



Planning Proposal

166-176 St Andrews Road Varroville

Visual Assessment

Report prepared for: Catholic Metropolitan Cemeteries Trust

by: Dr. Richard Lamb

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1.0 Introduction

1.1 Purpose of this report

Richard Lamb and Associates (RLA) have been appointed by the Catholic Metropolitan Cemeteries Trust (CMCT) to provide advice with regard to Planning Proposal PP_2015_CAMPB_001_00. The Executive Director of the Department of Planning and Environment made in a Gateway Determination that the Proposal should proceed, subject to conditions.

Condition 2(d) is that a local provision should be derived to address the scenic and rural values of the site, and should particularly address the critical views of the site when seen from the Campbelltown urban area.

Condition 3 requires further heritage investigation of the cultural landscape adjacent to the Varroville Homestead site, including a Conservation Management Plan and that this inform the proposal's detailed visual assessment and the related provision referred to in condition 2(d).

Condition 5 requires that further detailed visual assessment should be developed to secure the concept outlines in the concept plan in any detailed design plan, as well as providing particular measures to ensure preservation of the rural character of the east facing slope of the site, when viewed from the Campbelltown urban area. It further requires that the assessment should address the visual and landscape objectives for the existing zone and the zone proposed in the draft Campbelltown LEP 2015. The findings are to inform the local provision proposed to address visual values and views in Condition 2(d).

RLA are specialists in visual impacts and heritage landscape assessment and have assisted the CMCT in preliminary advice on the visual issues in the Planning Proposal and the views from the Campbelltown urban area prior to the Gateway Determination.

This report is a more detailed assessment in response to the relevant parts of Conditions 2(d), 3 and 5 of the Gateway Determination, to assist in providing certainty that a local provision as required by Condition 2(d) will secure the preservation of the rural character of the part of the subject site that is visible from urban Campbelltown.

The land is in the Campbelltown Municipality and has been currently designated part of the Scenic Hills and zoned 7(d1) Environmental Protection (Scenic) in the Campbelltown Local Environmental Plan (the LEP) District 8 (LEP D-8)(Central Hills Lands). It is also partly zoned 6(c) Open Space (Scenic) and the entire site is covered by a hatching indicating an Escarpment Preservation Area in the LEP zoning map.

The total site is proposed to be zoned E3 Environmental Management and partly RE1 Public Recreation in the Draft Campbelltown LEP 2015. The land subject to the proposed use of a cemetery is wholly within the land proposed to be zoned E3.

RLA are familiar with Campbelltown municipality, the locality and the Scenic Hills both as an item and as a concept and have carried out assessments of the impacts of proposed residential and other forms of developments on various parts of the Scenic Hills, such as Macquarie Field House, James Meehan Estate, Macquarie Links, Emerald Hills, East Leppington, Kearns, Eschol Park, Mt Gilead and the Scenic Hills Riding Ranch land which is immediately adjacent and which formerly included the site.

1.2 Documents consulted

The following documents were consulted in the preparation of this Report;

1. State Planning Authority of New South Wales, *The New Cities of Campbelltown, Camden, Appin: Structure Plan*, NSW Government Printer, 1973.
2. Wellings Smith and Byrnes, *A Local Environmental Study of Certain Land at Glenfield, Macquarie Fields and Ingleburn*, Campbelltown, Campbelltown Council, 1990.
3. Metropolitan Strategy, South West Growth Centre Structure Plan and Planning Report for the Leppington Growth Centre, NSW Government, 2005.
4. Campbelltown Local Environmental Plan 2002.
5. Draft Campbelltown Local Environmental Plan 2015.
6. Campbelltown Local Environmental Plan – District 8 (D8)(Central Hills Lands).
7. Planning Proposal, Macarthur Memorial Park, prepared by Urbis, dated September, 2013.
8. Paul Davies & Geoffrey Britton, “Visual Analysis of Campbelltown’s Scenic Hills and East Edge Scenic Protection Lands”, Oct 2011, prepared for Campbelltown Council to inform preparation of the comprehensive LEP.
9. Colleen Morris & Geoffrey Britton, 2000, “Colonial Landscapes of the Cumberland Plain and Camden, NSW”, prepared for the National Trust of Australia, Sydney.
10. Gateway Determination letter to the Sydney West Joint Regional Planning Panel, 19 June, 2015, from the executive director, Regions Planning Services of the Department of Planning and Environment.
11. Macarthur Memorial Park Master Plan report, prepared by Florence Jaquet, Landscape Architect (FJLA), October, 2015 (Master Plan report).
12. Conservation Management Plan, Varroville Estate, 166-176 St Andrews Road, prepared by Urbis, October, 2015

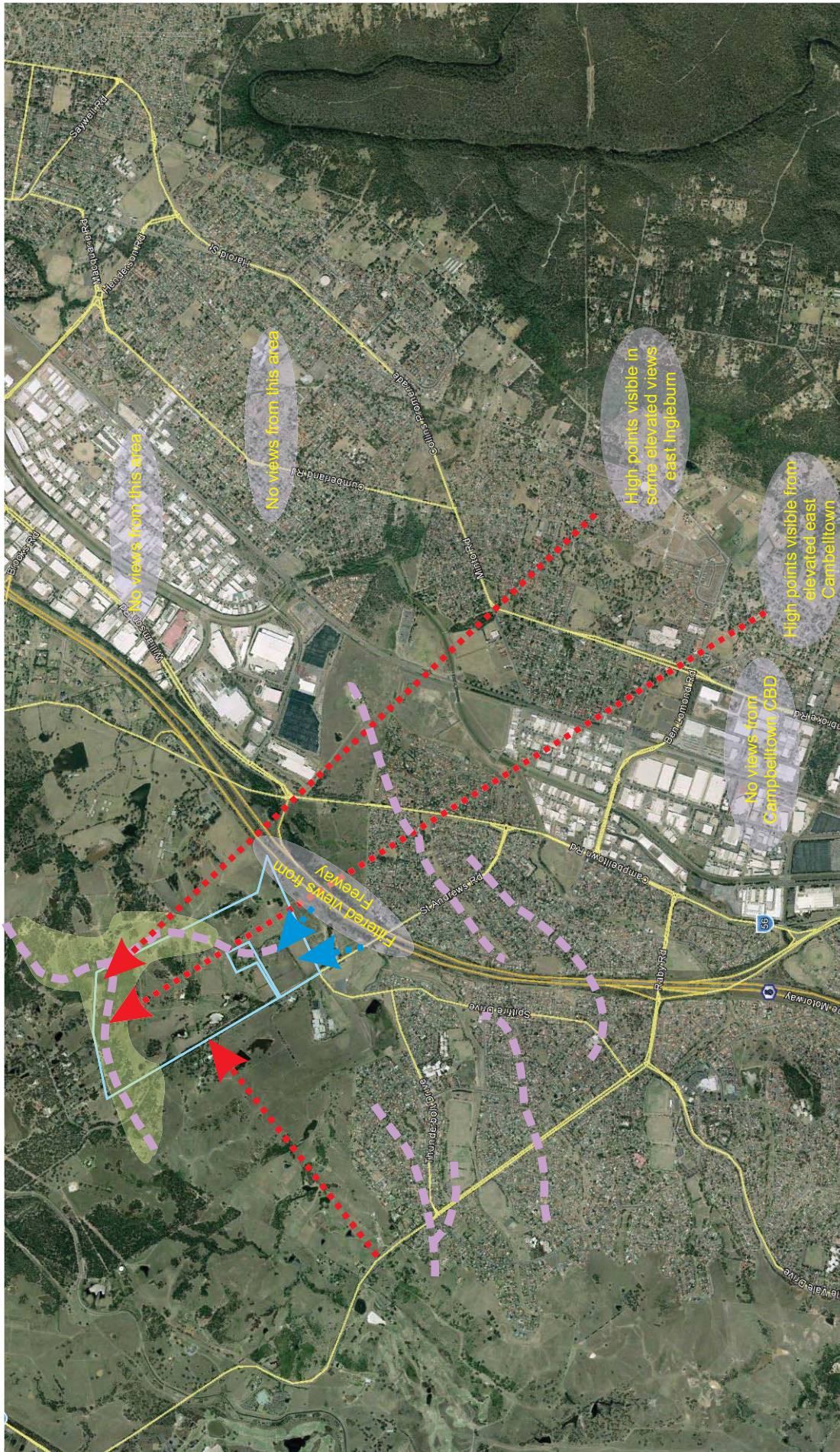
1.3 Significance of the Scenic Hills to this report

The concept of the Scenic Hills is relevant to both the existing zoning of the subject site and the proposed E3 zone in the Draft CLEP 2015.

The concept has its genesis in the Three Cities Structure Plan which envisaged the three satellite cities separated by rural breaks in the context of the planned urban expansion of both the Sydney metropolitan area and the growth of the satellite cities themselves.

The hills as a landscape structure run south west from south of Liverpool to about Mt Annan. They visually and physically separate the Georges River catchment to the east from the South Creek catchment of the Hawkesbury Nepean system to the west. Relative to Campbelltown, the rural break was predominantly conceived as the view north or westward from urban toward rural land. The Hills appear to be hills when seen from the east in the Georges River catchment and Bunbury Curran Creek valley to the south and east and to be relatively flat to undulating topography when seen from the west and north.

The study of Wellings, Smith and Byrnes in 1990, concluded that the predominant desired character of the Scenic Hills was as a grassy, rural backdrop to various urban view situations, given that this was the original character of much of the land. That concept for the desired character of the Scenic Hills also needs to be



Map 1 Visual Exposure of the Site

Approximate Site Location



Main visual horizon in both long and short range views

Long range views to high point

Short views to visible part of site

Ridges that constrain views



Map 2
Existing Visual Exposure

Existing Visual Exposure

Low	Medium	High
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Approximate Site Location



Ridges that constrain close views

Main exposure to short views

Main exposure to long views

Existing views outward

Map 3 Existing Visual Sensitivity





Potential expansive views outward
Bushland reserve and rehabilitation area

Map 4 Opportunities

Area with visual resources of seclusion, potential low visual exposure, existing access, appropriate sites for buildings, regrowth vegetation, natural topography and water bodies

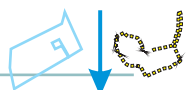
Area with visual resources of the open setting, landscape fabric and views associated with Varroville House



Approximate Site Location

Views of special heritage significance

Heritage curtilage



Map 5
Close view exposure





Approximate Site Location

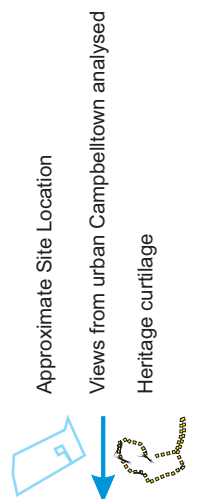


Views from urban Campbelltown analysed



Heritage curtilage

Map 6 View and image locations



considered with respect to the changing character of the rural landscape in the intervening period. Two significant influences have been residential expansion pressure and changes in rural economics. The first led to the intensification of use of substantial areas of rural land and a significant change in its character to a more urban one, consistent with its underlying rural character. The second has led to a reduction in grassed landscapes and the reestablishment of significant areas of vegetation, mostly indigenous, on land that has been changed in rural use, become marginal from an agricultural use perspective or simply uneconomic to farm.

Both of these influences are evident in the vicinity of and on the subject land. The prominent slopes, which appear in most views from the public domain in Campbelltown to be the backdrop to the view and to be the Scenic Hills, are significantly more wooded in the general locality of concern today than even in the 1990s, as a result of prominent and expanding stands of re-growth woodland and also some areas of woody weed invasion by plants such as African Olives. Historical aerial photographs in the Davies and Britton report show the area to have been predominantly cleared and grassy in the 1950s.

While the desire to retain a rural background to views remains valid, the character of that rural landscape is changing. The changes are caused by processes that are outside the influence of planning controls (ie. the change is in response to rural economics and also the impact on that of urbanisation). It is not possible to mandate for a grassy, pastoral landscape, or a past cultural landscape, but only to find ways to facilitate this appearance, if it is possible. In a strategic planning sense, it is necessary to acknowledge the changes and build them into specific policies that work with the benefits of the changes.

Increasing presence of woodland and forest vegetation for example is a change that is occurring and is also considered by most contemporary viewers as a desirable change because of the scenic and ecological benefits. Increasing vegetation presence is also a legitimate means to mitigate the visibility of development in the rural landscape as a result and would not be inconsistent with the objectives of the present zoning of the land.

1.4 Study by Paul Davies and Geoffrey Britton

As an aid to informing the preparation of the draft CLEP 2015, Paul Davies and Geoffrey Britton were engaged by Campbelltown Council to prepare a study entitled “Visual Analysis of Campbelltown’s Scenic Hills and East Edge Scenic Protection Lands” in 2011.

The report provides a detailed descriptive and pictorial analysis of view into the Denham Court Road to Raby Road Landscape Unit 1, which contains the subject land. The report emphasises the variety of viewing experiences available in the unit (Figure 4.1.65) and the views and vistas outward (Figure 4.1.66).

Figure 4.1.65 identifies the primary view catchments. Relative to the subject site, these include high areas of east Campbelltown and Minto at a significant distance from the site and the general area between Raby Road in the south and Denham Court Road in the north, at closer range. Major view lines are identified from each of these areas.

Map 1 shows a more detailed aerial view of part of the area covered by Figure 4.1.65. The approximate directions from which major views are experienced are shown and agree with the Davies and Britton study’s observations. Map 2 shows the site at smaller scale and detail than Figure 4.1.66 of the Davies and Britton study. It represents the major areas exposed to external views, the constraints to those caused by topography and vegetation and places from which extensive views to the external environment would be possible.

The East Edge lands identified in the Davies and Britton study for Campbelltown Council provide elevated distant views toward the Scenic Hills to the north and north west of Minto and Ingleburn. A graphic representation of the visual exposure of the site to these distant views is shown on Map 1 of this report.

Between the East Edge lands and the subject site is the valley floor of the Bunbury Curran Creek catchment and a series of ridges onto which the urban areas of Campbelltown have extended to the north and north west, toward the Camden LGA. These ridges prevent views of the subject land from occurring from the Campbelltown CBD and also from higher areas to the south of the CBD. They also block views to the area from suburbs to the north of the CBD in the vicinity of Woodbine and Eagle Vale. A further ridge at St Andrews also blocks views toward Varroville from the Campbelltown urban area.

A review of our field assessment that had been undertaken in relation to the Planning Proposal in December, 2013 was undertaken along the entire East Edge lands in September, 2015 to reassess our finding that the southern and eastern slope of the site are of limited visibility from urban Campbelltown. We confirmed that the part of the site generally south and south east of Varroville House is of minimal visibility from the urban areas of Campbelltown and indeed that this visual exposure is decreasing, as a result of urbanisation of land on the southern side slopes of the East Edge lands in Minto in the Eagleview Road area. This area provides the highest possible viewing locations.

Using telephoto lenses and binoculars as optical aids, we confirmed that the area specifically noted as of concern with regard to Condition 2(d) of the Gateway Determination is not identifiable to the unaided eye from the Eastern Edge lands, although the canopy of vegetation in the Varroville House garden and associated with buildings outside the lot boundary curtilage is visible to the educated eye. The steep and naturally vegetated land of Bunbury Curran Hill and other prominent vegetated hills to the east are clearly evident.

2.0 Review of the visual exposure of the subject land

2.1 Long range views

A review of the visual exposure of the site to other long and short range views was conducted throughout the visual catchment of the site in September, 2014.

The subject site is to the north of Campbelltown city centre but not visible from it, to the north of Minto, northwest of Ingleburn and southwest of Macquarie Fields (see Map1). Views from the Campbelltown area are constrained by ridges in the Woodbine, Claymore and St Andrews areas which block views.

There are few places in the urban and industrial areas generally east of the site from which there are clear views toward any significant features of the Scenic Hills because of the relatively gentle topography, urban settings, low viewing angles, the height of intervening topography and the subdivision patterns. Where there are partial views, the north west boundary of the subject site that is dominated by Bunbury Curran Hill is the most prominent feature (see Maps 1 and 2). There is no distant exposure of the site to views from the Hume Motorway.

It is only in the higher, eastern parts of Minto (eg. part of Eagleview Road) and east Ingleburn where any view in the general direction of the land that contains the site is possible. As with other distant views, the steep and vegetated north east margin of the site is the most identifiable feature, along with natural vegetation inside the site. By comparison, the buildings associated with Varroville House are of minimal visibility and heavily screened by its garden vegetation and other vegetation associated with buildings outside its lot. A magnified view from Eagleview Road is shown in this report to illustrate this point. Seen from these distances of 4-5km, details of buildings and structures are not evident to the unaided eye. Structures associated with the use of the site as a cemetery as indicated in the Master Plan by FJLA would not be visible in these views.

2.2 Medium range views

Residential buildings in Kearns and Raby to the south west are visible from higher parts of the site, but there are limited opportunities for views from the public domain looking toward the site and the foreground of views are dominated by residential development. More direct views from part of a short section of Raby Road north west of Kearns, with the north western part of the site largely screened by topography and vegetation in properties south west of St Andrews Road and by vegetation along the road itself. The south western part of the site and side slope of the main lower ridge is partly visible.

2.3 Close range views: roads

Part of the subject site is visible to travelers on the Hume Motorway over a short section between the overpasses of St Andrews and Campbelltown Roads. The view is at an upward angle and the land slopes upward to a ridge with runs from south to north though the southern half of the site (see Maps 2 and 3). A combination of slope and vegetation works together to minimise the view into the north western portion of the site. The views are filtered in some cases by foreground vegetation.

There is thus very little exposure to close views from the Hume Motorway but cameo, close range views are



Plate 1

View taken from Eagleview Road Minto in the Easter Edge lands with 50mm focal length lens, with Bunbury Curren Hill in the center of focus. The use of the site proposed in the planning proposal would not be discernible to the naked eye.



Plate 2

View from the same location as Plate 1, taken with a 400mm zoom lens. Houses on the mid ground horizon are in St Andrews. Above is cultural vegetation associated with the Varroville House lot and land in the proposed conservation zone/curtilage in the CMP. The grassy slopes above and behind will not be put to cemetery uses. The east slope mentioned in Condition 5(d) of the Gateway Determination is not visible from this area. The use of the site for the proposed purpose in the planning proposal will make no significant change to the view



Plate 3

View from the edge of the road reserve of Campbelltown Road on the margin of St Andrews. Part of the site with Bunbury Curran Hill as the horizon to the right is visible over the Hume Motorway



Plate 4

Google Streets view toward the site from the Hume Motorway shortly after the on-ramp from Campbelltown Road, south bound. The vegetation forming the horizon is primarily on the site and outside the lot boundary of Varroville House. The appearance and character of the site would be protected in the planning proposal.

possible (see above). The views are highly constrained by vegetation in the reserves between the widely separated carriageways, riparian vegetation in the creek lines crossed by a bridge between the two overpasses and by vegetation in the subject site. As the view is in an upward direction and the foreground formed by land outside the site and between it and the Motorway is convex in topography, there is little of the southern slope of the site that is visible from this location. The low vegetation associated with the former 1950s road to Varroville House from St Andrews Road, mostly of African Olives, forms most of the horizon, above and behind which are the canopies of individual remnant trees of cultural vegetation associated with outbuildings and possibly the Varroville Houses gardens further to the north. The remainder of the site is not visible.

A Google Streets image is provided below to give an indication of the composition of the 'worst case' view from the Hume Motorway, as it is illegal to stop to take photographs. Given the traffic speeds on the road, the many distractions of diving in multi-lane traffic and the factors which limit direct or sustained views, the view from the Motorway are not considered to be critical.

Leaving that aside however, the photomontages in this report indicate that advance planting associated with road and outdoor 'room' establishment and definition, as outlined in the Master Plan, would minimise visual evidence of use of the site long before there was any use of the part of the site that it is visible. The southern part of the site is destined to be used only in Stage 5, while the northern half of the site, to be developed first, has an estimated capacity of up to 150 years' (see FJLA Master Plan report).

With regard to the east side slope that is east of Varroville House and on part of which are former terraces possibly associated with historical vineyards, the view of this slope is obscured to views from the Motorway for south-bound viewers by a ridge approximately parallel to the Motorway on the former Scenic Hills Riding Ranch land. North-bound viewers have no view of this part of the site either, as it is obscured by vegetation and foreground topography.

An isolated view is also possible from Campbelltown Road as it leaves St Andrews north-bound, looking north west (also Figure 4.1.1.11 in the Davies and Britton report). The view contains part of south east slope of the north-south ridge that runs through the south eastern half of the site, on which Varroville House is situated. The house and outbuildings are not significantly visible but the location of the house can be inferred from the presence of taller trees in the gardens and an area of grassy landscape is visible down slope. The view composition is similar to the view for which a photomontage has been prepared (V17). The foreground of the view between Campbelltown Road and the Hume Motorway beyond has a rural appearance but is actually an infrastructure corridor.

The photomontages which show a part of the same slope viewed from further west indicate that use of the slope for the proposed purpose would ultimately be of low visibility and not out of character.

Close views are also possible from St Andrews Road, which runs from south east to north west along the southwest boundary of the site after leaving the suburb of St Andrews. The road crosses a ridge that runs approximately north-south through St Andrews slightly before the freeway overpass bridge. Direct views are possible into the southern part of the site before reaching the intersection with Spitfire Drive adjacent to Mt Carmel School, after which views are intermittently to heavily screened by vegetation in the road reserve and inside the site. A short section of Spitfire Drive provides an axial view into the southern part of the site and in particular the ridge though that part of the site, on which Varroville House and its former road access, remnant vegetation and some outbuildings are visible.

The photomontages show two views from St Andrews Road, one directly adjacent to the boundary of the site and the intersection with Spitfire Drive. The open, grassy character of the view would be retained and there would be no significant views of structures.

2.4 Close range views: residential areas

The adjacent fringes of the suburbs of St Andrews and Raby, to the south east and south west respectively, provide potential views into the southern part of the site. The road patterns and built form in general do not provide axial or focal views, but the closer streets such as Ballantrae Drive and Lochalsh Street in St Andrews and Spitfire Drive and Thunderbolt Drive in Raby are locations in which residents may view parts of the site. The southern part of the site is most visible (see photomontages in this report that show views from four locations with relatively close viewing distances).

Exposure to views from the adjacent urban areas of Campbelltown was shown after further detailed assessment to be minor and essentially confined to views from the margins of St Andrews/Bow Bowling.

2.5 Summary of visual exposure

The overall visual exposure of the site to views of all kinds is summarised on Map 2, Existing Visual Exposure. Closer consideration of the visual exposure of the site since December 2013 led us to conclude that our earlier assessment had been conservative and that the visual exposure to close views is less than had previously been assessed.

There is high visibility, shown with a rose coloured transparent overlay, to two visually distinctive parts of the site, ie. The ridge and steep side slopes of Bunbury Curran Hill in the north west, which are visible in many and the more distant views, and the east side and foot of the ridge through the southern half of the site, part of which is exposed to limited close views. However the area over which there are close views is very limited. The visual character of the two areas is different, one the heavily vegetated ridge with steep side slopes, compared to the low, partly cleared ridge with its cultural landscape features and buildings. The area of generally low exposure is also distinctive, with cleared paddocks, many water bodies and riparian corridors, stands of both remnant and regenerating vegetation and undulating topography. The slightly steeper west-facing side slopes are considered to be of medium exposure, predominantly to distant views from residential areas to the south west and part of Raby Road.

2.6 Preparation of photomontages

As an aid to determining the likely visual impacts of the cemetery use of the site that is the subject of the Planning Proposal, it was decided that photomontages be prepared based on representative images taken from the urban areas of Campbelltown, which are the primary concern of Condition 2(d) of the Gateway Determination.

For the preparation of photomontages, views from the urban area need to be within the range of distance at which specific features of the views would be able to be clearly discerned. There are two reasons for this. The first relates to the need to accurately locate a 3D model of the site and of the Master Plan in relation to the view photographs. The view needs to clearly show items that are on the survey plans, which can be used as 3D reference points to align the computer model of the terrain and ultimately of the Master Plan, with the image.

The second requirement is that when the future landscape is rendered onto the model and merged with the photographic image, there needs to be enough detail visible to cross-check the alignment of the 3D model of the new landscape with the existing image. Based on detailed analysis and assessment undertaken in

2015, it was found that only views in the range within approximately 1km of specific parts of the site would be likely to satisfy both criteria above. In addition, the further analysis showed that there are very few locations in urban Campbelltown from which the part of the site specifically referred to in Condition 2(d) of the Gateway Determination is visible.

We therefore used geotagged existing photographs from four locations that satisfied the criteria above, from locations surveyed in St Andrews and Raby. The photographs were taken with a Canon EOS Mark II DSLR camera.

RLA took the original images, which were provided with metadata including the coordinates of the camera location and a Google KMZ file showing the camera locations overlaid on the Google Earth image, to FJLA and FJMT, architects. FJMT prepared a 3D model of the site with the designed buildings and provided this to FJLA.

FJLA Process for preparing photomontages:

Stage #1:

As a base for the 3D models FJLA took a Google Earth plan image and overlaid it with a transparency of the Master Plan, then added two sets of further reference points, as follows:

- RLA's photo source (where the photo was taken from, using coordinates) [v2, V3, V5, V17]
- Any obvious landmark/visible objects which can be clearly seen on the RLA's supplied photo (large trees/buildings)

Stage 2#:

A 3D model of the site was prepared using the topographic data from the survey plan using Rhino software. The model was extended beyond the site to encompass the RLA camera locations.

The model was then a 3D terrain model, on which the major existing and proposed new vegetation in the Master Plan was placed, using Rhino software. The Rhino program is very accurate for the location and heights of individual trees, but the vegetation is not realistically modelled and appears like lollypop sticks of accurate height and width, but not realistic in form. Existing vegetation is shown in dark green and proposed in light green.

The Rhino model is then rendered with realistic 3D models of vegetation and the model is merged with and aligned with the photographic image, as follows:

The line of sight generated from Stage #1 (above, ie Google maps) was then transposed into the model to generate the right alignment and view.

Photomontage:

Using the information generated by Stages #1 & #2, vegetation was added and removed (specifically Olive trees/ redundant driveways planting), all in accordance with the proposed Masterplan.

Example: Photomontage V2

Image 1, Google plan: shows the line of sight between RLA's photo and a large landmark tree (landmark tree which is clearly visible on the photo). It clearly shows that the Chapel building is behind the tree. No other buildings are expected to be visible.

Rhino 3D model: we transposed the line of sight into the model and positioned ourselves outside of the site at RLA's V2 location, using RLA's given AHD coordinates. The position of the landmark tree is confirmed. It also confirms that the building is behind the tree. We have added some 10-15m high trees in the riparian zone in the middle ground. These are located 9 vertical metres below the landmark tree and therefore only the top 1-6m of the trees would be visible in the shot.

Photomontage: Treed avenue wrapping behind the building was added together with the top of the CPW tree in the riparian zone and some isolated trees around between the Chapel and the landmark tree. The rest remains as lawn. This is in accordance with the Masterplan.

The four photomontage packages follow Map 6 in this report. Each package is of two pages. The line of sight model (Process #1, above) and the Rhino 3D model are shown as analytical graphics on the first page and the corresponding photomontage is shown in full page view on the next in each case.



RLA View Point V2, Intersection of Ballentrae Drive and St Andrews Drive
Location of viewing place and view orientation over Cemetery Master Plan

3D simulation analytical images courtesy Florence Jaquet Landscape Architect



RLA View Point V2, Rhino software tree location plan. Existing vegetation dark green, proposed future vegetation light green



Rendered photomontage RLA View Point V2



3D simulation analytical images courtesy Florence Jaquet Landscape Architect



RLA View Point V3, Spitfire Drive

Location of viewing place and view orientation over Cemetery Master Plan

3D simulation analytical images courtesy Florence Jaquet Landscape Architect



RLA View Point V3, Rhino software tree location plan. Existing vegetation dark green, proposed future vegetation light green



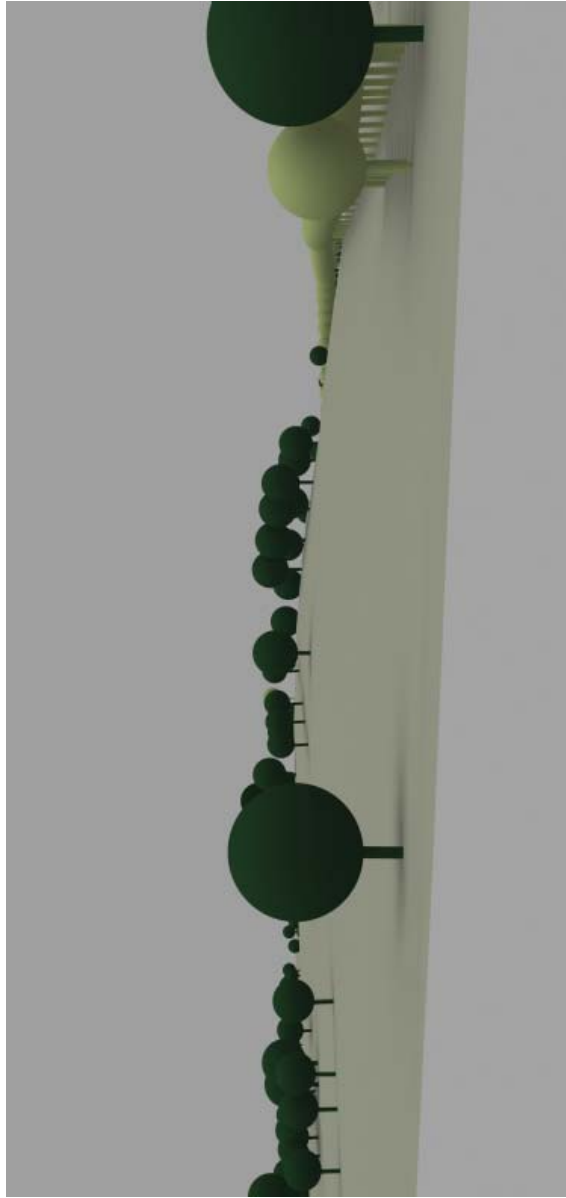
Rendered photomontage
RLA View Point V3



RLA View Point V5, Intersection of Spitfire Drive and St Andrews Drive

Location of viewing place and view orientation over Cemetery Master Plan

3D simulation analytical images courtesy Florence Jaquet Landscape Architect



RLA View Point V5, Rhino software tree location plan. Existing vegetation dark green, proposed future vegetation light green



Rendered photomontage RLA View Point V5

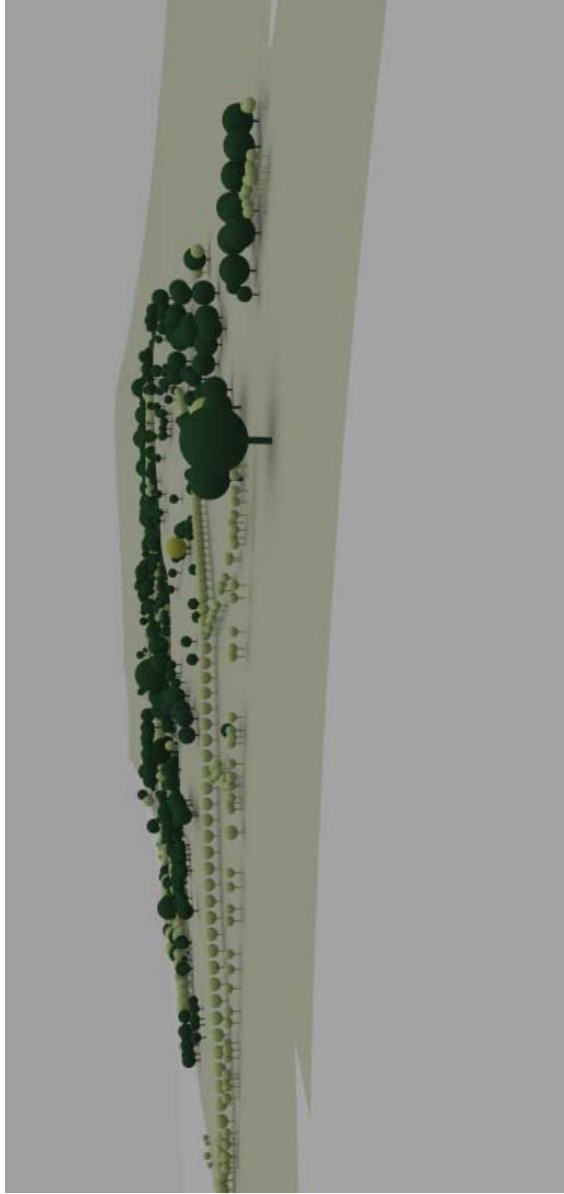
3D simulation analytical images courtesy Florence Jaquet Landscape Architect



RLA View Point V17, Lochalsh Street St Andrews

Location of viewing place and view orientation over Cemetery Master Plan

3D simulation analytical images courtesy Florence Jaquet Landscape Architect



RLA View Point V17, Rhino software tree location plan. Existing vegetation dark green, proposed future vegetation light green

3D simulations 4 RLA View Point V17



3D simulation analytical images courtesy Florence Jaquet Landscape Architect

Rendered photomontage
RLA View Point V17

3.0 Visual analysis

The visual character of the existing site has been described above. Its character is typical of rural land in the vicinity and in adjacent parts of the Scenic Hills. It demonstrates overall a similar range of visual attributes to land adjacent to it to the south east and north west as described in the Davies and Britton report. In common with other areas of the Scenic Hills, the site is predominantly of an open and largely cleared character, with a small number of buildings, stands of remnant and invasive vegetation and water bodies.

Locally, the site is slightly more prominent as a result of the height, slope and vegetation of the north western ridge. Although the lot of Varroville House is isolated inside the site, there is no visual evidence that it is not simply an early rural residence with outbuildings, evidence of past land use practices and garden planting. Thus while it is true that Varroville House is not part of the site, it is visually integral to it. An appropriate change to the visual character of the site would need to demonstrate an appropriate response to the presence of Varroville House and any of the cultural value of its setting that depend on visual evidence.

In this regard, the CMP contains specific conservation policies to ensure that existing and future use of the site respects and promotes the cultural values of the place, its fabric, setting, landmarks, views and vistas.

3.1 Visual resources

A significant issue for consideration of the potential of the land for re-zoning for the desired purpose is to what extent the visual environment would maintain attributes of the Scenic Hills that are compatible with the existing and future proposed zoning if the Planning Proposal is accepted. One way to assess this is to consider what scenic resources the site represents as an example of land in the Scenic Hills and whether the potential use of the site as a cemetery would have the potential to protect those resources.

The visual resources of the total site as identified in the RLA report of December, 2014, were shown to include:

1. Prominent steep, vegetated land.
2. Grassy, open areas.
3. Existing and potential lookout and ridge trail locations.
4. A network of internal former roads and tracks.
5. Secluded areas of low visual exposure.
6. Water bodies, riparian corridors and remnant vegetation.
7. Regrowth of indigenous native vegetation.
8. A small number of buildings of a rural scale and character.
9. Buildings located in a traditional manner.
10. Open setting of Varroville House.
11. Cultural landscape fabric and vegetation and evidence of former agricultural practices.

3.2 How does the proposed use protect the visual resources?

An assessment of how the use of the land for the purpose envisaged in the Planning Proposal relates to the need to conserve, protect or enhance those visual resources of the site follows. The photomontage prepared to show the potential views from urban Campbelltown assist in showing how the existing visual resources will be protected in use proposed along the lines indicated in the Master Plan.

3.2.1 Prominent steep, vegetated land

The high scenic significance and public accessibility potential of the northern section of the land is noted by the Davies and Britton study and in the RLA report of December, 2014. There is a high potential for public use of that land for recreation purposes that would retain and augment its significance for the public and as a destination. The values of the land for that purpose are acknowledge in the proposed RE1 zoning in the draft CLEP 2015. There is no potential in the Planning Proposal for that land to be used for any purpose that is contrary to its scenic significance.

3.2.2 Grassy, open areas

Retention of grassy, open areas is important to the maintenance of the rural character of the land as seen from external locations and in particular the urban areas of Campbelltown. The visual exposure of the main grassy open areas of the site, other than those exposed to the isolated locations which provide closer views (see Map 2) is low. The existing low visual exposure can also be decreased further by appropriate landscape, consistent with the retention of a grassy character of spaces defined by riparian, rehabilitated indigenous native and newly planted vegetation. Areas with conventional headstones to mark graves, for example, are subject to controls on height, colour, materials etc. and are located in areas where their visibility does not lead to a perception of a significant change to the existing rural character, as shown on the Master Plan by FJLA. The photomontages show that the proposed use of the site will satisfactorily retain this existing visual resource. The conceptual Master Plan is not inconsistent with the retention of a grassy and open character for the landscape that has that character, subject to future close consideration of specific view lines, vistas, landmarks and cultural landscape features.

The latter issues are specifically addressed in the CMP, which is of particular relevance to the southern and south eastern part of the site. Future consideration of the location, height, species characteristics and potential effects of landscape elements on heritage views are addressed by specific policies to ensure the retention of the appropriate setting for Varroville House in relation to views, which include consideration of views from the south and east, specific view lines, vistas, landmarks and cultural landscape features.

The photomontages show that the underlying grassy, open character of the southern and south eastern part of the site will be retained after implementation of the Master Plan, which has the specific intention of making use of the grassy character of this part of the site as outdoor 'rooms', defined and partially screened by vegetation associated with the boundaries, the minimal internal roads, remnant existing vegetation and cultural plantings associated with specific heritage items. The photomontages show that the minimal additional planting that is proposed and rendered will both partially screen the grassy areas but also complement the existing character of the site, without transforming its character into a developed or built one.

3.2.3 Existing and potential lookout and ridge trail locations

The site is private land and as a consequence is of low accessibility to the public, who are unable to make use of its scenic resources or perceive the potential access to views of the external environment, such as elevated views of the Scenic Hills and Campbelltown district, or distant vistas to the Sydney CBD and beyond. Bunbury Curran Hill is a location that is of high potential for this use but currently inaccessible. While any future use of the site might provide potential for access to scenic views out of the site it is unlikely that most private rural uses would permit public access to the views. The Planning Proposal would be compatible with providing public access to a landscaped and managed environment of higher scenic quality than may occur with alternative land uses and one of significantly more public value than agricultural use of the land.

3.2.4 Natural topography and network of internal tracks

The land has had minor changes to its natural topography over its history of past use and has an existing network of internal informal roads and tracks as part of the legacy of the former riding ranch, in particular in the northern section. Minimal prominent gross earthworks and topographic change is typical of the character of the Scenic Hills landscapes in general. The Planning Proposal's conceptual Master Plan is responsive to the existing pattern of informal access to a significant part of the site (See Figure 6, Slopes, in the FJLA Master Plan). The use as a cemetery as generally depicted would not require significant prominent changes to landform, which would be inappropriate to the relatively natural overall topography of the site and its rural character.

3.2.5 Secluded areas of low visual exposure

As was shown in the RLA report on the preliminary planning proposal in December, 2014, the site contains significant areas that are of low visual exposure to existing views from the public domain in Campbelltown. The photomontages, which show views from the adjacent urban areas, demonstrate, as predicted, that the visibility of the few structures proposed in the Master Plan will be minimal from off-site. The additional vegetation shown in the photomontage is very conservative in growth height and density, given the time that will elapse before even Stage 1 is partly occupied. Based purely on land capability, there is a significant resource of land which is of low constraint for development of a kind that will preserve the rural landscape resources of the site.

The Planning Proposal is not inconsistent with preserving these landscape resources, while other forms of development may be less likely to achieve the same outcome. There will be no substantial buildings or structures and the existing landscape is capable of significantly absorbing burial areas, commemorative walks, walls etc., subject to detailed future controls to ensure that important views inward and outward are not compromised. The concept of Burial Rooms is shown on Figure 20 of the FJLA Master Plan report.

The policies in the Master Plan and to the extent that they are relevant, the CMP, will work together to ensure that the form of development proposed will in most views appear no different from an area of landscaped rural parkland, consistent with its existing rural character.

3.2.6 Water bodies, riparian corridors and significant remnant vegetation

The existing natural resources of the site include water bodies, riparian corridors and significant stands of remnant vegetation. Some of the water bodies have been recognised in the CMP to have historical significance. The CMP contains detailed conservation policy so the development of the site for the proposed

purpose will sympathetically respond to these natural and cultural features, which also add charm and attractiveness to the land, as well as natural ecological and cultural values.

Any potential uses of the land would also be constrained by the need to maintain and conserve the riparian corridors and ecologically significant vegetation (see Figure 3 of the Master Plan report). The conceptual Master Plan is compatible with this need and also to creating increased public access and participation in these values. It suggests the potential for public landscaped open space as a way of acknowledging the natural and cultural values of these resources in a landscaped area on the south west side of the site and the integration of the other riparian corridors and water bodies into individual “rooms” of the future cemetery. Such an approach would be compatible with retaining and enhancing these rural landscape values.

These scenic resources will be protected in development of the site along the lines in the Master Plan, as demonstrated in the photomontages in this report. There will be no significant visibility of the activities on the site associated with the water bodies, riparian corridors and associated remnant vegetation, other than the effect of the existing and future vegetation canopy to further define and assist in screening of views into the site

3.2.7 Regrowth of indigenous native vegetation

As indicated above and confirmed in the Davies and Britton study, what appears today as a characteristic of the rural landscape of the site in the form of stands of indigenous native vegetation is regrowth, following almost total clearing in the past. That vegetation is regarded in the contemporary community as of aesthetic and environmental significance and it may also be of ecological value as a result of its species composition. The regrowth of vegetation and increasing recognition of its scenic and cultural values is an example of the change in cultural values given to the environment in contemporary society, compared to the values attributed to it in the past.

The appropriate use of the subject land shown in the Master Plan is cognisant of the need to retain, foster and enhance natural vegetation regrowth. In addition, using indigenous native vegetation is a legitimate means of increasing the visual attractiveness, visual absorption capacity and environmental values of the landscape and of the Scenic Hills.

The photomontages show that a combination of regrowth associated with existing remnant vegetation and the use of appropriate species in defining roads and outdoor ‘rooms’ as identified in the Master Plan, will provide an outcome which conserves the visual resources of the site in a way that is compatible with the emerging character of the Scenic Hills.

The CMP, which provides relevant policies for conservation including adaptive re-use of parts of the site acknowledges the scenic values of the indigenous native vegetation and potential for future growth of vegetation and rehabilitation of degraded vegetation, to enhance the visual and cultural values of the site.

3.2.8 A small number of buildings of a rural scale and character

As noted in the RLA report of December, 2014, a characteristic of the Scenic Hills landscape is that in any view of a holding or reasonable size, there is a small number of buildings that are generally of a rural scale and character. The Davies and Britton study emphasises this characteristic and analyses the numbers of buildings visible in relation to historical subdivision patterns and lot sizes.

The use of the site as a cemetery in the Master Plan acknowledges the need to present the smallest possible visible number of buildings. This area was one specifically referred to in the Davies and Britton report as deserving retention of its scenic, rural character.

The Planning Proposal is for a use of the site that does not require a significant number of buildings. As a guide to the potential location of buildings, the Master Plan is consistent with the assessment of Visual Sensitivity of the site shown on Map 3 and with the need to have no structures that could conflict with the visual evidence of the significance of Varroville House as seen in the most significant view lines.

The buildings have been the subject of a design competition won by FJMT. The conceptual structures are small scale, elegant, well located to minimise external visibility, contemporary and responsive to the site and are of architectural design excellence.

3.2.9 Buildings located in a traditional manner

The traditional location of most rural buildings in the Scenic Hills is on the side slopes of the foothills, rather than in prominent or hill-top locations. Most exceptions are relatively recent dwellings rather than rural buildings or groups, as pointed out by Davies and Britton.

As recommended as a means of conserving the existing scenic resources of the site in the RLA December 2014 report, the natural topography dominates and buildings are proposed to be located in a traditional and sympathetic way. The locations of the buildings is consistent with traditional location, existing topography and with the opportunities identified on Map the revised Map 4 in this report. In that regard, this location would be consistent with a traditional location for a small number of buildings, located in a traditional manner. The proposed use of the site is appropriately responsive to the need to situate buildings in way that is consistent with the rural character of the Scenic Hills and the objectives of the existing and future zoning of the land.

3.2.10 Setting of Varroville House

Varroville House, its formal gardens, carriage loop and immediate area are inside its own lot boundary while its farm buildings, two earlier road accesses and various items of built and cultural landscape significance are inside the subject land. The significance of the landscape and setting has been described by Morris and Britton (2000), by Davies and Britton in their report and now in the CMP. The CMP has defined a conservation zone to ensure that the values of the place that extend beyond the lot boundary of the Varroville House allotment are protected.

There are clear benefits of a use for the site by an owner such as the CMCT which will have the resources to identify, protect, conserve and promote the heritage values of Varroville House in the conservation zone outside the house lot, which may not occur with an alternative use of the land, for example for agriculture.

The house has local landmark significance. There is also claimed to be visual contact along view lines that remain between it and significant properties such as Denham Court and Macquarie Field House, the site of Robin Hood Farm and traditional routes such as Campbelltown Road. Views both toward and from the setting are constraints on the use of the site.

Section 5 of the CMP assesses the heritage significance of the place against the criteria of the NSW Heritage System and includes a Statement of Significance and Schedule of Significant Elements. Significant Views and Vistas are identified in Part 5.7. Conservation Policies 16-23 in Part 8.4 concern protection of curtilage, settings and views. With regard to use of the site, the CMP concluded in 9.7 that the proposed cemetery appears to be one of the least intensive uses within the zone, other than retaining the site for its present farming/agricultural use. Further it is concluded that the proposed adaptation (cemetery use) would be compatible with providing an open, landscape setting. Section 9.7 contains Policies 45-48 with regard to the proposed new use of the place.

The CMP is consistent with regard to views with the advice provided in the RLA December, 2014 report, which concluded that cemetery use of the land in the setting of Varroville House is not antithetical to the objectives of the existing zone. We consider that it is also consistent with the objectives of the intended E3 zone in the Draft CLEP 2015.

3.2.11 Cultural landscape fabric

Landmark value is associated with the visibility of cultural vegetation associated with the formal garden of Varroville House and the species used, which are characteristic of the place and estate gardens of a similar period. Informal planting and cultural vegetation associated with outbuildings, former roads and some internal boundaries contribute to the distinctiveness of the setting and do not conflict with the landmark vegetation that is contained within the existing house lot.

The Master Plan and the CMP recognise the need to maintain the landmark character of the garden vegetation and the distinctiveness of any significant informal vegetation in choice of species, locations, densities and distribution of areas of any new vegetation. Any new vegetation needs to be of subordinate scale, appropriate species and distributed in space and at densities and future heights that does not conflict with the characteristics identified above. The CMP in Section 8.8.3 contains relevant Policies 55-62.

Use of the site as a cemetery as recommended by RLA in December, 2014 and in the Master Plan and CMP would be compatible with providing an open, landscaped setting. The detailed consideration of planting schedules, location, density and identity of plant species would be a necessary consideration for a DA, if the Planning Proposal is accepted.

3.3 Summary on principles for conserving visual resources

It is concluded that the Master Plan and CMP have now refined the principles for maintaining the visual resources of the subject land. Providing that future development is along the lines indicated in the Master Plan and subject to the relevant Policies in the CMP for the conservation zone/curtilage of Varroville House, the existing visual resources will be adequately protected.

There is in our opinion therefore no intrinsic inconsistency between the use of the site as a cemetery of the kind indicated in the Concept Master and the visual objectives of the existing or draft E3 zone. The specific objectives are considered in more detail in part 4.0 below.

3.4 Visual sensitivity

Our assessment is that the existing site exhibits two areas of visual sensitivity (see Map 3), one to distant views, in which the land of the escarpment in the north western part of the site and the steep lower slopes is of high sensitivity and one to closer range views. The latter is land in the south eastern part of the site and includes the ridge on which Varroville House and most of the built structures and designed landscape, one original road and evidence of past land use practices are situated.

Visual sensitivity has been considered both a constraint and an opportunity for an appropriate use of the site in the FJLA Master Plan and in the CMP. Sensitivity was identified by RLA in the December, 2014 report as a constraint on features that would conflict with retaining and enhancing the visual resources of the site and also an opportunity to acknowledge, protect and conserve aspects of the fabric, setting and heritage significance of Varroville House including its aesthetic and cultural landscape significance.

The CMP, in proposing an extended conservation zone/curtilage for Varroville House has included the cultural and natural landscape resources associated with Varroville House formerly outside its lot boundary curtilage and owned by others into a conservation zone/curtilage. In our opinion, there is now certainty that the scenic and cultural resources of the site will be protected as proposed in the CMP and the FJLA Master Plan. This will be compatible with the objectives of the existing and the draft LEP zones.

3.5 Opportunities

Our assessment of the opportunities presented by the site for the use proposed in the Planning Proposal is shown schematically on Map 4. The site is shown as comprising three areas with different opportunities. As the visual resources are in some cases distributed widely across the site (eg. grassy, open areas, or aspects of the open setting of Varroville House), there are some overlaps. However, in each area, appropriate uses would need to be responsive to the resources identified and the combination of visual exposure and sensitivity.

The boundaries shown are not intended to be interpreted literally, but they indicate that there would be different but overlapping criteria for the attainment of the visual objectives of the zone in the two main areas of the site indicated as having potential for the proposed use. The open space zoned land is excluded from consideration as it would not be considered for development other than passive use in any future scenario, however it has potential to provide greater access to views integrated with public access to view places inside the site in future.

The opportunities identified can also be seen as constraints in relation to conserving the scenic resources of the site as outlined in 3.1 above.

4.0 Compliance with the zone objectives

RLA do not have the expertise to comment on detailed statutory town planning matters and provide the following commentary only with regard to the visual issues in relation to the objectives of the Campbelltown Local Environmental Plan (CLEP) and the draft CLEP 2015 E3 zone. If the use proposed is made permissible, the general and specific objectives of the zone apply to the site and therefore those that relate to visual matters are of special relevance.

The principle planning instrument which currently applies to the site is Campbelltown Local Environmental Plan – District 8 (Central Hills Lands) (CLEP). The underlying aim and objective of CLEP is:

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

Comment:

The history of the Scenic Hills as a concept has been provided above to give a context to the reference in the underlying objective above to the planning that preceded significant urbanisation of Campbelltown.

The scenic resources of the landscape in general and the site in particular have been analysed with regard to what it is that comprises the rural character from a visual standpoint. It is considered that the proposed use is compatible with the objective above, in that it can respond appropriately to the range of visual resources, opportunities and constraints of the site and preserve a rural visual character for the site.

The site is predominantly zoned 7(d1) (Environmental Protection (Scenic) pursuant to Clause 8 of the CLEP, and in part zoned 6 (c) Open Space (Regional). The zoning map also identifies an Escarpment Preservation Area across the entire site shown by cross hatching on the land use zoning map.

4.1 Objectives of the existing zoning

The visual significance of the Scenic Hills to Campbelltown municipality has been recognized by a specific LEP and zoning that presently covers the subject land.

The objectives of the 7(d1) zone in LEP D-8 are:

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

The objectives seek to protect the scenic and rural appearance of the Central Hills Land, for the benefit of the inhabitants of Campbelltown, as a visual contrast to the urban areas of Campbelltown, Camden and Liverpool.

The analysis previously carried out in the RLA December, 2014 report and reviewed in 2015 shows that the visual exposure of the site to the public varies, with the northern part of the site, other than Bunbury Curran Hill and part of its steeper side slopes, to be of relatively low visibility and of low constraint with regard to meeting the zone objectives.

Most of the land of high exposure to public view is zoned 6(c) Open Space (Scenic) Zone, is identified as Regional Open Space and is excluded from the proposal.

The part of the site on which a change of use as proposed may be evident is the south and east slope south of Varroville House. That area is of generally low visibility to the public and the urban area of Campbelltown. An analysis of the likely appearance of this land, taking into account its low overall visual exposure and the potential for landscape to assist in mitigation of the impacts of development, is that the overall rural appearance of the land will be preserved, subject to the design in the Master Plan and the conservation policies in the CMP which specifically concern visual issues.

With regard to the potential visibility of buildings contrasting with the rural setting (see Figures 42, 32 of the FJLA Master Plan), the visual effect on the site on views from the City of Campbelltown would be minimal, as the buildings are few, small and almost totally hidden from views. No buildings are proposed for the southern part of the site.

With regard to the rural character of the site and given the very long lead time before any part of the southern section of the site would be used, any associated landscape would be mature long before a significant proportion of even Stage 1 is taken up.

This would lead to a very high level of visual absorption of the limited infrastructure proposed and as there are not vertical structures intended for the southern part of the site, there would by then be no significant visibility of features of the cemetery. The views would be dominated by grassy surfaces and vegetation, typical and scenic features of the appreciated character of the Scenic Hills.

As a result, so far as the objective to retain a contrast of the Scenic Hills to urban Campbelltown and Liverpool is concerned, the change of use of the site to a cemetery along the lines in the indicative Master Plan and as controlled by the policies of the CMP, would be likely to retain the contrast and be compatible with the visual character of adjacent or other Scenic Hills landscapes.

In this regard it is necessary to acknowledge that increasing levels of indigenous native vegetation are also becoming characteristic of the Scenic Hills, in addition to the open and grassy character of much of the area which is a relevant resource to respond to in a positive way. The use of the site as a garden or memorial park cemetery is not antithetical to retaining the open and grassy appearance of the parts of the site where that character requires protection, such, as is more visible, for example in the isolated but closer range views from Campbelltown Road and the Hume Motorway.

The scenic qualities of the zone, its rural appearance and its contrast to urban development would be retained if the land use table was changed to permit a cemetery as proposed in the Master Plan and supported by the relevant policies of the CMP. It is concluded, in regard to visual issues, that the zone objectives will be met in a change of use of the site as proposed.

4.2 Objectives of the proposed zoning

Zone E3 Environmental Management

1 Objectives of zone

The objectives of the E3 zone proposed in the draft CLEP 2015 are as follows:

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To enable development for purposes other than rural-residential only if that development is compatible and complementary, in terms of design, size and scale, with the character of the surrounding area.
- To allow cellar door premises, restaurants and cafes only where they are directly associated with the agricultural use of the land.
- To protect, and maintain the environmental and visual amenity of, the Scenic Hills, the Wedderburn Plateau and environmentally sensitive lands in the vicinity of the Georges River from inappropriate development.
- To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.
- To protect bushland, wildlife corridors and natural habitat, including waterways and riparian lands.
- To ensure the preservation and maintenance of environmentally significant and environmentally sensitive land.

Taking each relevant objective in turn with regard to visual issues:

- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*

The proposal presents a unique opportunity to protect and restore the area's ecological, scientific, cultural and aesthetic values which would be unlikely to be achieved in the continuation of the existing use of the land for farming uses. Indeed, the consent authority would essentially be powerless to ensure the achievement of this objective if the existing use continues. As indicated in the CMP for example, the cultural values of item such as the Sturt dams, Varroville House outbuildings, cultural vegetation outside the existing house lot and endangered ecological communities are under threat as a result of neglect and lack of appropriate conservation management. In the context of a single owner and a single use for the site, which is accompanied by a Master Plan and appropriate policies in the CMP which can achieve the objective of the draft CLEP, the planning proposal is better able to ensure that the objective is achieved than would occur with an absentee owner of the site pursuing agricultural use of the land.

- *To enable development for purposes other than rural-residential only if that development is compatible and complementary, in terms of design, size and scale, with the character of the surrounding area.*

In our opinion, this objective is met if the planning proposal is accepted, because the proposed use is compatible and complementary in terms of design, size and scale with the character of the surrounding area. The proposal has minimal built form, none of which would be of significant visibility from off-site in urban

areas of Campbelltown as demonstrated in the photomontages and our visual assessment. The proposed use is benign as regards impact on the character of the site and the surrounding area, for reasons stated above in Sections 3.1 and 3.2.

- *To protect, and maintain the environmental and visual amenity of, the Scenic Hills, the Wedderburn Plateau and environmentally sensitive lands in the vicinity of the Georges River from inappropriate development.*

In our opinion, this objective is met if the planning proposal is accepted, as the proposed use would protect and maintain the existing environmental and visual amenity of the Scenic Hills. Indeed, the combined effect of the sensitively designed Master Plan and the policies for heritage management in the CMP would be likely to better protect the aesthetic heritage values of the site than would be likely to occur with continued use of the site for agricultural uses, for reasons set out above. The proposal is appropriate to the context.

- *To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.*

The planning proposal as indicated in the Master Plan and supported in relation to views to the east and south slopes of the site by the policies in the CMP will protect and enhance the site and setting of Varroville House, which are identified as of visual amenity value. The main prominent ridgeline of Bunbury Curran Hill will be unaffected by the proposal, other than in regard to the management and rehabilitation of invasive vegetation, which will have a positive impact on scenic values and visual amenity. In our opinion, this objective will be satisfied by the implementation of the planning proposal.

- *To protect bushland, wildlife corridors and natural habitat, including waterways and riparian lands.*

The proposal presents a unique opportunity to protect and restore the area's bushland, natural habitat, waterways and riparian lands, as set out in regard to the first objective of the proposed zone, above. This would be unlikely to be achieved in the continuation of the existing use of the land for farming uses in which at best, the status quo would be retained. In our opinion, in the context of a single owner and a single use for the site, which is accompanied by a Master Plan and appropriate policies in the CMP which can achieve the objective of the draft CLEP, the planning proposal is better able to ensure that the objective is achieved than would occur with a likely absentee owner of the site pursuing agricultural use of the land.

- *To ensure the preservation and maintenance of environmentally significant and environmentally sensitive land.*

To the extent that the land may be considered environmentally significant from a visual and landscape heritage stand point, it is our opinion that the above objective is met if the planning proposal is accepted. The proposed use is well placed to ensure the preservation and maintenance of these values, indeed probably better able to do so than the continuation of use of the land for agricultural purposes, which would not be subject to the level of planning, management and heritage policy implementation that would ensue from the acceptance of the planning proposal.

5.0 Conclusion

Further analysis of views confirmed the findings of the RLA December 2014 report that views of the eastern and southern slopes of the site below Varroville House, which are specifically identified in Condition 2(d) of the Gateway Determination, are confined to a small area north of St Andrews.

3D modelling of the site and rendered photomontage of representative views show that the proposed use of the site in the Master Plan by FJLA would not significantly degrade the quality or significantly alter the character of the site. In the intervening period, before the part of the site that is visible in these localised views would be put to cemetery use, which would be generations into the future, conservation works would have been long completed in relation to the setting of Varroville House outside its house lot, as required in the CMP. This would include conservation of heritage fabric, both built and landscape, management and interpretation of landscape associated with extant structures, vegetation management including removal of invasive vegetation and its replacement with more appropriate species, interpretation of significant heritage items such as the original access from the south east to Varroville House and of the terraced areas of former vineyards. Minimal infrastructure would be established consisting of minimal roads and of vegetation to assist in providing grassy landscape 'rooms' and interfaces to St Andrews Road and the southern boundary of the site.

An analysis of the performance of the planning proposal against the objectives of the existing and intended future zones for the land found that the acceptance of the proposal would comply with those objectives. Certainty that the proposal can satisfy those objectives is provided by the Master Plan and the policies and implementation of the CMP.

In our opinion, the proposal should be supported on visual and landscape heritage grounds.

Dr Richard Lamb

'Richard Lamb & Associates

Summary Curriculum Vitae: Dr Richard Lamb



Summary

- Professional consultant specialising in visual and heritage impacts assessment and the principal of Richard Lamb and Associates (RLA)
- Senior lecturer in Architecture and Heritage Conservation in the Faculty of Architecture, Design and Planning at the University of Sydney 1980-2009.
- Director of Master of Heritage Conservation Program, University of Sydney, 1998-2006.
- 30 years experience in teaching and research in environmental impact, heritage and visual impact assessment.
- Teaching and research expertise in interpretation of heritage items and places, cultural transformations of environments, conservation methods and practices.
- Teaching and research experience in visual perception and cognition, aesthetic assessment and landscape assessment,.
- Supervision of Master and PhD students postgraduate students in heritage conservation and environment/behaviour studies..
- Member of the EBS disciplinary group. The field is based around empirical research into human aspects of the built environment, in particular aspects of aesthetic assessment, visual perception, landscape preference and environmental psychology.
- Richard Lamb provides:
 - professional services, expert advice and landscape and aesthetic assessments in many different contexts
 - Strategic planning studies to protect and enhance scenic quality and landscape heritage values
 - Scenic and aesthetic assessments in all contexts, from rural to urban, provide advice on view loss, view sharing and landscape heritage studies.
 - Expert advice, testimony and evidence to the Land and Environment Court of NSW and Planning and Environment Court of Queensland in various classes of litigation.
 - Specialisation in matters of heritage landscapes, visual impacts, and urban design
 - Appearances in over 170 cases, submissions to several Commissions of Inquiry and the principal consultant for over 400 consultancies.
- Qualifications
 - Bachelor of Science - First Class Honours, University of New England
 - Doctor of Philosophy, University of New England in 1975
 - Accredited Administrator and Assessor, Myers Briggs Psychological Type Indicator
- International Journals for which Publications are Refereed
 - Landscape & Urban Planning
 - Journal of Architectural & Planning Research
 - Architectural Science Review
 - People and Physical Environment Research
 - Journal of the Australian and New Zealand Association for Person Environment Studies
 - Journal of Environmental Psychology
 - Australasian Journal of Environmental Management
 - Ecological Management & Restoration
 - Urban Design Review International