for the two zones, the differences arising from the objectives of each zone and the densities of permissible development. The difference in their impacts on the landscape of the Unit is however significant.

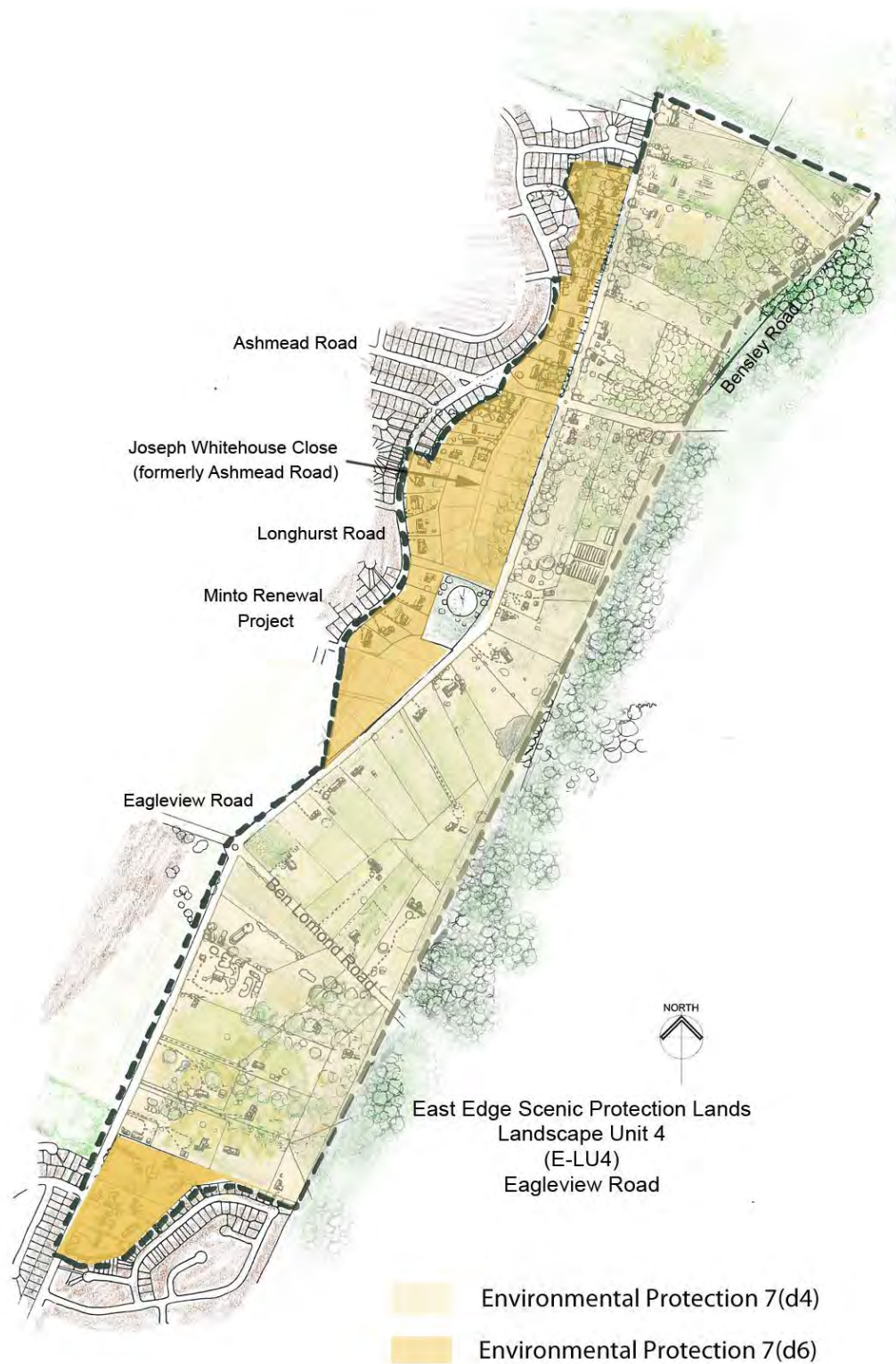


Figure 5.4.109. Existing zones in E-LU4

AREAS ZONED 7d(4): 2.0 HECTARE MINIMUM LOT SIZE

The objectives of zone 7(d4) focus on the need to conserve the environmental qualities of the landscape, including scenic, aesthetic, ecological and conservation values; and to preserve the rural character of the area. The degree to which development has achieved these objectives varies considerably, with impacts on the visual qualities ranging from minor to intrusive.

The sub-precincts of lesser impact are characterised generally by modestly scaled buildings, natural colour schemes and/or softening vegetation near the buildings or in the background. These allow traditional visual qualities of the rural-bushland edge to continue to visually dominate the landscape.

Other parts of the zone are dominated by standard-design two storey suburban houses which have been sited prominently on their lots, often with minimal vegetation or evidence of any form of rural activity on the site. These properties can have a significant cumulative impact and in places are threatening to erode the semi-rural character of parts of the Unit, such as in the area of former cleared pasture to the north-east of Eagleview and Ben Lomond Roads, which is an open area without significant vegetation where each property is now dominated by a recently constructed and large dwelling, overwriting the earlier rural/grazing paddock character of the landscape.

Such developments detract from the natural and rural qualities of the landscape and should be avoided through more stringent attention to the design and location of houses, and a better recognition of the potential of planting to reduce the visual impact of development in the view over the landscape. They also provide evidence of the challenge that can be faced when determining whether structures built without a requirement to comply with precinct-specific rural or environmental design principles satisfies the objectives of the 7(d4) zone.

Other sub-precincts within the 7(d4) zone have retained a high level of ecological and scenic integrity whilst still being developed for semi-rural residential purposes. These include the north-eastern sector of the Unit and part of the south-eastern edge in particular. In these areas the dwellings are visually recessive elements in the predominantly bushland landscape.

One land-use that provides a diversity of development (as addressed in the zone objectives) and also plays a visually prominent role in the southern part of E-LU4 is that of the place of worship. A Shiva Temple complex (the Shri Shiva Mandir at 201 Eagleview Road and Mukti-Gupteshwar Mandir at 203 Eagleview Road) is located near the south-eastern corner of the intersection of Eagleview and Ben Lomond Roads. The light yellow colour and ornate features of the shrine structures are eye-catching and clearly different to the residential and rural land uses in the remainder of the Unit, but are largely set below sightlines from the public domain and are of considerably less visual impact than some of the more prominently sited houses that have been constructed recently nearby. The main impact of the complex on the visual quality of the area is through the gateway and driveway entrance from the street which is more formal and imposing than the traditional rural entry. Other potential impacts on the area, such as traffic generation, have not been examined in this report.

AREAS ZONED 7d(6): 0.4 HECTARE (4000M²) MINIMUM LOT SIZE

Although the land uses permitted within the areas zoned 7(d6) Environmental Protection – 0.4ha are the same as in 7(d4), the types of uses found in this area are even more restricted in range, with all lots developed for primarily residential purposes. The prevailing character of the 7(d6) area is not noticeably ‘environmental’, but rather that of a suburban cultural landscape – albeit with larger lots than usual in the area. Roads follow suburban alignments and are kerbed and guttered; street tree planting is disciplined and suburban in spacing and species; and the footprint of houses is large, resulting in a visual dominance over their immediate setting. Most properties demonstrated no obvious rural land uses, although aerial photographs reveal that some do have extensive vegetable gardens behind the house and there was evidence of small-scale grazing (2-3 animals) on some lots. The character of these areas is therefore consistent with one of the objectives of the zone, 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) ...”* (cl26 (2)); but they are only marginally contributory to the rural and environmental scenic values of E-LU4. An exception to this is found at the group of properties on the western side of Eagleview Road and north of Ashmore Road. This group is zoned 7(d6) but have retained significant evidence of their traditional natural environment through simple measures such as the retention of mature trees (a mixture of native and introduced species) which contribute positively to the aesthetic and environmental qualities of the Unit.

E-LU4 also extends partially into the area of the Minto Renewal Project. The project will have a significant impact on both the aesthetic qualities within the Unit and on views into and beyond the Unit. All the currently undeveloped land to the west of Eagleview Road between Ashmore and Ben Lomond Roads is affected, with 25 new 4000m² parcels created (some only partially within the Unit).

A comprehensive Development Control Plan has been adopted for this redevelopment to facilitate the conservation of the scenic qualities of the landscape and important visual qualities throughout the new development. The provisions of the DCP focus on urban design requirements rather than environmental management, but an important initiative with direct implications for the scenic values of the Unit is the proposal to plant tall canopy trees (Forest Red Gums and Brushbox) along the ridgetop to reinstate the soft character lost through earlier layers of development. These trees will help to reduce the impact of what is currently a raw scar, and which if left unplanted would become a hard-edged skyline with the roofs of new houses dominating the view from the valley below.

This redevelopment scheme will also have a significant adverse impact on the potential to see outwards from the public domain of Eagleview Road towards the Scenic Hills. At present an expansive panorama is available from most parts of this road between the Water Reservoir and Ben Lomond Road; but the proposed introduction of residential development with narrow setbacks, garaging, fencing and other ancillary structures will mean that the accessibility of this outlook will be significantly compromised.

5.4.6 EXISTING LOT SIZES AND THEIR IMPACT ON THE VISUAL QUALITIES OF E-LU4'S LANDSCAPE

The minimum lot size required for either subdivision or the erection of a dwelling in Environmental Protection zones 7(d4) is 2 hectares and 7(d6) is 0.4 hectares (or 4000m²). This has led to distinctly different landscape and visual qualities within the Unit.

AREAS ZONED 7(d4): 2.0 HECTARE MINIMUM LOT SIZE

The majority of lots within this zone are two hectares or slightly larger, with the largest being 3.3 hectares. All have been subdivided to the maximum extent permissible in the zone, although there is some capacity potentially available through site amalgamation and re-subdivision. All except four lots have been developed, with one of these situated almost fully within the area reserved for the construction of the proposed Parkway. The distribution of parcel sizes within the zone is shown in Figure 5.4.110 (overleaf), and Figure 5.4.111 (next page) shows the location of these within the Unit, together with the undeveloped parcels.



Figure 5.4.111. (Location and distribution of lot sizes and erected dwellings or other active use. (NB: Minto Renewal Project area is not shaded.)

The impact of the 2 hectare minimum lot size zoning is readily appreciable in E-LU4 since the majority of parcels are at or very close to 2 hectares. The visual impacts of development at this density were found to depend on the form, location and siting of the dwelling and the degree to which it had been integrated into its setting. Although traditional rural landscapes are often substantially cleared and grassed for use for grazing or crops, in E-LU4 the long, narrow parcels and the understandable desire of owners to site their home to both maximise views over the Scenic Hills and minimise the likely impacts of the proposed Parkway, has led to the grouping of dwellings along the ridge of Eagleview Road and given this part of the Unit a semi-suburban character.

Although nominally at the same density, the visual impact of dwellings built in the bushland areas of the zone is remarkable for its contrast. Houses are nestled under the canopy or adjacent to a backdrop of mature trees, and the bushland provides a focus for local views and allows the buildings and other evidence of human activity to play a visually submissive role in the landscape. By providing a sense of visual scale and contrast, these parts of the Unit have maintained their quality as a rural-natural landscape (within the objectives of the zone).

AREAS ZONED 7(d6): 0.4 HECTARE (4000M²) MINIMUM LOT SIZE

Most of the parcels within the 7(d6) zone also comply with the minimum required for the erection of a dwelling, and all have been, or are in the process of being, developed for residential use. Some of these lots are under-sized, but the evidence of the fabric suggests that they were built before the current LEP commenced in 2002.

The development that has occurred at this density 'reads' as large-lot suburban throughout most of the zone. Little evidence of rural landscape qualities was found to have survived, with the houses mostly being occupied by larger-than-usual dwellings and associated outbuildings, together with (in most cases) suburban-style gardens and fences; although some evidence was found of very small-scale grazing at the southern-most end of the Unit. The aerial photographs reveal also that some of the larger lots have generous productive gardens at the rear.

The prevailing urban character of this landscape is further influenced by the alignment of roads which follow the curvilinear patterns of late 20th Century subdivision and through their kerbing, guttering and suburban-style street tree plantings.

Even though the density of development in this zone does not allow it to demonstrate a convincing rural or semi-rural character, it does enjoy high quality scenic values due to its location close to the ridge-line with extensive views across the Campbelltown valley to the Scenic Hills beyond.

The part of the Unit extending into the area of the Minto Renewal Project is currently being subdivided and developed for 4000m² residential development. This includes the east-facing slope immediately north of the Water Reservoir which was previously reserved as Piggott Park. Many of the trees close to Eagleview Road have been retained, but the construction of new housing at the higher density to the east of the main ridgeline will introduce a more suburban character into what at present is a rural/bushland streetscape.

5.4.7 EFFICACY OF EXISTING STATUTORY CONTROLS IN PROTECTING THE VISUAL AND SCENIC QUALITIES OF E-LU4'S LANDSCAPE

The 7(d4) 2 hectare minimum zone has been effective in protecting the visual and scenic qualities of E-LU4's landscape. The objectives have generally been satisfied and development has had (in most instances) a relatively modest impact, with houses distributed discretely through the landscape and in many cases well screened from their neighbours and the road. Where the landscape quality has been compromised it was found to be a result of one or more of the following factors:

- availability of panoramic views at one end of long and relatively narrow lots which have encouraged dwellings to be constructed within a narrow band adjacent to the road;
- large scale of many dwellings in the group;
- building within a historically cleared area with little or no surviving natural vegetation; and
- lack of planting in the immediate vicinity of dwellings to ameliorate their cumulative impact as a semi-urban landscape.

The Temple complex has had a noticeable physical impact on the landscape by introducing an atypical use and non-traditional built forms into the area. Although the footprint of this developments is considerably larger than that of most houses, its impact on the scenic and aesthetic qualities has been less than it could otherwise have been because the structures are set well back from the street and screened by vegetation. More intensive development for this type of use would be likely to have a much more intrusive impact.

The 7(d6) 0.4 hectare minimum zone has facilitated development that 'reads' as semi-urban, or large-lot residential in its aesthetic character. This is consistent with the objectives of this zone, but has not preserved the traditional rural/bushland landscape. The impact of this density of development on the visual qualities of the remainder of the area is currently intensifying with the construction of approximately 30 new dwellings within and adjacent to the Unit (part of the Minto Renewal Project).

The main ways in which an effectively large-lot suburban density such as 0.4 hectare can protect the aesthetic values of a sensitive landscape is by ensuring that sufficient undeveloped and deep-soil areas remain available (and used) for the planting and maintenance in perpetuity of large-canopy eucalypts and other native vegetation to both lessen the impact of the residential development and to ensure that:

- the ridge-lines of the area remain 'soft' in character when viewed from a distance (including from the valley floor and from the Scenic Hills);
- that the visual impacts of the houses and outbuildings are softened in internal views from within the area; and
- that the natural vegetation remains the prominent and defining physical characteristic of the landscape Unit.

5.4.8 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU4

The existing land uses in the 7(d4) 2 hectare zone within E-LU4 are generally acceptable in terms of their impact on the small-scale rural and bushland edge character of the Unit. Continuation of the grazing and low-impact residential occupation at the existing density will have little adverse impact on these qualities, although it is recommended that design guidelines be prepared to help ensure sympathetic siting, scale, form and materials of new structures.

The land uses in the 7(d6) 0.4 hectare zone are predominantly residential and it is appropriate that this remains in future zonings. Low-impact rural uses such as grazing and horticulture would also be appropriate.

Increasing the range of land uses appropriate in the area needs to be approached with caution. The introduction of development types that will increase the number, scale or bulk of buildings, and/or lead to visually intrusive ancillary impacts, such as traffic generation should not be permitted in the Unit.

5.4.9 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU4

LAND CURRENTLY ZONED 7(d4) - 2 HECTARE MINIMUM

The potential impacts of allowing increased dwelling densities in this zone include:

- Loss of spatial qualities and change in the essential character of the whole of the area to semi-urban or even potentially suburban;
- Increased proportion of the area developed - necessitating clearing of mature trees and landscape elements for building footprints, driveways and the like – plus bush fire asset protection clearance to new dwellings.
- Loss of significant vegetation – individual trees and habitats – including linking habitats;
- Loss/obstruction of viewlines to significant elements in the landscape;
- Regularity of streetscape through introduction of new dwellings close to the road alignment; and
- Increase of traffic volumes likely to lead to demand for urbanisation of the roadsides – kerbing, guttering, footpaths and other ancillary development.

The extent of these impacts, and whether they can be ameliorated or prevented through other planning initiatives such as detailed design and layout were then examined to determine whether an increase in density could be accommodated without adverse impact on the visual and environmental qualities of the area.

The visual character of the Unit at present responds to the extent to which the natural vegetation has been retained or the land has been cleared. Increasing the density in the currently cleared areas would have relatively minor impact on the natural values of the Unit, but would be highly intrusive on the visual qualities of the landscape.

Any increase in density would need to be subject to a high level of development control to ensure that adverse impacts are prevented.

The findings of the Natural Values Assessment identified areas of 'high' and 'moderate' environmental value within the Unit and recommended that no further development occur in these areas. When the associated requirement for buffer vegetation as well as cleared area to provide the bush fire asset protection zone for new development is also reserved from active development it can be seen that a significant proportion of the area effectively has no potential to accommodate an increase in density, whether this is for residential or other land uses (other than agriculture). The areas affected by these ecological constraints are also of high visual/scenic quality for their bushland aesthetic; and would be difficult to develop without resulting in significant visual impact on the landscape.

There is some potential however for a modest increase in development potential in parts of the Unit providing that the tall bushland character continues to dominate the landscape. In order to prevent adverse impacts on the area's ecological and aesthetic qualities this must be achieved through the use of a cohesive and co-ordinated approach to any development.

Two options were considered: a minimum lot size to allow an effective density of 1 hectare/dwelling and/or one of 4000m²/dwelling.

It should be noted that details of existing land ownership were not investigated as part of this Study. It should be noted that the date any lot was created and its pattern of ownership will affect its development potential under the existing LEP. Each existing lot was assessed as an individual parcel, and the potential for amalgamation of holdings and aggregation of development potential was not assumed. If lots are amalgamated higher yields may result. The land areas used in these calculations have however been adjusted where necessary to reflect the estimated size of the lot after the proposed Parkway is constructed.

Any increase in density should adopt the model described in Appendix 1. This will ensure that the traditional relationship between vegetated and cleared areas is maintained and will help to minimise the impact of any new dwellings or ancillary development on the identified values of the area.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 4000M² ON LAND CURRENTLY ZONED 7(d6) WITH A 2HA MINIMUM LOT SIZE

The size of the Unit (not including the areas of high conservation value) could nominally accommodate approximately 100 additional lots (and dwellings) if the minimum size was to be reduced to 4000m².⁴⁰

Lots of 4000m² are popular with those seeking to build large houses and the general lack of vegetation (and in particular native eucalypt species) in much of the area would result in the Unit being 'read' as a suburban landscape similar to that seen in the adjacent 7(d6) area; with built elements such as houses, outbuildings, driveways and fences becoming the most prominent element in the views over and towards the area. This would result in the surviving visual and environmental qualities of the Unit being lost.

⁴⁰ This calculation is based on raw land areas and includes amalgamating parcels to maximise potential. The actual yield will be less than this when the constraints of individual sites are considered in detail.

It should be noted however that the 'wider' views towards the EESPLs from the Scenic Hills would not be likely to be affected unless development was of a height or scale which protruded over the ridge.

Requirements by owners for building footprints, outbuildings and paved areas, together with the need for bushfire asset protection zones around each house, would also result in most of the surviving mature trees and associated ecosystems within and surrounding the Unit being lost. The amount of urban run-off to the Georges River Catchment would also increase significantly, together with the potential for pollutants and fertilisers reaching the natural bushland and waterways to the east.

This density of development is not appropriate in this part of E-LU4.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 1 HECTARE ON LAND CURRENTLY ZONED 7(d6) WITH A 2HA MINIMUM LOT SIZE

There is some scope for the reduction of the minimum lot size to 1 hectare without significant adverse impact providing that strict urban design criteria are followed, including the bushland edge model described in Appendix 1.

The potential number of additional dwellings would be considerably less than that possible under the 4000m² option, with approximately 30 additional lots/dwellings (depending on ownership patterns and potential amalgamations of land). This would still approximately double the existing density in the affected part of the Unit.

This potential doubling of the density of E-LU4 would affect the character of the landscape of E-LU4. Such an increase would require that any new dwelling in the 'bushland' area is nestled under the existing tree cover; and development in the more open, paddock areas be constructed using the bushland edge model with significant increases in the amount of planting to provide adequate screening. In the case of the current open paddock areas it would be essential that the increased density is heavily screened by planting. This would mean that this area would lose its semi-rural grazing landscape character. If not screened/softened by planting of native species in the public and private domains and with careful controls over the siting, scale, design and materials of buildings and ancillary development such as fencing, an increase of density in the Unit to allow 1 dwelling per hectare will have a significant adverse impact on its visual and environmental values and should not be supported.

LAND CURRENTLY ZONED 7(d6) 0.4 HECTARE MINIMUM

The existing 4000m² zoning has resulted in a semi-urban landscape; and any increase in density beyond this will increase the suburban character of the western half of the Unit. Although the quality of the ridgeline could potentially be protected through the generous planting of eucalypts (as is proposed in the Minto Renewal DCP); the smaller lot sizes and large-footprint, two storey houses popular in suburban development today, together with outbuildings and structures such as swimming pools; would be unlikely to provide enough deep soil for the growth and maintenance of trees able to grow higher than the houses. The competitive nature of view-seeking in these areas will also be likely to lead to the loss of trees in the public domain through deliberate removal or vandalism. An urban character

similar to that found in Blair Athol would be likely; and would be a stark contrast in views towards the Unit from the Scenic Hills.

Any reduction of the minimum lot size in this part of the Unit will result in an increase in the density of bulky structures and the further loss of vegetation in this scenically vulnerable position and is not supported.

SUMMARY OF ISSUES RELEVANT TO THE IDENTIFICATION OF AN APPROPRIATE DEVELOPMENT DENSITY IN E-LU4

The potential for any increase in residential density in E-LU4 should be limited for the reasons identified in this section, including:

- The ecological viability of the areas of high and medium conservation value should not be threatened by increasing densities of both dwellings and ancillary development, including development in the vicinity of these areas that may harm these values.
- The location and shape of these ecologically significant areas, together with the need for both associated habitat links and cleared buffers to prevent the spread of bushfire to housing development, means that little land within the north-eastern and south-eastern parts of the Unit is unaffected by significant environmental constraints (other than the areas already developed at a density higher than that permitted in the LEP or used for intensive agriculture).
- The rural and bushland character of the Unit provides a well-defined visual and physical edge to the expanding suburban area of Minto. This separation of land use should be retained.
- Retention of a planted edge to the proposed Parkway will provide a buffer and help to ameliorate the impacts of what will otherwise be likely to be highly visible levels of traffic flow.

There is some potential however for a modest increase in development potential in parts of the precinct providing that a bushland visual quality is retained, or in those parts of the Unit where the landscape is currently open and rural in character as described below.

The open woodland areas also contribute to the visual qualities of the Unit and should be protected from clearing and development, although there is some potential to 'build under' the canopy in the areas of lower ecological significance using the Model.

The need to ensure adequate bushfire asset protection zones for new development at a density greater than one dwelling per hectare would necessitate the loss of significant and mature vegetation and compromise the visual and scenic qualities of the Unit and is not appropriate in E-LU4.

5.4.10 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF E-LU4

The following recommendations are made to ensure the conservation of the visual and environmental significance of E-LU4's cultural landscape. They should be read in conjunction with the recommendations for the whole landscape described in section 5.0.

ADDITIONAL RECOMMENDATIONS FOR E-LU4

- The potential for a significant increase in residential development without impact on the identified visual and environmental values within the Unit is limited to identified areas as shown in Figure 5.4.114. The reasons include:
 - The Unit contains areas of high conservation value old-growth Cumberland Plain Woodland and Shale/Sandstone Transitional Forest species and habitat. The ecological viability of these should not be threatened by increased densities of both dwellings and ancillary development, including development in the vicinity that may affect its ecological viability.
 - The Unit also contains areas of medium conservation value old-growth Cumberland Woodland and transitional shale/sandstone bushland species and habitat which the Natural Values Assessment Report recommends not be subject to any intensified development. This is supported by the positive contribution these vegetated areas make to the visual qualities and values of the Unit.
 - The location and shape of these areas, together with the need for both associated habitat links and cleared buffers to prevent the spread of bushfire to housing development, means that little land within the north-eastern and south-eastern sectors of the Unit have significant capacity for intensification of development density.
- The ridgeline followed by Eagleview Road acts as a focal point to the Unit and defines the areas with a semi-rural and bushland character. These qualities should be retained. The planting of tall-growing forest eucalypts as recommended in the Minto Renewal DCP should be replicated on the eastern side of the ridge to create a balanced composition when travelling along the road; and create a sense of depth to the ridgeline planting when looking or driving towards the Landscape Unit from the west. The planting on the two sides of Eagleview Road should be off-set to ensure good visual density of the trees along the ridgeline.
- The setting of the timber and brick cottage at 107 Eagleview Road should be conserved and protected from unsympathetic change that may affect its ability to read as a small late 19th/early 20th Century farmhouse. This may require the identification of an area within which new non-rural development should not occur.

RECOMMENDED URBAN EDGE - E-LU4

- The existing boundary of E-LU4 is generally appropriate.
- Consideration was given to the inclusion of the land zoned 7(d6) 0.4 hectare within Campbelltown's 'urban area'. Although nominally within the Unit, this area has been subjected to extensive development in recent years, including the construction of large and visually imposing houses which contribute little to the identified visual or environmental qualities and have threatened the scenic qualities of the remainder of the Unit. The landscape of this more densely developed area; and in particular the quality of the ridgeline; remains important in maintaining the integrity of the views towards, within and outwards from the Unit, and the land should continue to be subject to environmental controls if these qualities are to be protected for the wider community.
- Although most of the lots in the 7(d6) 0.4 hectare zone have been developed to their maximum potential under the existing controls and read as part of the suburban, not rural/bushland landscape; the dwellings on these lots are now entering the stage when they are increasingly likely to be demolished and redeveloped. If this was to occur, standard 'urban' design controls would not be adequate to protect the scenic qualities of this important ridgeline in both close and distant views.
- It is recommended therefore that the areas zoned 7(d6) 0.4 hectare not be included in the 'urban' area of Campbelltown; and that the area be managed as an environmentally sensitive large lot residential area; and to assist in this, that 'ridgeline protection' controls be developed to ensure that any new development, whether infill or redevelopment, will not have an adverse impact on views towards the ridgeline. The controls would focus on building bulk, materials and landscaping requirements.
- The recommended urban edge is shown below. The areas shown shaded pink are to be subject to the ridgeline protection controls.



Figure 5.4.112. Recommended urban edge of E-LU4. The areas shown shaded pink are to be subject to the ridgeline protection controls

RECOMMENDED ZONINGS AND LOT SIZES FOR E-LU4

The recommended zoning for E-LU4 is E4 Environmental Living, with the existing 7(d4) area being 10,000m² (1ha) providing that the Model and special urban design controls can be satisfied; and the 7(d6) area being 4000m² minimum lot size with design controls over those lots close to the ridge line. This will allow controlled residential development but continue the emphasis on protecting the environmental qualities through requiring that any assessment of new development considers its impacts on the natural and aesthetic values of the Unit. It will also empower Council to refuse unsympathetic development whilst allowing development that will not have an adverse impact on the important environmental values of the Landscape Unit.

The maximum density that could be accommodated without unacceptable impact on the identified visual and environmental values of the Unit is one dwelling per hectare within the areas shown in Figure 5.4.113 below, and only then if subject to full compliance with the urban design requirements described in the Model for Bushland Edge Development in Appendix 1 of this report and any additional detailed design controls that may be developed for the area. This means that the development potential and distribution of dwellings will not be even throughout the Unit, but will respond to the environmental values of the property being developed. It should be noted that in some case no further subdivision or additional dwellings will be possible. If the model is not used the minimum lot size should remain 2ha.

Increased densities or intensity of land use in the remainder of the Unit would have an adverse impact on the visual and environmental qualities and values of the Unit and Campbelltown's Cultural Landscape and should not be supported.

Figure 5.4.113. Areas within which development using the model may be possible are shown shaded light brown. Areas not capable of accepting any increase in built density are shown dark green. The light green shaded area surrounding the environmentally sensitive areas are buffer areas to protect the ecological values of the Unit and are also not suitable for development. Areas fully developed already (including the Minto Renewal Project lands) are shown brown. (Note that this sketch is indicative only and is subject to confirmation of boundary through in-site survey).



URBAN DESIGN RECOMMENDATIONS

Allowing development at the density of one dwelling per hectare should not be considered unless each of the following criteria can be satisfied:

- the Model described in Appendix 1 is applied (using shared physical driveways to minimise both the loss of trees and the impact of new development on the streetscape);
- all existing mature trees and vegetation are retained and any development 'fits around' the treescape;
- all areas of high conservation value on any lot are excluded from the calculated and built development areas;
- a buffer of at least 20m is retained between the high and medium conservation value naturally vegetated areas and any built structure;
- any new development is modest in its scale, form and siting to ensure that it is a visually recessive element in the landscape; and
- any fencing is transparent in design so that it does not intrude upon the views over the area.

395.5 EAST EDGE SCENIC PROTECTION LANDS - UNIT 5

HANSENS ROAD (E-LU5)



(previous page)

E-LU5 is a high quality bushland landscape with a small amount of cleared land used for small-lot farming.

Figure 5.5.1 . The streetscape of Junction Road is typical of the area, with dense plantings of tall forest eucalypts towering high above the road which dwarfs the cars below and establishes a strong sense of both verticality and enclosure to the landscape of the Unit.

Figure 5.5.2. The eastern side of the Unit has been cleared and used for farming for many years. The farmhouse and its neighbours are prominent elements in the landscape due to the topography rising to the ridge lying parallel to Amundsen Street.

Figure 5.5.3. The interface between the traditional rural and the bushland areas has been resolved assertively and is a successful element in the landscape.

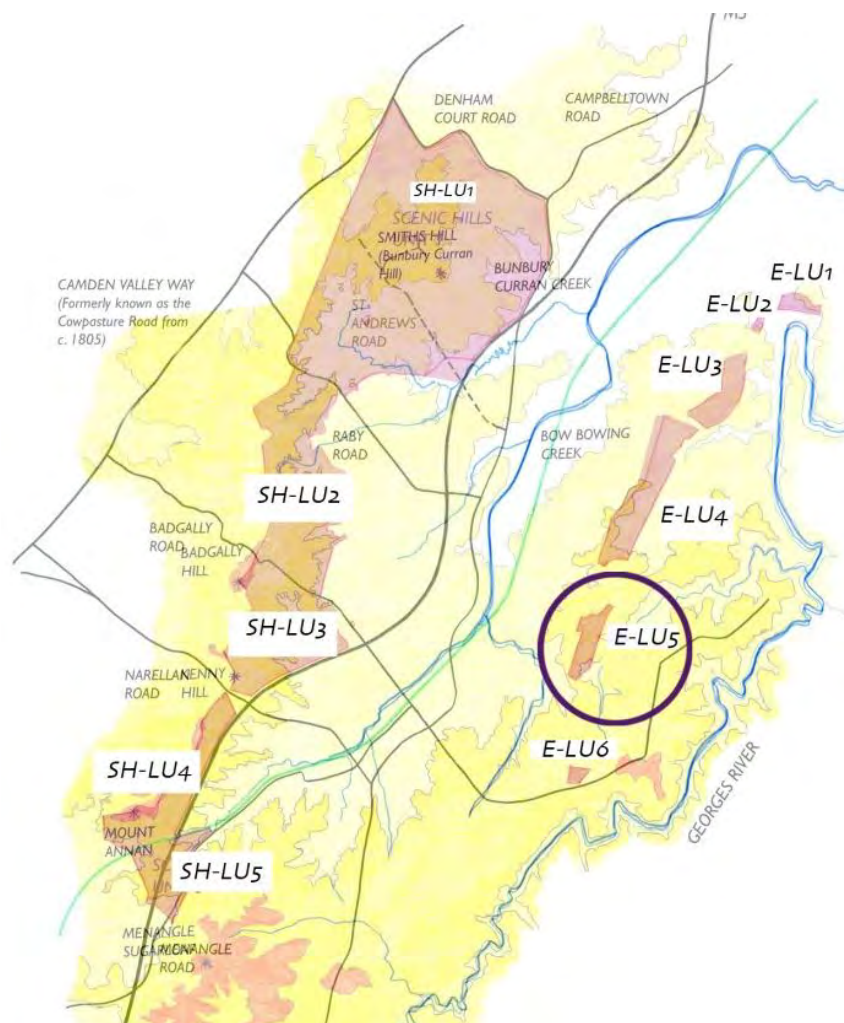


Figure 5.5.4. Location of East Edge Scenic Protection Lands Visual Landscape Unit 5 (above)



Figure 5.5.5. Main elements of the landscape of E-LU5. The Unit is dominated by its impressive treescapes and low-intensity land uses.

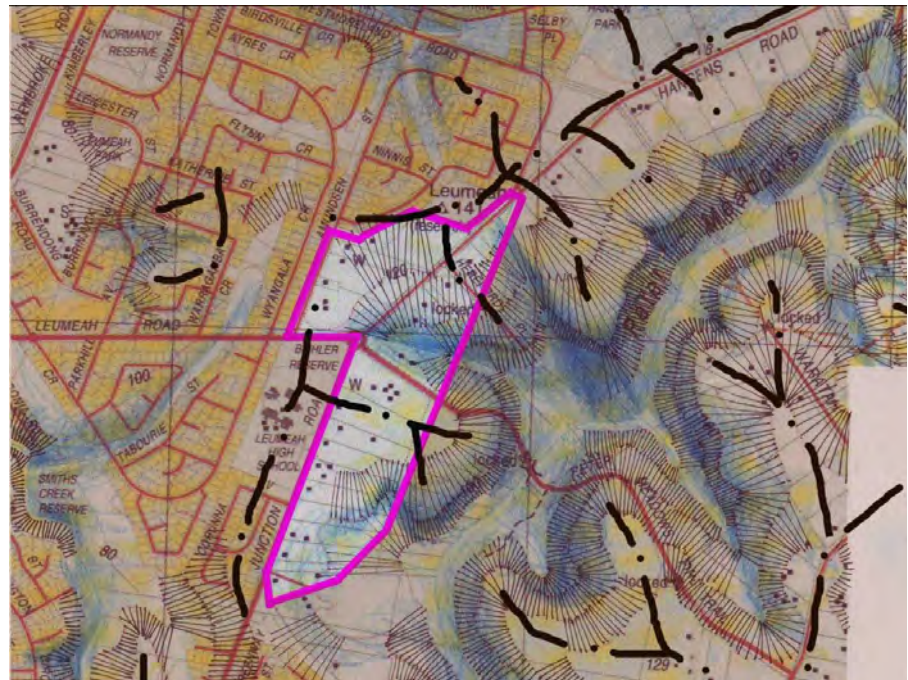


Figure 5.5.6. E-LU5 is located on the edge of the steep gully of Peter Meadows Creek at Leumeah.

5.5.1 CONTEXT

Landscape Unit 5 (E-LU5) demonstrates very high ecological, visual and scenic values. Situated at the highest point along the final ridge of the main Campbelltown valley and adjacent to the Leumeah Reservoir, the landscape of E-LU5 is a high quality one dominated by the old-growth forest surviving throughout the Unit in both the public and private domains.

The land forms part of the 1300 acres granted originally to Thomas Rose which was later incorporated into William Redfern's Campbellfields Estate⁴² but little is known of its use prior to the major subdivision of the Estate in the 1880s.



Figure 5.5.7. Extract from Parish of St Peter Map showing the extent of Thomas Rose's grant and its overlay by William Redfern's Campbellfields Estate. The track shown leading to the Georges River followed the ridgeline and then the alignment of what is now Hansens Road, and the southern boundary of Rose's grant marks the southern edge of E-LU5.

(Source: NSW Department of Lands. nd. Parish of St Peter. Map ref.14073901. Parish Map Preservation Project.
<http://parishmaps.lands.nsw.gov.au>)

⁴² NSW Department of Lands. nd. Parish of St Peter. Map ref.14073901. Parish Map Preservation Project.
<http://parishmaps.lands.nsw.gov.au>

The eastern edge of E-LU5 blends seamlessly with the thick bushland of the Parkway reservation and Peter Meadows Creek to the east, the rich vegetation extending far into the properties fronting Hansens and Junction Roads.

The western edge of much of the precinct is a well-defined one. Created by a wide verge beside Amundsen Street, it is marked by a row of mature native trees (Forest Red Gums). The spatial qualities of their setting in the verge enhances their role as prominent and appropriate markers of the edge of the Unit. They also ensure that the ridgeline is soft in character in this very important location. South of Leumeah Road, the western boundary is more arbitrary in character and formed by Junction Road; with Leumeah High School occupying much of the western sidefacing the semi-rural bushland of E-LU5 to the east.

The northern-most part of E-LU5 is marked by the Leumeah Reservoir which is set in park-like surroundings when viewed from Hansens Road to the north, with a small area of Cumberland Plain Woodland species to its south. It is surrounded by suburban development to the north and west, although the configuration of the roads and location of the ridgeline minimises the impact of the suburban landscape when approaching the Unit from the north. The residential area has no meaningful connection with E-LU5, with the houses orienting their back fences to the Unit and addressing the parallel roads of Wyangala Crescent and Debenham Avenue and the outlook to the valley and Scenic Hills below.

The land in the Unit forms part of the Georges River catchment, with a distinct fall from the ridge at Amundsen Street towards Peter Meadows Creek to the east. The southern edge of the Unit falls away towards the bridge that crosses the valley of Peter Meadows Creek, with the entrance to the area marked by a waste recycling facility and truck depot.

The Unit is divided by Hansen's Road into two sectors of distinctly different landscape character, yet it is also unified by the scale and visual quality of the remnant original native trees lining the roadsides throughout the area.

To the west, the two small farms situated between Hansens Road and Amundsen Street are the only substantially cleared areas in E-LU5 today and have retained an evocative small-farm character, with several modestly scaled houses including a traditional late Victorian farm cottage and a heavily layered Federation-Interwar cottage set along the ridgeline with their main frontage to Amundsen Street to the west. A small church building (the Leumeah Baptist Church) is located immediately to the north of the group and also addresses Amundsen Street. The eastern edge of the cleared area is marked by a scattering of Woodland trees close to Hansens Road which blend with the remnant original trees in the roadside verge. When viewed from the lower elevations to the east and south the skyline along Amundsen Street is dominated by the canopies of the Forest Red Gums.

The visual quality of the landscape in the eastern half of the unit is dominated by the extensive survival of original forest vegetation, with houses either nestled under the canopy or located in small clearings close to the road, creating an intimate streetscape quality which is enhanced by the towering trees arching over the roadway.

The Natural Landscape Values Assessment by Conacher Travers identified much of E-LU5 as possessing high or medium conservation value, and these areas contribute significantly to the visual qualities of the unit as a whole.

The local roads in the area form part of the wider network, with many acting as local distributors and being subjected to higher traffic volumes than other Units in the EESPLs.

Although some of the roads have been fully paved and kerbed in the urban manner, the semi-rural character of the streetscapes is retained by the retention of trees growing in



Figure 5.5.8. Aerial photography from 1956 and 2009 (Figure 5.5.9 (opposite)) reveals the changing pattern of clearing and development in E-LU5 over the last 50 years. Re-growth in the northern sector has been more extensive than to the south, with much of the area south of Peter Meadows Fire Trail being vegetated throughout the period, although there is some evidence in the 1956 photos of earlier clearing in places. Traces of the alignment of the original path to the Georges River shown on the early Parish maps can be seen in the tree-lined clearing running through what is now the site of Leumeah High School (arrowed) and the trodden path to the north-west of today's reservoir.



Figure 5.5.9. 2009 Department of Lands aerial photograph. ((c) 2009 NSW Department of Lands. SIX viewer).

natural patterns along the roadside verges throughout the Unit. Some, such as the Peter Meadows Fire Trail demonstrate good scenic qualities, the merging canopies high above the road creating an enclosed and intimate streetscape which is very different in its character to that of Leumeah Road immediately to the west.

This area also contains the Wat Pa Buddharangsee Buddhist Forest Monastery. This formally laid-out complex is nestled under the trees and largely screened from the public domain by planting, making it reasonably unobtrusive in the local viewscape considering its prominent location on a corner site. Its high chain wire fence advertises its institutional use however, and the structures within the Monastery complex are large and gardens exotic, but are largely concealed from the public domain by the surrounding native vegetation. If this vegetation was to be cleared the visual impact of development of this scale and intensity would be likely to have a significant adverse impact on the semi-rural and bushland edge quality of the landscape.

The Leumeah High School complex is another institutional use which influences the scenic quality of E-LU5. It is located at the south-western corner of the intersection of Leumeah and Junction Roads, with its major elevation to Junction Road and open-edged playing fields abutting Leumeah Road. Although not within the Unit, its open grass area is visually contiguous with the small farms to the north (within the Unit) and contributes positively to E-LU5's scenic qualities. The school buildings are sited compactly in the landscape and are surrounded by native trees that blend visually with those beside the road and also contribute positively to the qualities of the local visual landscape.

A real estate sign outside one of the properties towards the southern end of the Unit suggests that a child care centre is proposed on the site, but the age of the sign and lack of construction suggests that this may not eventuate.

The aerial photographs of the area taken in 1956 suggest that much of the vegetation is original, although areas of regrowth after earlier clearing can also be identified, particularly north of Leumeah Road and the Peter Meadows Fire Trail. Evidence of earlier clearing and re-growth can also be seen south of the Peter Meadows Fire Trail, although to a lesser extent.



Figure 5.5.10. The northern-most part of E-LU5 is more open in its character than the remainder of the Unit.



Figure 5.5.11. The Leumeah Reservoir is adjacent to the north-west corner of E-LU5 and is set in an open bushland setting that reads as part of the Unit



Figure 5.5.12. Looking to the north of the Unit along Hansens Road. The depth of the vegetation from the roadside contributes to the ability to appreciate the Unit as a bushland edge landscape without significant development.

Figure 5.5.13. The interface between the bushland verges and the cleared farmland has been managed with assertion and is a successful element in the landscape.



Figure 5.5.14. Much of the understorey between Hansens Road and Amundsen Street has been cleared, creating a transparency to this part of the view.



Figure 5.5.15. The visual effect and contrast between the elements of the landscape in this part of the Unit (near Hansens Road) are enhanced by the relative orientation of lots which creates contrasting patterns of light and shade between the open, grassed slope to the east and the enclosed, shady streetscape view.





Figure 5.5.16. The survival of vernacular cottages such as this farmhouse on Amundsen Street is rare in Campbelltown. The cleared slopes to the rear and the position of the cottage near the ridgeline mean that it is prominent in views from Hansens Road, Peter Meadows Road and Junction Road.



Figure 5.5.17. Amundsen Street follows the alignment of the ridge. This ridge forms part of the main division between the Campbelltown and Georges River valleys. The scenic importance of the ridge has been reinforced through the design of the adjacent subdivision development with the houses set low in the landscape when compared to the ridge and a wide verge which has been reserved from development and planted with trees in a natural configuration to emphasise the urban-rural edge. This relationship between Campbelltown's natural and built environments is readily understood and appreciated and remains accessible to the wider community. It is a good example of the subtleties of the planning principles that underpinned the development of the Campbelltown as a satellite City in the late 20th Century.



Figure 5.5.18 and Figure 5.5.19. The trees set along the verge in an irregular distribution also help to ensure that the ridgeline rises well above the rooftops and remains a 'soft' and textured one in distant views towards the Unit (Amundsen Street).



Figure 5.5.20. A modest Baptist Church marks the north-eastern edge of the Unit on Amundsen Street. It reads as part of the adjacent suburban landscape.



Figure 5.5.21 and Figure 5.5.22. Houses along Amundsen Street between the farmhouse and the Church are also modest in scale and marked by trees.



Figure 5.5.23 and Figure 5.5.24. Many individual examples of mature eucalypts can be found on the roadside verges and on private property.



Figure 5.5.25. The trees lining Junction Road also screen the houses and other development in the Unit from casual view.

Figure 5.5.26. Much of the vegetation is located along boundary lines in the traditional manner. Planting in the roadside verges is natural in character, with many examples of remnant early trees retained for shade along the route when Hansens Road was first formed.



Figure 5.5.27. Hansens Road.



Figure 5.5.28. Junction Road.





Figure 5.5.29.(above) Where there is a gap in the roadside planting, the landscape beyond is in most cases also of a high visual quality (Hansens Road).



Figure 5.5.30. Looking south along Junction Road. The Monastery is to the left of this photograph and Leumeah High School is on the right. Note the kerbing and guttering, which is unusual for a non-urban area.

The view along Junction Road in each direction from this location is terminated by canopies of trees in the distance which complete the sense of enclosure in the landscape (see Figure 5.5.31 below).



Figure 5.5.31. The topography rises gently toward the centre of the Unit near the intersection of Hansens/ Junction and Leumeah/Peter Meadows Roads.

Figure 5.5.32 to Figure 5.5.36 (below). The dwellings in the southern part of E-LU5 are set below the canopy and their impact on the bushland/rural character of the Unit is minimised by the screening effect of the trees along the verge and behind the houses. Introduced trees such as Cocos Palms are common in gardens but detract from the Unit's bushland qualities.



Figure 5.5.33. Junction Road.



Figure 5.5.34. Junction Road.



Figure 5.5.35. Junction Road.



Figure 5.5.36. Junction Road.



Figure 5.5.37(above) and Figure 5.5.38 (below). Amundsen Street marks the north-western boundary of the Unit. The landscape of the Unit and the adjacent residential development are distinctively different in built form and aesthetic character. The transition between the two areas is defined by the limit of the kerbing and guttering at the boundary.



Figure 5.5.39. The northern boundary of the Unit is defined by the abrupt change in the character of the streetscape near the intersection of Hansens Road and Westmoreland Street. Similar transitional characteristics can be found at each entry point to the Unit with the exception of Peter Meadows Fire Trail.

Figure 5.5.40. The southern edge of the Unit is similarly defined by the higher densities of the nearby areas and the fall in topography towards the creek.



Figure 5.5.41. When entering from the south the impressive streetscape character of E-LU5 is readily appreciated. The area to the left (west) of Junction Road in this photograph is not within the Unit at present, but its open character and undeveloped qualities mean that it, the trees lining Junction Road and the bushland setting of the school each contributes strongly to the aesthetic qualities of the Unit.



Figure 5.5.42. The height of this Unit allows it to enjoy high quality views from the ridge to the Scenic Hills in the west, in the case of this opening in the vegetation to Mount Annan.

This photograph is taken from the open area north of Leumeah High School.





Figure 5.5.43. A distinctive part of the landscape of the Unit is the Peter Meadows Fire Trail, a bushland road which passes through recognised koala habitat and demonstrates very high scenic and environmental qualities.



Figure 5.5.44 and Figure 5.5.45. Peter Meadows Road is bordered to the north by a house set well back from the main (Hansens) Road and sheltered under the trees. This property provides a good example of sympathetic development in a bushland setting.



Figure 5.5.46 to Figure 5.5.50 (below). The southern side of the fire trail is used as a Monastery and Retreat centre by the Wat Pa Buddharingsee Buddhist Forest Monastery. The large site contains a range of development including accommodation and meeting places. This development is well screened from the public domain and the main building is set low in the landscape.



Figure 5.5.48. The main entrance has a minor impact on the aesthetic qualities of the Unit, with a simple driveway leading to low-profile buildings set well back from the road and nestled under vegetation.



Figure 5.5.49. The built forms within the complex include traditional Buddhist design and late 20th Century brick vernacular.

Figure 5.5.50. These Monastery buildings and carpark are not sympathetic elements in the landscape of the Unit even though they cannot be seen from the street.

Images from <http://www.mahamakut.org.au/album/monastery/slides/monastery04.html> and 07.html.

5.5.2 SIGNIFICANT VIEWS AND VISTAS

E-LU5 enjoys a range of high-quality views and vistas arising from its location at the highest point on the eastern ridge, the distinctive fall of the land from west to east, and the extent and quality of its mature tree canopies and other vegetation.

Like each of the EESPLs, views into E-LU5 from elsewhere in the Campbelltown LGA are limited by its position on the eastern flank of the main ridge. When travelling along Leumeah Road from the main Campbelltown valley the main ridge is obscured by intermediate hills until the crest is reached near Amundsen Street. Past this point the view opens and extends over the grassed paddocks and school oval towards the heavily vegetated bushland to the east and the strongly canopied entrance to the Peter Meadows Fire Trail almost opposite.

When entering the area from the north, whether from the direction of Eagleview Road or Hansens Road, the quality of the arrival sequence is dominated by the density of the forest vegetation to the left (east) and contrasts with the park-like setting of Leumeah Reservoir at the top of the short slope to the west.

The prevailing character of most of the views and vistas is that of intimacy and enclosure due to the dominance of the tall trees throughout the Unit. These trees contribute to the quality of the views in the area in three main ways:

- the dense bushland to the east defines the edge and provides a visually prominent backdrop to all views in the area;
- the dense and partly under-cleared areas within private properties establish a sense of interlacing between the natural and settled environments; and
- the survival of both old-growth and regenerated forest eucalypts along the roadsides (including many high quality examples of Forest Red Gum) have created strongly directional views which reinforce the powerful sense of intimacy, enclosure and visual impressiveness of the streetscape views throughout the Unit.

Another significant element in the landscape which plays an important role in many views in the area is the row of impressive Forest Red Gums in the wide verge immediately to the west of Amundsen Street. The location of these trees along the main ridgeline and their mature canopies has allowed them to soften views towards and over the ridge from all directions.

Not all notable views in the area are defined by the natural landscape. The view over the school oval and paddocks towards the 19th Century farmhouse on Admundsen Street demonstrates highly evocative evidence of the late 19th/early 20th Century small farming landscape and provides a strong contrast to the bushland views that prevail in the rest of the area.

Good views would originally have been available from along Amundsen Street but are now largely obscured by the residential development to the west.

The height and position of E-LU5 has also meant that very high quality vistas are available when leaving the Unit, the most significant being when travelling west down Leumeah Road. Leumeah Road is aligned to the middle hill in the Kenny-Badgally Hill group in SHLU3 and the ridges crossed between E-LU5 and the valley floor provide an excellent series of views. The ability to see the Scenic Hills from within the Unit was likely to have been available to

the early residents of the farms along Amundsen Street but the view has now been obstructed by development and planting.

Further views are available out of the Unit at the southern end along the undulating topography of Junction Road, and to the east over clearings between the houses.

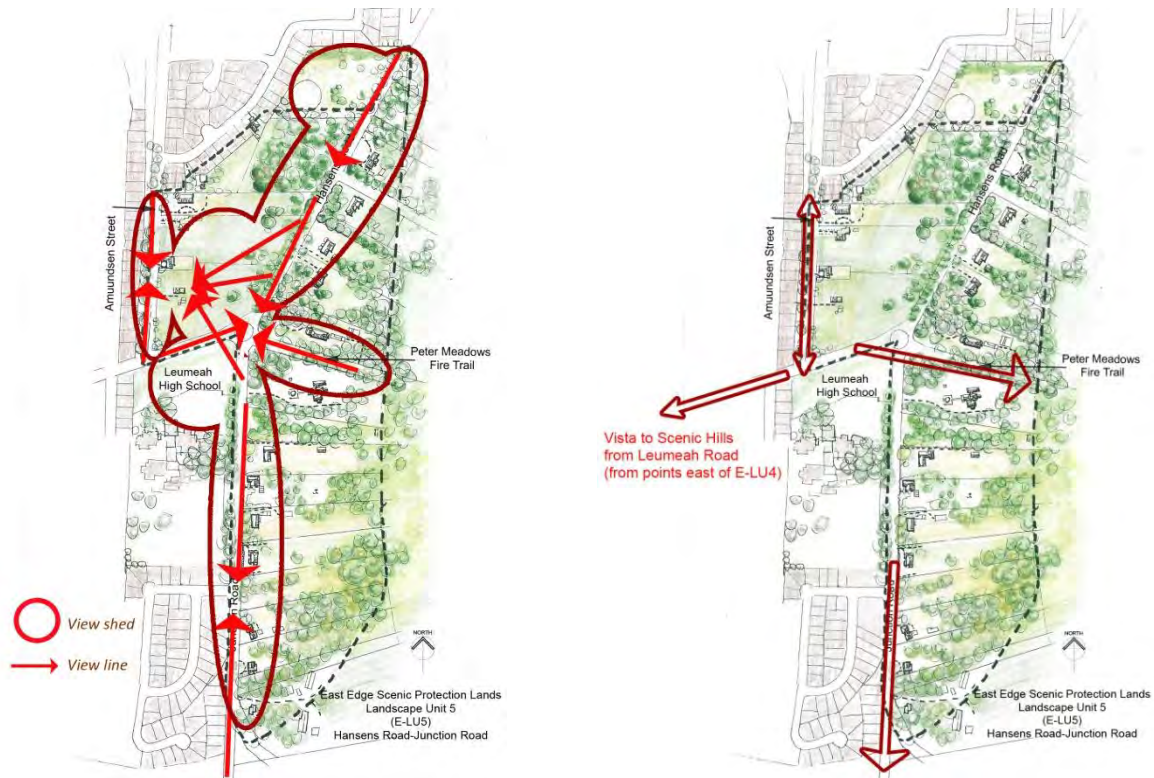


Figure 5.5.51 and Figure 5.5.52. Summary of the major internal (left) and external (right) views and vistas of SH-LU5. The scale and density of the roadside planting has resulted in many strongly directed vistas within the Unit, with the main exception of the open grassed areas near the centre of the Unit.

5.5.3 SUMMARY OF LANDSCAPE QUALITIES AND VALUES – E-LU5

The landscape of E-LU5 demonstrates very high aesthetic and ecological values. It has retained good integrity as a bushland edge landscape with areas of good rural landscape. Its streetscape views are particularly fine and do much to establish the quality and aesthetics of the Unit's landscape. The topography falls strongly from the west towards the Peter Meadows Creek further to the east, and the north-south fall is gently undulating. Some of the most significant values of the elements within the landscape are:

NATURAL BUSHLAND

- the Unit is characterised by its bushland edge character, being dominated by tall and visually impressive native trees including both Cumberland Plain Woodland and Shale/Sandstone Transitional Forest species and habitat of recognised conservation significance.
- The Unit contains a high proportion of original forest together with areas of mature re-growth and newer regenerating bushland. Each possess high ecological values as well as contributing significantly to the visual landscape quality of the Unit.

- The backdrop of tall eucalypt trees provides a visually strong termination to the views toward the eastern side of the Unit.
- The areas of natural vegetation also contribute strongly to visual qualities of E-LU5, being prominent in streetscape views; over cleared land and as a termination to many views within the Unit.

BUSHLAND INTERFACE

- Dwellings and other uses are nestled under the trees at a low density – particularly towards the northern and southern extremities of the Unit.
- One of the most significant landscape qualities of E-LU5 is the extensive retention of old-growth and mature re-growth trees in the roadside verges throughout the Unit.
- The contiguous nature of many of these roadside areas with the natural vegetation on adjoining properties is highly contributory to the cohesive character of this Landscape Unit.

TRADITIONAL RURAL USES

- Cleared areas on the western side of the Unit continue traditional rural uses such as the low-impact grazing of livestock.
- This area has maintained the characteristics of a small working farm, not contemporary 'rural residential' development.

NON-RESIDENTIAL USES

- The Unit includes several non-residential land uses, including two religious establishments and a light industrial facility.
- The Leumeah High School is not within the study area but forms part of the same landscape. It is a compact development set well back from the Unit, the site being dominated by the mature forest trees. The open playing fields at the northern end are visually continuous with the cleared pasture to the north.

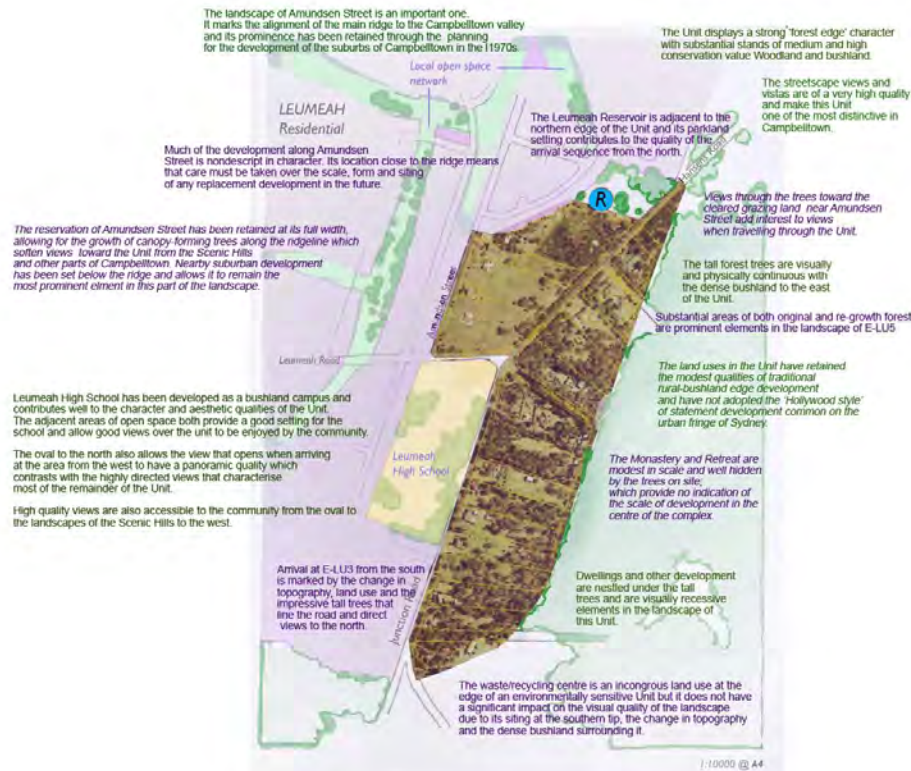


Figure 5.5.53. Summary of the main elements of E-LU5.

5.5.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF E-LU5

The Natural Conservation Values Assessment for the East Edge Scenic Protection Lands by Conacher Travers Pty Ltd determined that much of this Unit, and in particular the area to the south of the Peter Meadows Fire Trail, demonstrates medium or high-level environmental values that need to be protected and actively conserved through the strategic planning process.

The Unit contains significant and high conservation value areas of Shale/Sandstone Transition Forest, including endangered communities of vegetation and habitat areas for endangered species such as the Cumberland Plain Land Snail and a range of owls, bats and birds. Other areas, including a small area of Cumberland Plain Woodland (Grey Box) have been more disturbed by under-scrubbing and weed infestation and have been assessed as being of medium value.

The Report recommends that each of these habitats should be protected from development, together with appropriate buffers to ensure connectivity and viability. These buffers will also help to ensure that the conserved habitat retains its visual connection to the remainder of the bushland and continues to 'read' as a cohesive landscape rather than isolated patches of vegetation.

These significant habitats cover a considerable proportion of many parcels within the area:

- 3 lots are fully affected (1x high; 2x medium value habitat)
- 1 lot is (approximately) 80% affected (high value habitat)
- 2 lots are (approximately) 50% affected (high value habitat)
- 7 lots are (approximately) 40% affected (3x high; 4x medium value habitat)
- 6 lots are (approximately) 30% affected (4x high; 2x medium value habitat)
- 1 lot is (approximately) 25% affected (high value habitat)

This has significant implications for the capacity of the Unit to accommodate any increase in density (see below). These areas of high and medium ecological value correspond with the areas of highest bush landscape visual quality within the Unit. Other parts of the Unit also demonstrate good visual qualities, both bushland and rural. These include the areas of woodland trees with good shape and density and retained canopy but cleared understory, as well as the areas cleared of major vegetation which read as a traditional rural/bushland edge landscape.

The interface of grassed and treed areas is an important element of parts of the Unit, particularly to the west of Hansens Road. Views across these open paddock areas terminate at the backdrop of mature forest trees that follow the alignment of the ridge, with houses or other built elements playing only a minor role in the landscape. Another notable element within the Unit is the natural character of the roadside planting, consisting of Cumberland Plain Woodland species and demonstrating an unplanned character to their placement which adds to the rural visual qualities of the area. These trees, together with the soft edges to the paved roads, are vulnerable to increases in urban density and subsequent demands for 'suburbanisation' of the landscape – such as more formal plantings and extension of the kerbing/guttering found in parts of the area.

5.5.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF E-LU5

EXISTING ZONINGS AND THE QUALITIES OF E-LU5'S VISUAL LANDSCAPE

The land within the Unit is zoned 7(d4) Environmental Protection under the Campbelltown (Urban Area) LEP 2002. The range of permissible uses under this zone is discussed in more detail in Section 3. The land uses within the area at present include grazing, some horticulture and residential as well as institutional/religious establishments and some low-intensity industrial.

The visual qualities of the landscape reflect this limited range of land uses found in the area, with the prevailing character being one of a mostly undeveloped and natural landscape with pockets of small-scale rural activity. Dwellings are mostly situated close to the roadway, but due to the quality and density of the surrounding vegetated area the density still 'reads' as low density bushland interface.

The impact of the residential development on the visual landscape qualities of the Unit demonstrates a strong correlation between the amount of mature Cumberland Plain Woodland species retained on site, the degree and character of any clearing of these trees, the size, form and materials used in the buildings and the form and character of ancillary development such as fences, driveways and outbuildings. Properties that have retained a

high proportion of Woodland vegetation and with modestly scaled and designed dwellings and transparent fences have negligible impact on the visual qualities of the area.

It is interesting to note also that dwellings of a form that could otherwise potentially be considered intrusive in this Unit can read as a more neutral element when supported by active rural uses or where set against a visually strong and prominent backdrop of bushland/woodland vegetation.

The impacts of the Church and Monastery on the visual qualities and characteristics of E-LU5 are similar in many ways. In terms of their superficial impacts, each is a clearly non-rural, non-residential development with building/s of a scale larger than that found in residential development. A considerable proportion of each site is devoted to car parking. The Church is not screened by significant vegetation and the Monastery is well screened by bushland, including an area of high visual and ecological value. The architecture of the Church is modest and that of the Monastery complex, each being appropriate to their cultural traditions. Neither shows evidence of attempting to intrude visually into its immediate setting other than by a modest signboard erected near the main entrance to each property. The Church's small scale and its location adjacent to the residential area of Leumeah leads it to 'read' as part of that area; whereas the Monastery does not demonstrate any overt connection with a local residential population and is more likely to attract worshippers from a sub-regional catchment. This suggests the likelihood of associated traffic and amenity implications for the Unit and surrounding suburban residential areas.

5.5.6 EXISTING LOT SIZES AND THEIR IMPACT ON THE VISUAL QUALITIES OF E-LU5'S LANDSCAPE

The land within the Unit is zoned 7(d4) Environmental Protection under the Campbelltown (Urban Area) LEP 2002. Under the provisions of this zone the minimum lot size for the erection of a dwelling is two hectares. Figure 5.5.54 shows the distribution of lot sizes within E-LU5; and Figure 5.5.55 identifies those properties that have been developed in some way (including the erection of a dwelling).

Almost three-quarters of the land in E-LU5 is smaller in size than the two hectares required under the zone for subdivision and/or the erection of a dwelling. As is found throughout the EESPLs, almost all parcels have however had a house constructed on the property. Only two lots remain substantially undeveloped (one of which is within the Wat Pa Buddharangsee Buddhist Forest Monastery complex). All other undeveloped lots at the northern end of the Unit are small remnants from parcels otherwise reserved for the Parkway.



Although the relatively small properties in the Unit have been largely developed, the high retention of natural vegetation close to the road (the natural scattering of impressively tall eucalypts in particular) and the siting of many of the dwellings under the tree canopy has allowed the impact of this density of development to be relatively low. If these trees were not present, the long, narrow lots and siting of most dwellings close to their front boundary would make this group of houses read as semi-suburban, rather than as a bushland edge landscape. It should be noted also that the effective visual impact of the density of the properties to the east of Hansens Road and Junction Road has been minimised due to the undeveloped and fully vegetated road reservation adjacent to the rear boundary of these lots. The long-term protection of this good quality landscape (after the Parkway is constructed) will depend both on the retention of existing trees and the planting of replacement eucalypts along the rear boundary.

5.5.7 EFFICACY OF EXISTING STATUTORY CONTROLS IN PROTECTING THE VISUAL AND SCENIC QUALITIES OF E-LU5'S LANDSCAPE

The existing statutory controls have protected the visual and scenic qualities of E-LU5 well, due both to the small amount of development that has occurred and the retention of a high proportion of bushland vegetation on most properties.

The relatively small minimum lot size in most of the Unit (with 80% of lots less than 2ha) and presence of development of some type (mostly a dwelling) means that there is little capacity for further subdivision under the existing controls.

Another relevant issue in the consideration of development capacity is the identification of appropriate land uses in the Unit. This Report has focused on the visual and landscape implications of development and not addressed other considerations such as traffic generation, noise and other amenity issues or environmental impacts such as pollution and water runoff into the Georges River Catchment area.

5.5.8 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU5

The existing land uses in E-LU5 are generally acceptable in terms of their impact on the small-scale rural and bushland edge character of the Unit. Continuation of the grazing and low-impact residential occupation at the existing density will have little adverse impact on these qualities, although it is recommended that design guidelines be prepared to help ensure sympathetic siting, scale, form, materials and ancillary structures of any new structure.

With regard to other uses present in the Unit, including the metal yard and the Monastery, each has been substantially protected from having a major adverse impact on the visual characteristics of the Unit by the density of screening vegetation. Any intensification of these uses, or the introduction of additional similar uses, may result in the loss of visually and environmentally significant vegetation and need to be similarly ameliorated or screened.

5.5.9 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU5

The Unit at present is developed at a density almost twice that permitted under the zone, with 27 properties within an area of 30 hectares. The significantly lower impact of this development when compared to similar densities in other Units is due to three main factors: the high retention of natural vegetation throughout the area, the survival of the small farm properties in substantially original condition and reading as genuine rural uses, and the important contribution of the roadside planting to the scenic quality and integrity of the area.

It is important that the landscape quality of E-LU5 is protected through the statutory planning process. The scope for any intensification of development density in the Unit is limited by its visual and environmental values, including the need to protect the extensive significant habitats in the Unit from development. Figure 5.5.56 shows the area available once the environmentally significant areas are excluded from development.

The space available on each lot for the erection of a dwelling or other major is limited once these environmental constraints are taken into consideration and in many lots only between

4000 and 7000m² is available. When the area required for ecological and bushfire buffers is also taken into consideration there is little potential to increase densities in much of E-LU5.

The only part of E-LU5 which is not affected by these ecological constraints is the cleared area of approximately 6 hectares located west of Hansens Road. The distribution of lots in this area is however uneven, consisting of two larger (1.8 and 2.4 hectares) and four smaller parcels. All except one has been developed already by the erection of one dwelling house. If the density of these lots was to be increased their subsequent development would have several impacts on the visual qualities of the Unit. These would include:

- The land slopes from the ridgeline at Amundsen Street towards the bushland to the east; and is a very prominent element in the Unit, being the only cleared area and located adjacent to the main intersection.
- Development on the slope would be difficult to screen and would intrude on the visual catchment of E-LU5, potentially compromising the visual qualities of the remainder of the Unit.
- The traditional use of this land for small-farming is clearly evident in the surviving fabric, including one property which has a surviving late 19th Century style farm cottage (not listed as a heritage item in the LEP). If the setting of the cottage was to be developed this ability to appreciate this earlier layer of Campbelltown's history in its original setting would be lost.

Given however that the remainder of the Unit has already been developed at an effective density close to one dwelling per hectare it may be possible to allow one additional dwelling on each of these two lots with frontage to Amundsen Street providing that they are subject to strict controls over the siting, form, scale and materials of any house and ancillary development. A well-designed structure set towards Amundsen Street (which would be likely to be preferred by many owners given the outlook from this higher point) would be likely to have a less significant impact on the remainder of the area (providing that appropriate planting of eucalypt/canopy trees is provided to soften the impact) and help to retain the integrity of the group. The eastern two-thirds of the slope closer to Hansens Road should remain cleared paddock in visual character, and ancillary development such as fencing should be traditional in character. It is critical however that the landscape does not develop the suburban characteristics of the recent development in E-LU4 (north-east of Eagleview and Ben Lomond Roads).

SUMMARY OF ISSUES RELEVANT TO THE IDENTIFICATION OF AN APPROPRIATE DEVELOPMENT DENSITY IN E-LU5

The potential for an increase in residential density in E-LU5 should be limited for the reasons identified in this section, including:

- The Unit contains a high proportion of high and medium value conservation value. These areas should not come under pressure for, or otherwise be threatened by, increased densities of both dwellings and ancillary development, including development in the vicinity of the significant bushland that may affect its ecological viability.

- The location and shape of these ecologically significant areas, together with the need for both associated habitat links and cleared buffers to prevent the spread of bushfire to housing development means that all parts of the Unit to the east of Hansens/Junction Road are affected by significant environmental constraints.
- The rural and bushland character of the Unit provides a well-defined visual and physical edge to the suburban area of Leumeah. This separation of land use should be retained.
- Retention of a planted edge to the proposed Parkway which is free of development will help to minimise any impacts that the construction and use of the road will have on the integrity of the aesthetic and ecological landscapes in E-LU5.

There is some potential however for a modest increase in development potential on the cleared land near Amundsen Street providing that such development retain a rural character. Use of the rural-edge section of the Model in Appendix 1 would be likely to be appropriate in this location.

The open woodland areas also contribute to the visual qualities of the Unit and should be protected from clearing and development, although there is some potential to 'build under' the canopy in the areas of lower ecological significance using the Model.

The need to ensure adequate bushfire asset protection zones for new development at a density greater than one dwelling per hectare would necessitate the loss of significant and mature vegetation and compromise the visual and scenic qualities of the Unit and is not appropriate in E-LU5.

5.5.10 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF E-LU5

The following recommendations are made to ensure the conservation of the visual and environmental significance of E-LU5's cultural landscape. They should be read in conjunction with the recommendations for the whole landscape described in section 5.0.

SPECIFIC RECOMMENDATIONS FOR E-LU5

- Retain old-growth trees in roadside verges and within properties throughout E-LU5.
- Manage growth in area to ensure that increases in traffic flow from new development does not generate demand to remove trees for vehicle safety. If the trees are considered a danger to road users alternative safety solutions (such as tensioned steel cable fencing) should be sought.
- The ridgeline followed by Amundsen Street defines the skyline of the Unit. A succession planting policy should be developed and implemented to ensure the long-term integrity of the dominance of the eucalypt-canopy character of this skyline.
- Prevent the introduction of further institutional uses within the Unit.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED URBAN EDGE: E-LU5

- The existing boundary of E-LU5 is generally appropriate.
- The contribution of the western verge of Amundsen Street to the definition and ongoing quality of E-LU5 is so important to the visual integrity of this Unit that the boundary of the unit should be widened to include the entire verge. The visual characteristics of the Leumeah High School site and adjacent open space to both the north and south are also within the visual catchment and demonstrate many consistent features, and it is recommended that the open space be excluded from the urban footprint to ensure that any future development of this site is required to be fully cognisant of its important and scenically sensitive position, and respect its non-urban/bushland setting and orientation.
- The site of the Leumeah Reservoir also 'reads' as being part of the non-urban area, and given that it is also situated on the ridgeline, with the main site within the visual catchment of the natural landscape of the Unit, it is recommended that it be included within the non-urban area.
- Two properties near the Reservoir are accessed via Debenham Avenue and read as contiguous with the adjacent urban area. One has retained a portion of undeveloped land to the rear which is part of the visual catchment of E-LU5 and located close to the ridgeline. It is recommended that this property remain within E-LU5 and the smaller lot adjacent to Debenham Avenue is included within the urban area.
- It is recommended that the urban edge in the vicinity of E-LU5 be as shown in Figure 5.5.57 and 5.5.58. It is also recommended that 'ridgeline protection' controls be applied to the properties and parts of properties shown shaded.

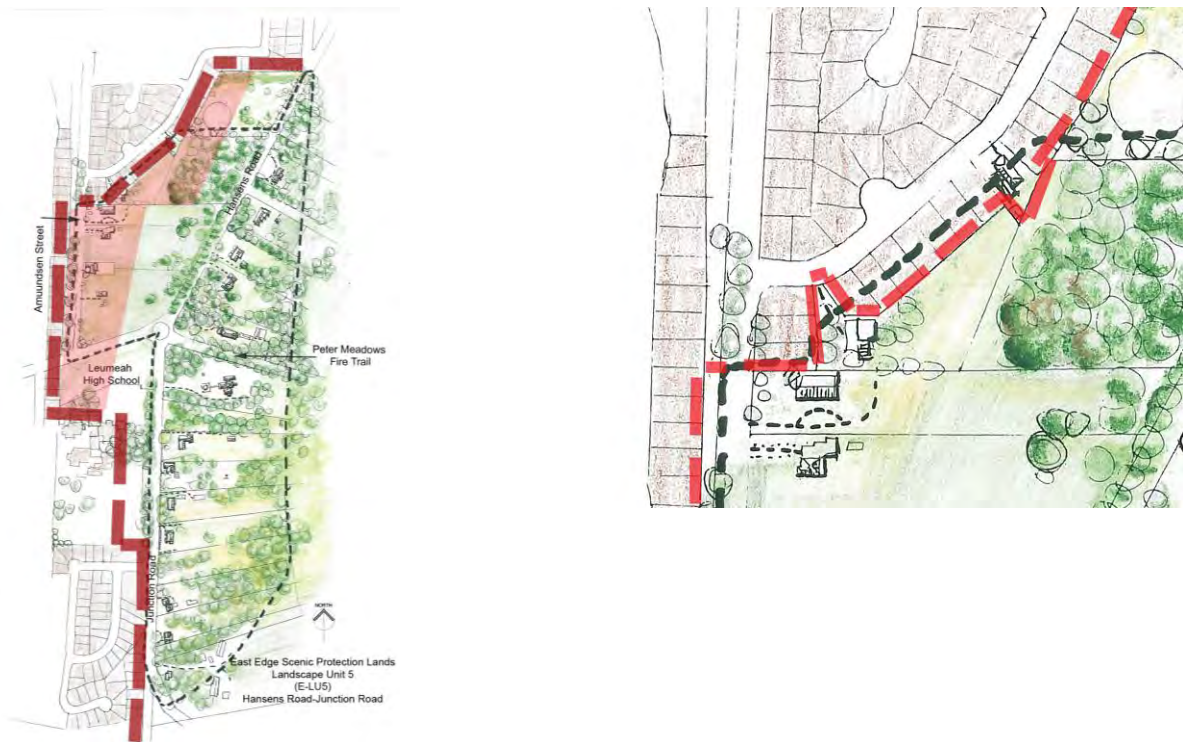


Figure 5.5.57 and Figure 5.5.58 (detail). Recommended Urban Edge in the vicinity of E-LU5

RECOMMENDED ZONINGS AND LOT SIZES FOR E-LU5

The recommended zoning for E-LU5 is E4 Environmental Living. This will allow controlled residential development but continue the emphasis on protecting the environmental qualities through requiring that any assessment of new development considers its impacts on the natural and aesthetic values of the Unit. It will also empower Council to refuse unsympathetic development whilst allowing development that will not have an adverse impact on the important environmental values of the Landscape Unit.

There is little potential for additional dwellings within the Unit without amendment to the statutory provisions. The maximum increase in density that could be accommodated without unacceptable impact on the identified visual and environmental values of the Unit is one dwelling per hectare within those parts of the Unit identified in Figure 5.5.56 only, and only then if subject to full compliance with the urban design requirements described in the Model for Bushland Edge Development in Appendix 1 of this report and any additional detailed design controls that may be developed for the area. This means that the development potential and distribution of dwellings will not be even throughout the Unit, but will respond to the environmental values of the property being developed. It should be noted that in many lots in E-LU5 no further subdivision or additional dwellings will be possible. If the model is not used the minimum lot size should remain 2ha.

Institutional uses such as places of religious worship, education, commercial and industrial premises are characterised by a scale, form and visual impact of both the main structure/s and ancillary development that is not likely to be compatible with the rural/bushland setting and physical environment of the Unit. It is recommended that these uses not be permissible in E-LU5. It should be noted however that the existing institutional uses should be permitted

to continue on their present sites, with any alterations or extensions to existing buildings required to comply with the design controls for the area.

Increased densities or intensity of land use in the remainder of E-LU5 will have an adverse impact on the visual and environmental qualities and values of the Unit and Campbelltown's Cultural Landscape and should not be supported.



Figure 5.5.56. E-LU5 includes extensive areas of high and medium natural conservation value which are not suitable for development. Areas within which development using the model may be possible are shown shaded pink. Areas not capable of accepting any increase in built density are shown dark green. The light green shaded area surrounding the environmentally sensitive areas are buffer areas to protect the ecological values of the Unit and are also not suitable for development (Note that this sketch is indicative only and is subject to confirmation of boundary through on-site survey).

URBAN DESIGN RECOMMENDATIONS

Allowing development at the density of one dwelling per hectare should not be considered unless each of the following criteria can be satisfied:

- the Model described in Appendix 1 is applied (using shared physical driveways) to minimise both the loss of trees and the impact of new development on the streetscape;
- all existing mature trees and vegetation are retained and any development 'fits around' the treescape;
- all areas of high conservation value on any lot are excluded from the calculated and built development areas;
- a buffer of at least 20 metres is retained between the high and medium conservation value naturally vegetated areas and any built structure;
- any new development is modest in its scale, form and siting to ensure that it is a visually recessive element in the landscape; and
- any fencing is 'transparent' in design so that it does not intrude upon the views over the area.

Although not identified as a heritage item, the late Victorian-style farm cottage in Amundsen Street has retained its original form and setting and continues to 'read' as a small rural group. Any development affecting this property should respect this original character and ensure that it continues to act as the most prominent element in the vicinity.

5.6 EAST EDGE SCENIC PROTECTION LANDS - UNIT 6

ACACIA AVENUE (E-LU6)





Figure 5.6.1 (previous page). The landscape of SH-LU6 is dominated by its tall forest trees and high quality views.

Figure 5.6.2. The southern half of the Unit has retained its rural character with several holdings used for grazing and productive purposes.

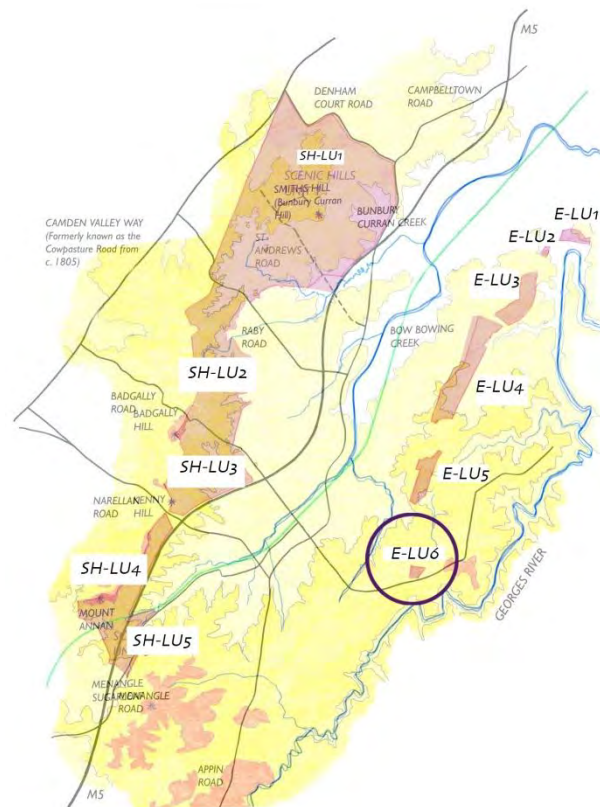


Figure 5.6.3. Location of East Edge Scenic Protection Lands Visual Landscape Unit 6. E-LU6 is located to the south of the other Units in the EESPLs near the suburb of Ruse.



Figure 5.6.4. E-LU6 is located at the south-eastern corner of the suburb of Ruse. It is a small Unit with dwellings and a local Church lining its northern edge and thick bushland surrounding the remaining edges. It 'reads' as the area bounded by the nearby roads, Darling Avenue, Botany Place and Tumut Street (ie including Mary Doherty Reserve). The construction of the Parkway will change the ratio of urban to non-urban activity within the Unit and have a significant adverse impact on much of its setting.



Figure 5.6.5. Major landscape elements of E-LU6. The Unit is relatively level, the ground sloping gently from north towards the sharply incised landscape of the Georges River to the south.

5.6.1 CONTEXT

Landscape Unit 6 (E-LU6) is a small Unit located at the south-eastern corner of the suburb of Ruse. It is bounded by bushland and suburban development. The landscape within the Unit is dominated by typical local bushland views at present but the proposed Parkway wraps around its south-eastern corner and will have a significant impact on its visual and landscape qualities when constructed.

The land was granted originally to Joseph Smith or Cornelius Dwyer and is the only Unit within the EESPLs not to have been part of Redfern's Campbellfield Estate. Details of the earlier use of the land are not available from the Parish or other early maps and no physical evidence of an earlier layer of occupation was visible from the public domain. These earlier uses were likely have been either small-scale farming or undeveloped natural bushland.

The Unit demonstrates characteristics of the suburban/bushland interface, with suburban style housing on small lots (including a duplex); a local parish Catholic Church and a small farm with orchards. Much of the Unit is uncleared, although all lots have been developed in some way.

The verge to Acacia Avenue is wide and the maturing eucalypts within this area would appear to be either remnants of the original native bushland or more recent plantings. Whatever their provenance, the impact of these trees on the aesthetic and environmental qualities of the Unit is notable.

The landscape to the west, east and south of the Unit is visually contiguous and dense bushland; and that to the north is suburban residential subdivision. Approximately 50% of the area that at present 'reads' as part of the Unit is within the Parkway Reservation (see Figure 5.6.6) and will be lost when the Parkway is constructed.

A small reserve (the Mary Doherty Reserve) is situated adjacent to the Unit next to the church and reads as being part of the Unit.



Figure 5.6.6. Aerial of E-LU6 taken in 2009 showing approximate location of the reservation for the Parkway. The road will excise a large portion of the land that currently contributes to the scenic qualities of this part of the Unit. The western end, including the area near Tumut Street and the property to the south of the Church, will remain relatively intact and become a significant element in views for drivers heading north on the new road. (1956 image not available) (Base photograph (c) 2009 NSW Department of Lands. SIX viewer).



Figure 5.6.7. The streetscape of Acacia Avenue is dominated by the tall trees that screen the suburban development underneath and direct views along the streetscape.



Figure 5.6.8. The tall trees lining Acacia Avenue are of imposing scale and dwarf the built elements of the streetscape.



Figure 5.6.9. St Thomas More Catholic Church is at the western end of the Unit, and the adjacent Mary Doherty Reserve extends the Unit effectively to Tumut Street.



Figure 5.6.10 and 5.6.11 (below). The land uses and structures of most of Acacia Avenue are suburban in their scale and form. The trees to the south and west are prominent in many views and soften the rooflines and visual impact when compared to the development to the north of Acacia Avenue (below).



Figure 5.6.12. Botany Place is a high quality streetscape with a strong sense of spatial depth for the viewer due to the contrast between vegetated and cleared areas along the streetscape.



Figure 5.6.13 and Figure 5.6.14 (below). Looking east along Acacia Avenue. The houses in the photograph have been built at a relatively high suburban density, including a duplex. The street trees continue without a gap however, ensuring that the quality of the streetscape remains high.



Figure 5.6.15. The smaller lot sizes of some of the properties that have been developed to suburban densities have resulted in a lack of space for the growth of trees within the site.



Figure 5.6.16. Most of the trees are located on the roadside verge, their irregular pattern contributing to the semi rural character of the street, even though the northern side is fully urban in form.



Figure 5.6.17 to Figure 5.6.19. The streetscape demonstrates a strong verticality with the dwellings and other structures being minor elements in the landscape of the Unit (Acacia Avenue).



Figure 5.6.20. Acacia Avenue looking to the west from Darling Avenue. The aesthetic quality and streetscape qualities of this view is impressive.



Figure 5.6.21. The landscape of Botany Place is also dominated by extensive areas of dense vegetation.



Figure 5.6.22. Botany Place looking to the west.



Figure 5.6.23 (top). Botany Place looking east.

Figure 5.6.24 (bottom). This small reserve at the eastern end of Acacia Avenue complements the undeveloped character of this end of the streetscape. This area is within the Parkway reservation.

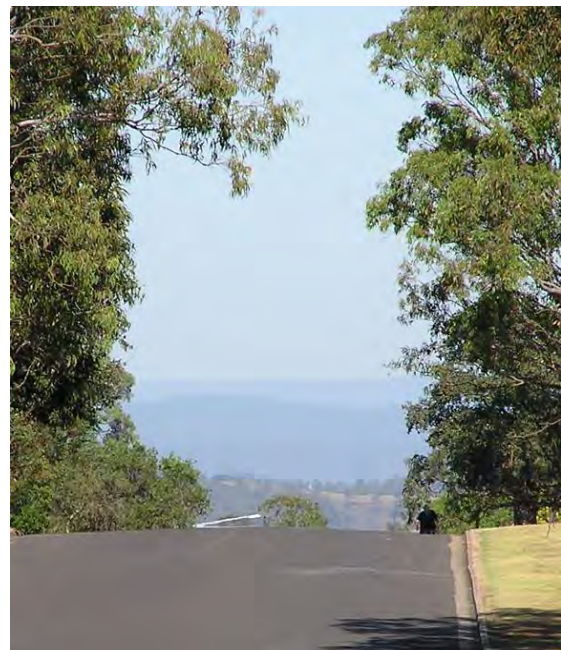


Figure 5.6.25. Good views are available from the western end of the Unit to the ridge of Mount Annan (SH-LU4) and the hills further into the distance (Acacia Avenue).



Figure 5.6.26. The Catholic Church of St Thomas More is a strongly expressed element and contributes positively to the built elements in the streetscape.



Figure 5.6.27. The bushland canopy trees to the south are visible over the rooftops of the Presbytery when viewed from Acacia Avenue.



Figure 5.6.28. The Church's carpark and hall are behind the main building and are screened from casual view. The trees to the south terminate the view down the driveway, and the quality of the vista is enhanced by the remnant bushland of Mary Doherty Reserve between the church and Tumut Place to the west.



Figure 5.6.29 and Figure 5.6.30. The Mary Doherty Reserve is well vegetated and 'reads' as part of the Unit, providing a soft edge when viewed from the west.



Figure 5.6.31 to Figure 5.6.34 (below). Most of the dwellings along the northern edge of E-LU6 have minimal setbacks from front and side boundaries which has led to the suburbanisation of this part of the landscape.



Figure 5.6.33. The group of houses fronting Acacia Avenue include a single storey duplex.



Figure 5.6.34. Looking across the roof of the church to the trees of the Mary Doherty Reserve behind.



Figure 5.6.35 and Figure 5.6.36. This driveway separates the suburbanised and semi-rural parts of Acacia Avenue and provides one of the few visual and physical links between the northern and southern parts of the Unit.



Figure 5.6.37 and Figure 5.6.38. The built forms of Botany Place are much more modest than the more suburbanised properties fronting Acacia Avenue to the north. The vernacular architecture contributes strongly to the integrity of this landscape as a semi-rural one.



Figure 5.6.39 and Figure 5.6.40. A strong sense of depth is created by the larger lots and high proportion of undeveloped land on the properties along Botany Place. The aesthetic quality of these views from the south over the Unit is good.



Figure 5.6.41. The heavily vegetated area at the eastern end of Acacia Avenue currently contributes to the non-urban character of the area but is also within the Parkway reservation and will be cleared if construction proceeds.



Figure 5.6.42. The views toward E-LU6 from Georges River Road are rural/bushland edge in character and are visually interesting.

Figure 5.6.43. Much of the reservation for the proposed Parkway is densely vegetated, although parts are currently cleared and used for grazing.



Figure 5.6.44 and Figure 5.6.45. Good quality views are found looking toward and away from E-LU6 from the eastern end of Acacia Avenue over the cleared area to the north (left) and vegetated areas to the south (right).

5.6.2 SIGNIFICANT VIEWS AND VISTAS

The views in the area at present are limited in their scope by the topography and surrounding bushland but are high in quality and visual interest. The Unit is generally hidden from casual sight due to its location and the screening effects of the surrounding vegetation. Good quality close views are available from the west and east along Acacia Avenue and from Georges River Road to the south. Views from the eastern end of Acacia Avenue near Darling Avenue are of a particularly high quality, being dominated by the tall bushland trees lining the roadside verges. These trees form a strong vista to the west, where the views are then terminated by the ridges of Mount Annan (SH-LU4) in the distance.

The quality and visual character of the Acacia Avenue streetscape changes noticeably to the east of the group of houses, with kerbing, guttering and footpaths replaced by soft edges and thicker planting lining the roadsides. The quality of these streetscape views is very high. The roadside trees are tall and establish a strong and dominant verticality to the streetscape.

When travelling west along the existing Georges River Road the quality of views towards the Unit are good, if brief, being well-vegetated in character, with a small clearing providing views toward the small farm in the centre of the street block.

The construction of the Parkway will compromise the quality of the local views unless managed carefully through screen planting, but it will also potentially create new viewing opportunities as vehicles travel north towards the Unit and then curve around its edge.

Internal views are limited to along the formed streets due to the obstructive effect of the houses lining Acacia Avenue and the slight fall of the topography to the south, preventing a sense of transparency from many viewpoints. The trees of the southern part of the Unit are still visible over the rooftops of some properties, including the St Thomas More Church and Presbytery and towards the eastern end of the Unit. Two links are strongly expressed down driveways at the eastern and western ends of the Unit, and these allow the depth of the landscape to be appreciated from Acacia Avenue as well as Botany Place.

The views over the southern half of E-LU6 are also of a high quality as a rural-bushland interface landscape, with areas of bushland interlaced with cleared land used for small-scale grazing and horticultural activity. Much of the cleared area visible from the public domain is within the reservation for the Parkway.

The area of bushland between Tumut Street and the church is known as the Mary Doherty Reserve. The Reserve provides a high quality edge to the Unit and acts as the foreground in views from the west. Tumut Street is constructed as a cul-de-sac and the southern end forms part of the bushland.

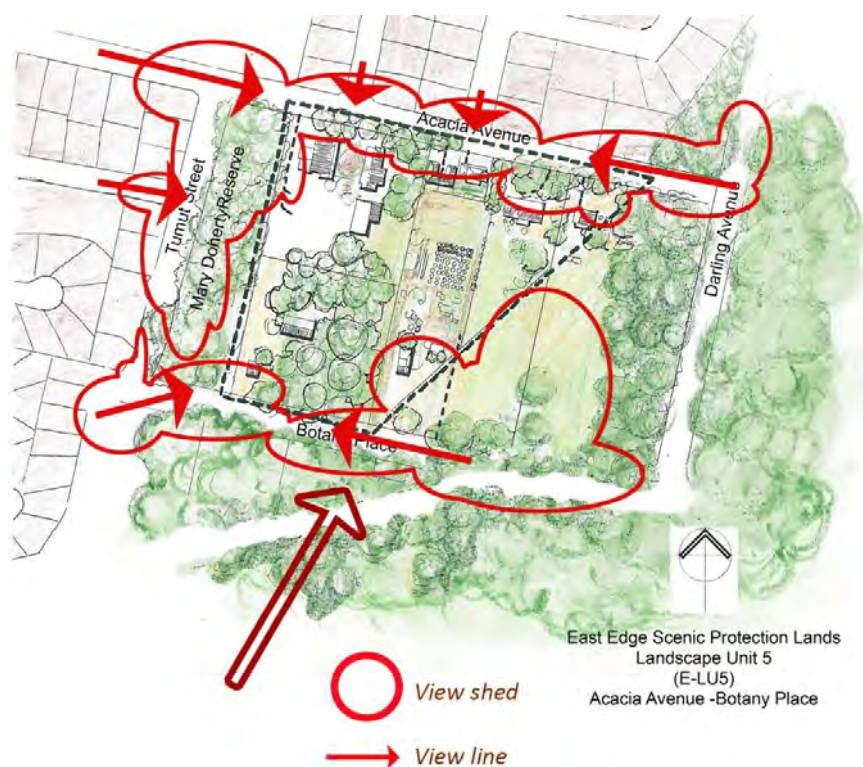


Figure 5.6.46. Views toward the area are limited to those available from the immediate surrounding streetscape. If the proposed Parkway is constructed more distant views to the canopy will become available over the south-western section of the Unit. The contribution of the eastern bushland to the aesthetics of the Unit would also be lost. Internal views are similarly constrained by the vegetation. Views away from the Unit to the bushland are high in quality, but other views are very limited.

5.6.3 SUMMARY OF LANDSCAPE QUALITIES AND VALUES – E-LU6

The landscape of E-LU6 demonstrates very high aesthetic and good ecological values. It provides a very good example of how an area which is small in size can play an important role in providing the urban area of the Campbelltown LGA with a very high quality setting. The contributory landscape views include:

- Streetscape views along Acacia Avenue are excellent, the mature and very tall eucalypts providing a strong verticality to views and impressive contrast in scale which dwarfs the houses below.
- Most of these trees are located in the public domain, being informally scattered along the roadside verge.
- Where lot sizes are larger (towards the eastern end of Acacia Avenue) the properties are less dominated by the dwelling and the vegetation plays a more contributory role in the landscape quality of the Unit and its views.
- The houses and Church toward the western end of Acacia Avenue read as part of the urban landscape set in a high quality bushland edge setting.
- The southern part of the Unit contains areas of good quality bushland and productive gardens, including a small orchard. This portion reads as non-urban, with little to suggest the more urbanised qualities of the landscape immediately to the north.
- Good views and contextual landscape values toward the Unit are available at present from all surrounding roads and vantage points. Many of these will be compromised when the Parkway is constructed, although new views towards the bushland in the Unit will be available from the Parkway when travelling north.

5.6.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF E-LU6

- The Natural Conservation Values Assessment for the East Edge Scenic Protection Lands by Conacher Travers Pty Ltd did not examine this Unit. Fieldwork suggests that the existing vegetation is mainly forest with some Cumberland Plain Woodland species. Heavy weed infestation was evident towards the eastern end of the Unit and on the southern edge of the Mary Doherty Reserve.
- Although the natural ecological values of the Unit have been compromised by the clearing and introduction of weeds, the surviving original and regenerated bushland is of a high visual quality, including the areas of cleared understorey such as along Acacia Avenue and Mary Doherty Reserve.

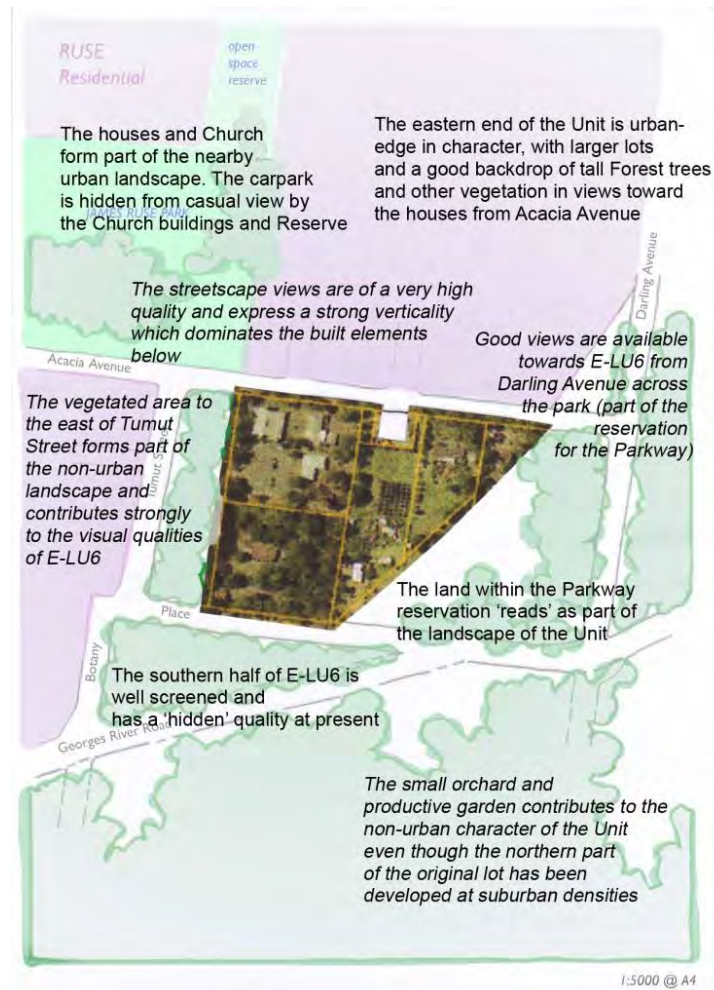


Figure 5.6.47. Major elements of the landscape of E-LU6.

5.6.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF E-LU6 -

EXISTING ZONINGS AND THE QUALITIES OF E-LU6'S VISUAL LANDSCAPE

Most of the land within the Unit is zoned 7(d4) Environmental Protection (2 hectare minimum lot size) under the Campbelltown (Urban Area) LEP 2002, with the residential dwellings on small lots mid-block along Acacia Avenue zoned Residential 2(b). The range of permissible uses under the 7(d4) zone is discussed in more detail in Section 3. The land uses within the area at present include residential, institutional (Church) and a small farm (including an orchard).

The Church and adjacent houses enjoy a good quality setting due to the backdrop to the views over these properties being dominated by the trees of the bushland behind. Their character as a group is however more suburban than semi-rural or urban edge and is reflected by the 2(b) zoning of the properties in the middle of this group. The visual character changes abruptly towards the eastern end of the Unit with the re-commencement of the

7(d4) zone, with two houses set on large sites. The lack of formal kerbing and guttering and retention of native eucalypt species in the roadside verges facilitates the visual connectivity between the Unit and the natural landscape to the east.

The church is a local parish church and is larger in scale than the other development in the vicinity. It has a positive street presence when viewed from Acacia Avenue, with good architectural qualities and ancillary development such as the car park and hall located behind the main building. This has allowed good views towards the more vegetated parts of the Unit to the south (and reserve to the west) to be gained from the public domain.

The land uses in the southern part of E-LU6 are small-scale rural and bushland edge in character. The buildings are vernacular and evidence of small-scaled farming is visible from the south (Botany Place/Georges River Road). The aerial photographs reveal traditional rural uses including grazing and horticulture including a small orchard located behind the house. The contribution of this farm to the visual quality of the landscape is however relatively minor since it is largely hidden by the dwellings to the north by vegetation.

The remainder of the southern part of the Unit is largely passive residential in character, with modestly scaled vernacular dwellings and sheds reading as visually recessive elements.

5.6.6 EXISTING LOT SIZES AND THEIR IMPACT ON THE VISUAL QUALITIES OF E-LU6'S LANDSCAPE

The land within the Unit is zoned 7(d4) Environmental Protection under the Campbelltown (Urban Area) LEP 2002. Under the provisions of this zone the minimum lot size for the erection of a dwelling is two hectares. Figure 5.6.48 shows the distribution of lot sizes within E-LU6 and Figure 5.6.49 demonstrates that no parcels remain undeveloped.

The land in E-LU6 was subdivided and developed prior to the making of the Campbelltown LEP 2002 (Urban Area) and the evidence of the fabric suggests that there has been little or no development since this time. All of the lots in the 7(d4) zone are significantly smaller than the 2 hectares required under the LEP for further subdivision or the erection of a dwelling. Historic plans of the area suggest that these smaller lots were created by subdivision of the rural lots.

The dwellings are mostly situated towards the northern edge of the Unit. This has resulted in the Acacia Avenue streetscape demonstrating a mainly residential character, particularly towards the centre of the group where the three (house and duplex) dwellings have been constructed at suburban densities. The properties towards the eastern end of the Unit are less urban in character, being comparatively larger and with a higher proportion of undeveloped land, much of which is vegetated. The environmental quality of the zone is reinforced by the lack of kerbing and guttering beside these properties.

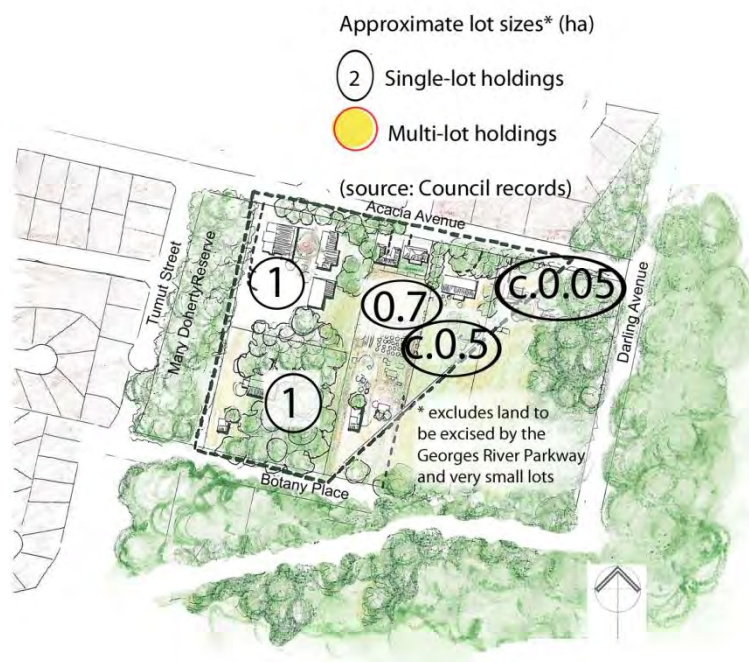


Figure 5.6.48. Area of properties in E-LU6. The largest parcel is only 1 hectare, which is half the minimum required for subdivision or the erection of a dwelling in the 7(d4) zone. All lots include a dwelling (or are used for Church purposes). The three small lots (two at c.350m² and one at c.700m²) are within the residential 2(b) zone and are not subject to the 2 hectare minimum.



Figure 5.6.49. All lots within E-LU6 have been developed in some way.

5.6.7 EFFICACY OF EXISTING STATUTORY CONTROLS IN PROTECTING THE VISUAL AND SCENIC QUALITIES OF E-LU6'S LANDSCAPE

The 7(d4) zone has protected the visual and scenic qualities of E-LU6's landscape effectively. No evidence was found of unsympathetic development having been built since 2002 when the LEP commenced. Several reasons are likely:

- the earlier development in the Unit was mainly low-density residential (plus the Church complex) and of relatively recent (late 20th Century) construction; and
- the earlier development was undertaken at a considerably higher density than is permitted under the 2002 LEP, leaving no effective capacity for further subdivision or intensification of density since its introduction.

5.6.8 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU6

The impact of introducing new land uses would vary with the type of use proposed. The main areas of undeveloped land are in the southern half of the Unit which is also the privately owned sector with the highest quality environmental values.

The introduction of new uses that require the construction of buildings would alter the strongly natural character of this part of the Unit and would potentially have an adverse impact on its visual quality as a bushland edge landscape. If designed sensitively and with careful attention to urban design and the preservation of mature vegetation, there is some potential for the introduction of new uses, including those which require the erection of buildings.

The reservation for the proposed Parkway will be oriented towards the southern part of the Unit and then pass to the north-east. The mature vegetation in this area is of a generally good scenic quality and will become a visually prominent backdrop to views when travelling north. Any development in this area would be visible in this view and would therefore potentially have an adverse impact on the scenic qualities of the Unit. The small lot size and density of development to the north (along Acacia Avenue) mean that there is no capacity for additional development in this area.

5.6.9 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU6

The Unit has little apparent capacity for further subdivision or intensification of residential densities under the existing controls. The northern end of the Unit (adjacent to Acacia Avenue) has little potential for additional dwellings because it is developed already at suburban densities. The properties to the south of this are slightly larger (total area approximately 1.5 hectares) with two dwellings evident, i.e. this part of the Unit is developed already to a density equivalent to 0.75 hectare per dwelling.

Although the existing densities in the Unit are considerably higher than those permitted in the existing LEP, the impact of increasing this density to the equivalent to 1:0.4ha and standard 600m² suburban development was examined.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 0.4 HECTARE

If the density was to be increased to one dwelling per 0.4 hectare (equivalent to the 7(d6) zone under LEP 2002); between one and two additional dwellings could be accommodated in the southern (presently rural) part of the Unit. Although this increase is nominally small, it must be considered in the context that given that there are only three effective lots (and houses) in the area, the loss of vegetation would be significant and the visual effect of this increase would have a significant adverse impact on the ecological and aesthetic qualities of the Unit.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE OF PROPERTIES TO CONFORM TO THE ADJACENT SUBURBAN DENSITIES

If the minimum lot size was to be reduced significantly below this, for example to the 600m² more common in residential development under LEP 2002, approximately 20 lots would fit within the southern part of the area. Development at this density would result in the loss of the character and scenic quality of the area because it would be likely to result in the removal of most or possibly all trees on the site and the construction of dwellings and ancillary development in a visually sensitive area. Little or no land on each site would potentially be available for the retention of trees and other vegetation to ensure the softening of the interface between the urban development of Ruse and the bushland to the east and south. The development would also be highly prominent in views from the proposed Parkway.

This density of development should not be supported.

This level of intensification would also require additional infrastructure such as the provision of roads or other access.

SUMMARY OF ISSUES RELEVANT TO THE IDENTIFICATION OF AN APPROPRIATE DEVELOPMENT DENSITY IN E-LU6

The potential for an increase in residential density in E-LU6 should be limited for the reasons identified in this section, including:

- the density of existing development is significantly higher than that permissible under the existing planning controls;
- the Unit provides an important buffer between the suburban area of Ruse and the steep valleys of the Georges River at a point where the developed and undeveloped landscapes are in close proximity. This visual and physical contrast should be retained;
- the Unit contains many mature eucalypts in both the public and private domains, including along the street verges and in the Mary Doherty Reserve adjacent to the Church;
- The rural and bushland character of the Unit provides a well-defined visual and physical edge to the suburban area of Leumeah; and

- Retention of a planted edge to the proposed Parkway which is free of development will help to minimise any impacts that the construction and use of the road will have on the integrity of the aesthetic and ecological landscapes in E-LU5.

5.6.10 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF E-LU6

The following recommendations are made to ensure the conservation of the visual and environmental significance of E-LU6's cultural landscape. They should be read in conjunction with the recommendations for the whole landscape described in section 5.0.

SPECIFIC RECOMMENDATIONS FOR E-LU6

- Retain all old-growth trees in E-LU6.
- Retain all trees within the existing roadside verge on the southern side of Acacia Avenue. Protect the trees and their root zones from damage or any threat to their viability, including removal of trees, development that may lead to root compaction, loss of permeability of soil or other impacts such as lopping of limbs. The preparation and adoption of a tree management plan by Council to ensure that these trees are protected is recommended.
- Ensure that any replacement development is constructed of non-reflective materials using a bushland palette colour scheme to help the development to remain visually submissive to the trees.
- The existing vegetation along the southern part of the Unit will be an increasingly important element of the landscape if the proposed Georges River Parkway is constructed because it will form the termination of long views when travelling north along the road. It is important therefore that the well-vegetated character of this area is preserved in any new development.
- If the trees are considered a danger to road users, non-invasive safety solutions should be sought (such as tensioned steel cable fencing).

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED URBAN EDGE: E-LU6

The northern edge of E-LU6 is developed at a density generally consistent with that found in the adjacent urban area. The two larger-lot properties towards the eastern end of Acacia Avenue currently present a strong low-density bushland interface quality to this end of the Unit, but this will be lost when the Parkway is constructed and the ratio of developed to undeveloped areas changes. Although the existing streetscape views are of a good quality, particularly towards the eastern end of the Unit, these properties do not contribute to any significant external views and it is recommended that, providing that the viability of the roadside trees is not threatened in any way (such as through root compaction, removal to introduce new driveways etc.), the parts currently developed (including the church) should be included within Campbelltown's urban footprint.

The southern part of the Unit however has retained strong non-urban, bushland interface qualities which should be capable of surviving the construction of the road. When the alignment of the reservation to the south is considered it is evident that the trees in this area will play an important role in terminating the vista for those travelling north-east along the Parkway, and should therefore be protected from urban development.

It is recommended also that the bushland between the Unit and Tumut Street be included within the non-urban landscape to both reflect its existing form and function and to help to ensure an adequate volume of canopy after construction of the Parkway.

If the proposed Parkway does not proceed it is recommended that the Unit be extended to include the land to Darling Avenue. There would be some potential for a small amount of development on this land providing that the Model for Bushland edge development is applied.

Figure 5.6.50 shows the recommended urban edge adjacent to E-LU6.

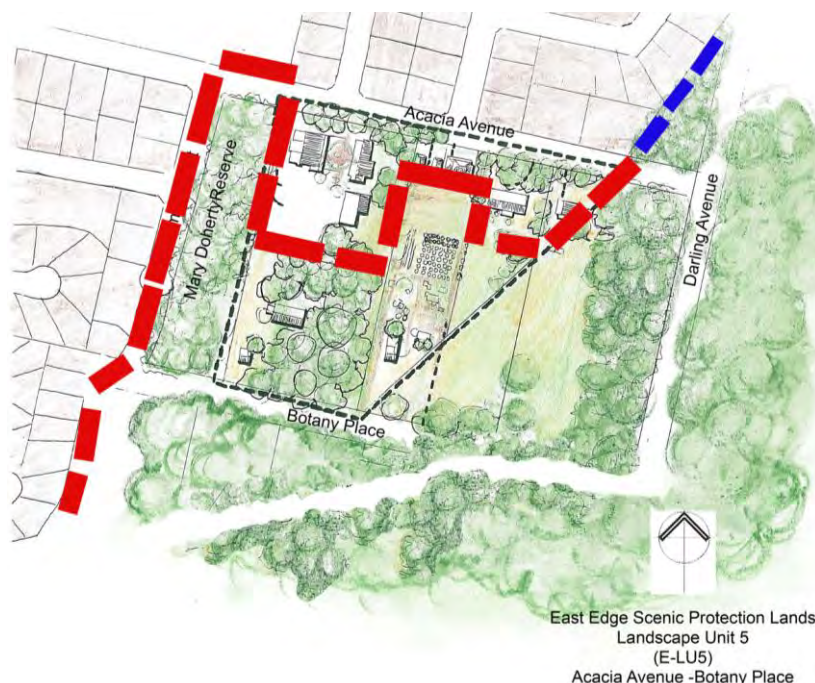


Figure 5.6.50. It is recommended that the existing development which already demonstrates a suburban character be included in the urban area of Campbelltown providing that the ongoing viability of the roadside trees can be assured. It is recommended also that the area of open space adjacent to Tumut Street be included within E-LU6 because it is well vegetated and provides an important area of visually accessible undeveloped land in close proximity to the suburban area of Ruse. The edge is located on the northern side of Acacia Avenue to reflect the important role that the streetscape plays in the landscape of E-LU6. The blue line shows a recommended extension of the urban edge if the Parkway does not proceed.

RECOMMENDED ZONINGS AND LOT SIZES FOR E-LU6

The recommended zoning for E-LU6 is E4 Environmental Living. This will allow controlled residential development but continue the emphasis on protecting the environmental qualities through requiring that any assessment of new development considers its impacts on the natural and aesthetic values of the Unit. It will also empower Council to refuse unsympathetic development whilst allowing development that will not have an adverse impact on the important environmental values of the Landscape Unit.

There is no potential for additional dwellings or subdivision within the Unit without amendment to the statutory provisions. The Unit is developed already at densities significantly higher than are permitted by the existing planning controls, and although the

southern part of the Unit is less developed, it is situated in a potentially important location at the termination of views from the proposed Parkway when travelling north.

The need to ensure adequate bushfire asset protection zones for new development so close to large areas of natural bushland (within the Georges River valley) limits the potential for any significant increase in density in E-LU6.

The more open rural-bushland areas on the southern side of the Unit are important contributors to its visual qualities and should be protected from clearing and development. There is however some potential to 'build under' the canopy.

The minimum lot size in this area should remain 2ha, although development to an effective density of 1ha could be considered in this Unit if the bushland-edge Model in Appendix 1 is used.

Figure 5.6.51. Parts of E-LU6 with no capacity for development without significant adverse impact on the Unit's aesthetic values are shown dark green. Areas recommended for inclusion in the urban area are shown brown. The pink areas may be able to accommodate development in accordance with the Model in Appendix 1, including the creation/protection of the edges of the development.

(Note that this sketch is indicative only and is subject to confirmation of boundary through on-site survey).



URBAN DESIGN RECOMMENDATIONS

- The replacement of existing dwellings or the increase of density within the area currently within the corridor for the proposed Parkway should not be considered unless each of the following criteria can be satisfied:
 - the Model for bushland development described in Appendix 1 must be used for any development in the Unit to minimise both the loss of trees and the impact of new development on the streetscape. Shared driveways should be used 'on the ground' (allowing separate legal access to the street as required by law - the additional space is to be used for planting);
 - all existing mature trees and vegetation are to be retained and any development is to 'fit around' the treescape;

-
- any new development is to be modest in its scale, form, siting and materials to ensure that it is a visually recessive element in the landscape; and
 - any fencing is 'transparent' in design so that it does not intrude upon the views over the area

6.0 CONCLUSION

This study has investigated the scenic and aesthetic values of the landscapes that surround the urbanised area of the Campbelltown Local Government Area (LGA). Sub precincts, or Landscape Units, were identified within each landscape and each of these was investigated in detail using fieldwork, historic, documentary and environmental research 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 is 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' as a result of their less spectacular topography, 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.

Although Campbelltown was one of the first settlements outside Sydney in the earliest days of the Colony the landscapes of both the Scenic Hills and the East Edge Scenic Protection Lands have been protected from urbanisation over the years, with the Scenic Hills being recognised as a special landscape since the earliest Colonial times, and the East Edge Scenic Protection Lands (EESPLs) protected through patterns of large land holdings and soils less suitable for agricultural pursuits.

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 unique and attractive scenic landscape. This was achieved through land use zoning and development controls that 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 report 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 and other possible controls.

A range of development scenarios for each Unit was identified. These explored different options for land uses, densities and patterns of development in each landscape to determine the capacity of each for further development (if any). It then identified the impacts that changing these controls would have on the scenic and environmental values of each Unit.

The report includes 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 in accordance with the requirements of the NSW Department of Planning and Infrastructure's current Standard LEP Template and other policies of the Department and Council. Essential principles and an indicative model for development either abutting the pastoral landscape or within an ecologically sensitive landscape such as on the edge of bushland were also developed to provide a basis for the formulation of detailed Development Control Plans or other design controls to help ensure that new structures are sensitive to the unique qualities of their landscape setting and are able to 'sit gently' within the landscape.

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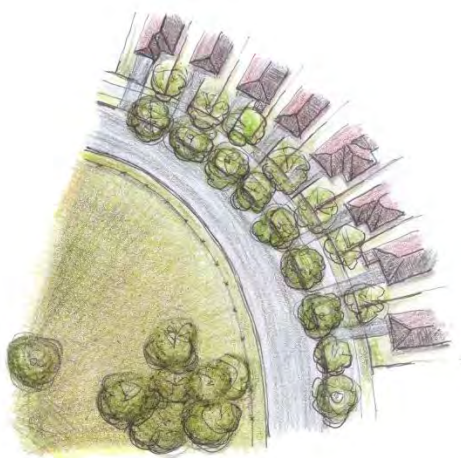
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A: SUBURBAN DEVELOPMENT NEAR RURAL LANDSCAPES

A cultural landscape-led solution will be necessary if the scenic and environmental qualities of the Scenic Hills are to be retained. This may require the configuration of the footprint of development within the zone to respond more sympathetically to the unique topography of the landscape. The development and adoption of a range of strictly enforced detailed subdivision and urban design initiatives and controls will also help to minimise the impact of the development on the scenic qualities of the landscape. These include:

- The exterior edge of the development must be formed by a publicly accessible roadway and not by the rear fences of development. By retaining one side of the streetscape open to the hillside the landscape will remain accessible to the community in perpetuity and providing that the footprint of development is minimised, will help to compensate for the loss of landscape caused by the development. If this principle is not applied rigorously all sense of connection to the landscape will be obscured by houses and fences in the manner found in other recent development such as Kearns. The retention of an open edge to the development will also allow the planting of appropriate street trees to help reduce the impact of the urban-rural interface.
- The existing visual and physical links between the valley floor near the freeway and the Badgally Hill ridgeline should be protected from any development that may obstruct or intrude into the view. Even a single row of dwellings will compromise the integrity of this connection as can be seen in many other locations throughout the Campbelltown release areas.
- the size and footprint of houses should be restricted to ensure that adequate space is preserved on private property to facilitate the planting and growth of trees on private property to prevent development of the scale and visual impact seen in other recently developed areas such as Blair Athol and Kearns.
- Driveways to a garage at the rear of the property should be required. This will both increase the modulation of the streetscape and will help to minimise the footprint, and thus the scale of the roof forms of the development – both of which will increase the transparency of the development.
- Generous areas should be provided and maintained free of development, hard surfaces, and swimming pools to facilitate the planting and growth to maturity of trees of a species capable of creating a canopy over development two stories in height.

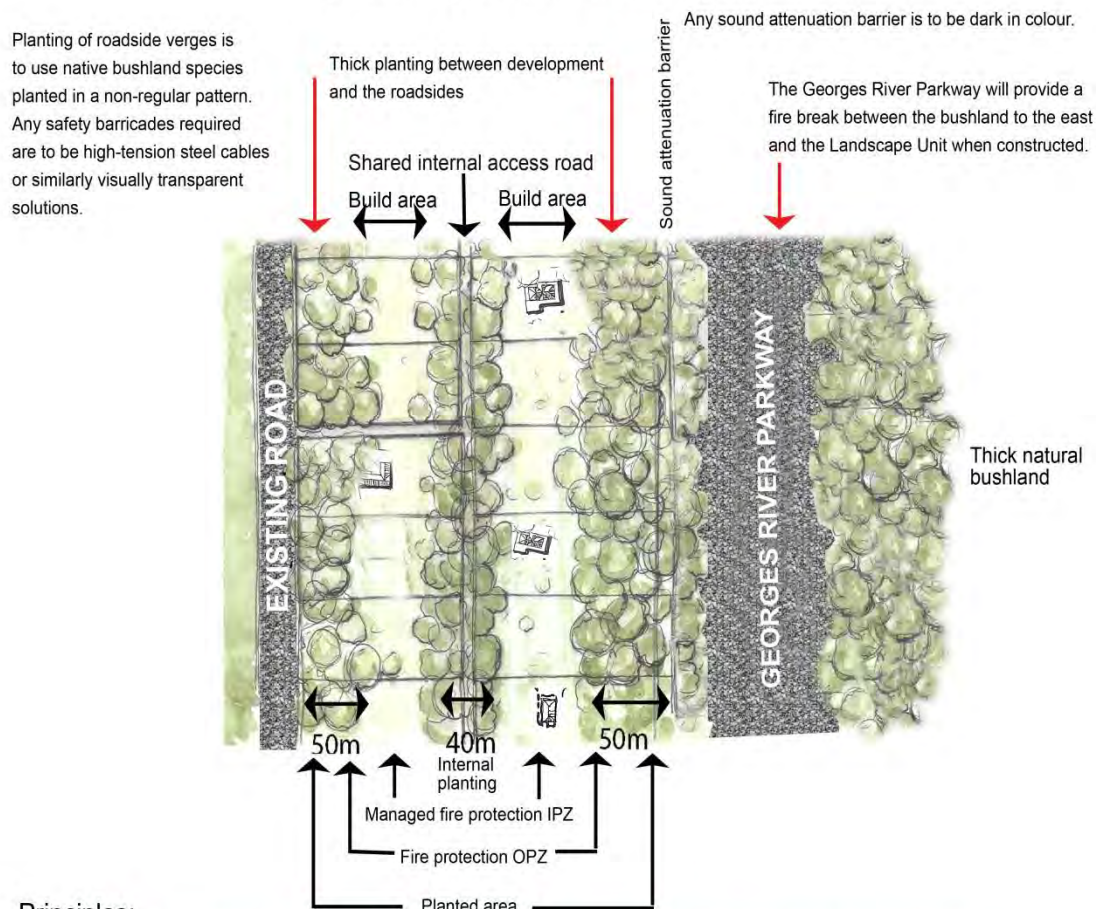
Example of new suburban development at the rural interface.



B: DEVELOPMENT ON THE BUSHLAND EDGE: SOME PRINCIPLES TO HELP MINIMISE IMPACTS ON SCENIC AND ENVIRONMENTAL VALUES

Model for development on the bushland edge

To be used in conjunction with the Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands 2010 prepared by Paul Davies Pty Ltd and Geoffrey Britton and the Natural Conservation Values Assessment for the Edge Scenic Protection Lands 2003 prepared by Conacher Travers Pty Ltd.



Principles:

- The detailed design and development capacity of any individual property or group of properties within the Landscape Unit will be modified (and may be significantly reduced) by the circumstances of the site; including the presence of significant (high or medium value) ecological communities and landscape elements and/or the need to protect the integrity of the aesthetic qualities of the landscape, including views to and from ridgelines.
- Significant vegetation is not to be cleared to create or enlarge a building area.
- Any development on the bushland edge is to be undertaken in a co-ordinated manner. A Masterplanned approach is encouraged.
- Any development is to be designed, constructed and maintained to conserve all identified environmental and visual qualities of the Landscape Unit.
- The size of the 'build area' of any property will be determined taking into account the depth of the property, and the identified environmental and scenic quality of the landscape in the vicinity of the property, including the need to retain a viable buffer around areas of ecological significance.
- The depth of the areas available for building will also be constrained by the requirements of the Rural Fire Service, and will depend on the distance between the existing roadway and the proposed Parkway.
- If the distance is inadequate to allow for the required asset protection zones and desired buildable footprint the proposed development may not be possible.
- Internal access roads and driveways are to be shared to minimise their visual and physical impact on the aesthetic and ecological values of the Landscape and prevent the introduction of additional driveways and infrastructure to the Landscape Unit.