Draft Planning Proposal

Local Environmental Plan (LEP) Review

Proposed amendments to Campbelltown Local Environmental Plan 2015 and repeal of Campbelltown (Urban Area) Local Environmental Plan 2002, Campbelltown Local Environmental Plan – District 8 (Central Hills Lands) and Interim Development Order 15

July 2019

Introduction

This Planning Proposal explains the intent of, and justification for, numerous proposed amendments to the Campbelltown Local Environmental Plan 2015. The amendments are proposed to resolve minor errors, anomalies and improve readability of the document, simplify the planning rules applying to Campbelltown Local Government Area (**LGA**) by transferring controls for deferred areas into the CLEP2015 and repealing older planning instruments and making other changes to align the plan with the Western City District Plan including expanding terrestrial biodiversity mapping and increasing the maximum building height in industrial zones.

Background

In March 2018 the Greater Sydney Commission released 'A Metropolis of Three Cities – The Greater Sydney Region Plan', together with five supporting district plans which establish a clear future vision for Greater Sydney to 2056.

The Campbelltown Local Government Area, along with the Blue Mountains, Camden, Fairfield, Hawkesbury, Liverpool, Penrith and Woollondily have been included in the Western City District Plan. The following themes have been identified as critical for the successful functioning of Campbelltown in line with the Plan.

- Infrastructure and Collaboration

Major transport, health and education investments are underway across the District. The Western City Deal will aim to optimise infrastructure, investments and employment opportunities.

- Liveability

The Western City District will grow over the next 20 years with demand for an additional 185,500 dwellings. In the context of the Campbelltown LGA the majority of new dwellings will be created in urban release lands such as Menangle Park, Gilead and South Campbelltown and within urban renewal areas and existing centres such as Campbelltown, Ingleburn, Minto and Leumeah.

- Productivity

The District will need to include expansive industrial and urban services lands to the north and east of the Western Sydney Aerotropolis which would be supported by a freight link to serve Greater Sydney's long term freight, logistics and industrial needs.

- Sustainability

Producing an integrated approach to green infrastructure through waterways, bushland and open spaces, cooling of suburbs and the urban tree canopy will look to improve sustainability and amenity and quality of life as the District transforms.

The Western City District Plan identifies a number of planning priorities that Councils are required to meet as part of the LEP Review.

Legislative Requirements

Recent amendments to the Environmental Planning and Assessment Act 1979 (E&A Act) require all Councils to review and amend their LEPs to ensure consistency with the directions of the District Plan.

To prepare for the LEP review, planning officers from Councils across Greater Sydney have participated in Technical Working Groups (TWG) with a primary focus on leading Councils in developing their respective project plans for the LEP review. Sessions have assisted Councils in developing an understanding of the two year process required for the LEP review and have also outlined key aspects that will need investigation.

The Department of Planning and Environment has provided a roadmap to inform the LEP review process which is located at Attachment A. The timelines in this roadmap have been adjusted as the project progresses. This LEP review report for example, must be completed and submitted to the Department of Planning and Environment requesting Gateway Determination by 31 October 2018 not January 2019 as shown on the road map.

The NSW Government's Affordability Strategy has provided $2.5m in funding to a number of Councils including Campbelltown to undertake their individual LEP reviews within two years. These funds can be used for the purposes of further studies and the offsetting of staffing costs. Under the terms of the agreement, Council will need to meet the requirements of each milestone to be eligible for further funding for each phase. A summary of the funding requirements and allocation amounts is outlined below.

Milestone	Funding Amount	Completion Date
1. Sign funding agreement	$250,000	Completed
2. LEP Review Report and Submission of a Project Plan	$500,000	Completed
3. Exhibition of a draft Local Strategic Planning Statement	$625,000	12 June 2019 – 22 July 2019 Completed
4. Submission of Planning Proposal for Gateway Determination	$625,000	September/October 2019
5. Submission of the planning proposal to the Secretary to arrange for the drafting of the updated LEP	$500,000	On or before 30 June 2020

Figure 1: Timeline and funding allocation for LEP Review

Existing Situation

A review of the CLEP 2015 written instrument and mapping has been undertaken against the Western City District Plan and generally. The changes to CLEP 2015 that are proposed to be implemented through this Planning Proposal are summarised below.

- The conversion of deferred land under the previous (urban areas) CLEP 2002 CLEP District 8 and IDO 15 into CLEP 2015
- Expansion of terrestrial biodiversity map
- Mapping of Scenic Hills Preservation Area and establish assessment criteria
- Inclusion of health objectives
- Amendments to address functional and operational issues within the LEP
- Increase maximum height of buildings for industrial zones
- Rezoning of land at UWS to reflect current and proposed use
- Prohibition of sex services premises in the B5 zone.

The Planning Proposal has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) and the Department of Planning and Environment's 'A guide to preparing Planning Proposals' August 2016'.

Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is to amend the CLEP 2015 and improve the alignment with the State Government's direction in particular the planning priorities outlined within the Western City District Plan. It is also intended to consolidate statutory provisions into one LEP that applies to the whole LGA and make consequential changes to improve readability of the plan.

Part 2 – Explanation of provisions

The objectives and intended outcomes of the planning proposal will be achieved by amending the CLEP 2015 and repealing Campbelltown (Urban Area) LEP 2002, Campbelltown Local Environmental Plan – District 8 (Central Hills Lands) and IDO 15. The proposed changes are outlined in this section of the proposal.

- **Inclusion of health objectives within CLEP 2015**

Council Staff in conjunction with the Centre for Health Equity Training Research and Evaluation (CHETRE) UNSW Sydney, South Western Sydney Local Health District (SWSLHD) Population Health and Health Promotion and Allied Health and South Western Sydney Primary Health Network (SWSPHN) undertook a series of 'learning by doing' training sessions regarding Health Impact Assessments (HIA).

Health Impact Assessment (HIA) is defined as a combination of procedures, methods and tools by which a policy, program or project may be assessed and judged for its potential effects on the health of the population and the distribution of these impacts within the population

The Health Impact Assessment (HIA) for Campbelltown seeks to promote positive health outcomes whilst reviewing the CLEP particularly in relation to proposed density changes. The HIA that was developed for Campbelltown is currently being finalised. The HIA is not yet a Council Policy although it is intended to be included as a reference for all Council Planning Proposals in the future. The HIA, once adopted is intended to be used for future rezoning applications and as a mechanism to promote positive health outcomes for the community and support healthy living for amendments to the LEP. The HIA will be embodied in the local Strategic Planning Statement over time.

It is proposed to amend the following Clauses in the CLEP 2015 to include provisions in relation to health which would be consistent with Planning Priority W4 in the Western District Plan.

- Inclusion of additional aims as follows under Clause 1.2 of the CLEP:

The purpose of the amendment is to facilitate and include a greater focus of health and wellbeing within the Campbelltown LGA. Currently, Parramatta and Pittwater LEPs include provisions relating to health. It is proposed to amend the CLEP 2015 to include similar provisions to promote health within the CLEP.

Currently the Parramatta LEP 2011 has the following clause in its LEP:

"to foster environmental, economic, social and physical wellbeing so that Parramatta develops as an integrated, balanced and sustainable city,"

The Pittwater LEP 2014 has the following clause in its LEP:

"to protect and promote the health and well-being of current and future residents of Pittwater"

Through the inclusion of the above aims in Clause 1.2 of the CLEP, future developments and proposals in Campbelltown would need to consider health and wellbeing requirements, in accordance with CLEP 2015.

- Inclusion of health objectives in certain zones

To maintain consistency with Clause 1.2 of the CLEP health objectives are proposed in all residential and business zones. The Pittwater Local Environmental Plan 2014 currently includes the following objectives within certain zones:

Zone B1 Neighbourhood Centre

"To provide healthy, attractive, vibrant and safe neighbourhood centres."

Zone B2 Local Centre

"*To provide healthy, attractive, vibrant and safe local centres."*

Zone B4 Mixed Use

"To provide healthy, attractive, vibrant and safe mixed use areas."

Zone B6 Enterprise Corridor

"To provide healthy, attractive, functional and safe enterprise corridors."

Zone B7 Business Park

"To provide healthy, attractive, functional and safe business areas."

Similar to the Pittwater LEP, it is proposed to include objectives within residential zones and business zones. This will require any consent authority to consider this objective in its assessment of any development application. The introduction of health objectives into the LEP will be the first step in promoting health considerations within planning and achieving consistency with the Western District Plan. In accordance with Local Planning Panel comments from 24 July 2019 it is intended to carefully word the objectives so that they do not form an unnecessary burden in preparing a development application.

- **Amendment to Industrial zoning height of building**

An amendment is proposed to all Height of Building maps for land zoned IN1 General Industrial and IN2 Light Industrial under the CLEP 2015. Currently the maximum permissible building heights for industrial zones are 12m as outlined in Attachment C. Development Applications received by Council for lots in industrial zones that are for the construction of warehouses and factory units often have to provide a Clause 4.6 variation request to meet the height requirements of the LEP. The same applies to development applications for ancillary facilities where the existing building exceeds the limit.

The amendment to the height of building maps for industrial lots would provide consistency with Planning Priority W9. The increase in height would allow for development applications to become streamlined and would promote employment generating floorspace in existing Industrial zones.

An amendment is required to increase the permissible height limit for lots located in industrial zones to 19m. This would ensure that typical warehouses and factories would meet the height limits and would negate the need for the lodgment of Clause 4.6 variation requests. The proposed heights for all industrial zoned land within the CLEP is included in Attachment D.

A table is provided below outlining relevant height of buildings for Industrial zoned land in nearby LGAs.

Zone	Campbelltown	Camden	Fairfield	Liverpool	Wollondilly
IN 1	12m	Smeaton Grange - 11m Gregory Hills – No maximum height	No maximum height	15m and 21m	No maximum height in Maldon

IN 2	12m	11m	No maximum height	15m	No maximum height

Figure 2: Comparison of maximum height of buildings

The increase to building heights for industrial zoned lots is consistent with Planning Priority W9 of the Western District Plan. The proposed amendment would also promote and encourage new industrial uses within the area and would streamline DA processes by removing the need for Clause 4.6 variations potentially removing a barrier to local job creation.

- **Preservation of the Scenic Hills**

The public exhibition of the Community Strategic Plan and more recently Re-imagining Campbelltown Phase 1 indicated that residents valued the scenic and landscape qualifies of Campbelltown particularly the Scenic Hills. It is proposed to identify and map the boundary area of the Scenic Hills in order to protect and promote the scenic and natural landscape character.

Planning Priority W16 of the Western District Plan also identifies the need for protecting the Scenic Hills between Campbelltown and Camden. The proposed mapping of the Scenic Hills will allow for the protection of highly valued ridgelines and would enhance the scenic and cultural landscapes both within the LGA and the District.

A Visual and Landscape Analysis of Campbelltown's Scenic Hills and the East Edge Scenic Protection Lands was produced by Paul Davies Pty Ltd and Geoffrey Britton, Environmental Design Consultant in 2011 and adopted by Council at its meeting on 18 October 2011 in preparation of draft CLEP 2015 (then known as draft CLEP 2014). The Visual and Landscape Analysis identified that Campbelltown had numerous scenic and landscape qualities which would benefit in the future planning of a compact City. The Council report and Visual and Landscape Analysis is located at Attachment E and F.

Attachment G of this Proposal identifies the affected land known as the Scenic Hills Preservation Area. It is proposed to include the attached mapping layer within the Environmental Constraint Mapping with a reference within Clause 7.6 'Scenic Protection and Escarpment Preservation' of the CLEP. The following clauses are proposed to be included as an additional subclause to Clause 7.6.

For land identified within the Scenic Hills Preservation Area on the Environmental Constraint Map development consent must not be granted to any development to which this clause applies unless the consent authority is satisfied that:

(a) the development will not impact on the scenic value and character of the land,

(b) the development will not impact on the view lines or ridge lines of the mapped scenic preservation area, and

(c) the environmental value of the land is not impacted by the development.

The Scenic Hills mapping also identifies land at Blairmount which is a Deferred Matter and as such as currently CLEP 2002 applies to the land. As part of this proposal, the affected land that is deferred and forms part of the Scenic Hills is proposed to be rezoned E3 – Environmental Management which is an equivalent zone to its previous zone of 7(d1) under CLEP 2002. Further information about the rezoning is located in Figure 2 in this proposal under 'Blairmount'.

- **Expansion of Terrestrial Biodiversity mapping**

As part of the LEP review process Council is proposing amendments to its Terrestrial Biodiversity Mapping that accompanies Clause 7.20 Terrestrial Biodiversity of Campbelltown LEP 2015. In summary this clause outlines heads of consideration that need to be taken into account when assessing development applications on land to which the clause applies and requires development to avoid, minimise, mitigate and offset impacts to terrestrial biodiversity.

The purpose of these amendments is to:

- increase the area of vegetation to which Clause 7.20 applies to the whole LGA (currently the terrestrial biodiversity map only applies to a portion of Mount Gilead, Menangle Park, Glenfield and Ingleburn), and to
- amend existing terrestrial biodiversity mapping at Menangle Park to reflect the outcomes of more recent vegetation surveys.

The amended Terrestrial Biodiversity Mapping is provided as Attachment H. The mapping identifies areas of high and general ecological significance as well as other vegetation that is important to local biodiversity and is based on the outcomes of existing local biodiversity surveys as well as regional vegetation mapping prepared by the Office of Environment and Heritage.

The purpose of expanding the mapping is to afford an additional layer of protection for the LGA's significant biodiversity values which are highly contributory to the scenic landscape of Campbelltown. The inclusion of biodiversity mapping into the CLEP 2015 is consistent with Planning Priority W14 of the Western District Plan.

Planning Priority W14 outlines that urban bushland, close to some of the District's most densely populated areas, supports opportunities for nature-based recreation and enhance liveability. Through the incorporation of biodiversity mapping in Council's LEP, the CLEP 2015 will be achieving Action 72 of the Western City District Plan.

- **Deferred Matters**

The Campbelltown LGA has a number of areas that are labelled as Deferred Matters in the CLEP 2015. These lots are subject to controls from the previous CLEP 2002 and in one case under interim Development order No.15 (IDO 15) and Campbelltown Local Environmental Plan – District 8 (Central Hills Lands). As part of this planning proposal it is intended to provide deferred matters with zoning that is equivalent under the CLEP 2015 and provide minimum lot size and maximum height of buildings

mapping consistent with the other like areas subject to CLEP 2015. The existing and proposed maps are attached to this proposal

Further details are outlined below.

Deferred Matters and Proposed zoning amendments			
Glenfield Town Centre and Transport Interchange Precinct			
Property Information	**Address (Lot and DP)**	**Current Zoning**	**Proposed Zoning (CLEP 2015)**
Glenfield Town Centre and Transport Interchange Precinct and immediate 'curtilage' situated on the eastern side of the railway station which is identified within the Glenfield to Macarthur Urban Renewal Corridor Strategy	Various	The current zoning of the Glenfield Town Centre incorporates the following zoning: Zone 2(b) Residential B Zone Zone 3(c) – Neighbourhood Business Zone Zone 5(a) – Parking Zone 5(a) - School Zone 6(a) – Local Open Space	It is proposed to amend the CLEP 2015 and include the following equivalent zoning: R2 – Low Density Residential B2 – Local Centre SP2 – Car Park SP2 – Educational Establishment RE1 – Public Recreation The subject site is currently subject to investigation as part of the Glenfield to Macarthur Corridor Strategy by the Department of Planning and Environment. The proposed zoning is not intended to impact on any potential master plan for the area and is only considered a housekeeping amendment to align and update the area to the current planning controls outlined in the CLEP 2015. If a revised precinct plan is released for Glenfield under the corridor strategy this may change. If the NSW government leads a SEPP rezoning for this land it may be removed from the planning proposal.

			Additionally, it is also proposed to amend the Height of Building Map and Minimum Lot Size map for the area to the equivalent in the CLEP 2015.
Western Sydney University and Tafe NSW Site			
Property Information	**Address (Lot and DP)**	**Current Zoning**	**Proposed Zoning (CLEP 2015)**
The subject site forms part of the Western Sydney University and Tafe NSW sites in Campbelltown.	Various	The subject site currently incorporates the following zones under CLEP 2002: Zone 4(b) – Industry B Zone Zone 5(a) – Parking Zone 5(a) – Drainage Zone 5(a) – Monastery Zone 5(b) – Special Uses Arterial Roads Zone 5(c) – Special Uses Sub-Arterial Roads Zone 6(a) – Local Open Space Zone 10(a) – Regional Comprehensive Centre Zone	It is intended to amend the CLEP 2015 to incorporate the following equivalent zones in accordance with the Standard Instrument: IN2 – Light Industrial SP2 – Parking SP2 – Drainage SP2 – Road SP2 – Classified Road SP2 – Road RE1 – Public Recreation SP2 – Educational Establishment The subject site incorporates zoning which is easily translated into the current LEP. The 10(a) zone has been translated into an SP2 – Educational Establishment zone as the site is currently in operation as a University and Tafe that the proposed zoning reflects. Additionally, land zoned as Zone 5(a) – Monastery is proposed to be zoned as SP2 – Road under the CLEP 2015. The subject land already incorporates new roads

			and should be reflected in the zoning in CLEP 2015 minimum lot size and height of buildings maps will be applied with standards similar to other similarly zoned sites. It is also proposed to adjust the zoning to the South of this site by amending the R3 medium density residential zone to a zone consistent with the current/future use of the land for sporting fields (RE1) and a centre of sporting excellence (B5) including adjustments to the height of buildings map for the (Remove height limit for RE1 and 15m for the B5 zone)
Lots adjacent to Gilchrist Oval in Campbelltown			
Property Information	**Address (Lot and DP)**	**Current Zoning**	**Proposed Zoning (CLEP 2015)**
The lots are adjacent to Gilchrist Oval in Campbelltown and are currently owned by Campbelltown City Council and Corporate Sole EPA Act. The lots are formerly known as Lot 100 Gilchrist Drive and 81 Narellan Road, Campbelltown.	Lot 100 and 101 DP 850830 Lot 3 DP 252115 Lot 17 and 18 DP 852061 Lots 51, 52, 53, 54, 55, 56 and 57 DP 1213111	The subject site is currently zoned Zone 10(a) – Regional Comprehensive Centre Zone under CLEP 2002.	It is intended to amend the CLEP 2015 to incorporate a B4 Mixed Use zone to provide a consistent approach with the existing B4 zoned land to the south of the subject site along Narellan Road and the Railway corridor with a maximum height of buildings of 19m and no minimum lot size.
717 Appin Road, Gilead			
Property Information	**Address (Lot and DP)**	**Current Zoning**	**Proposed Zoning (CLEP 2015)**
717 Appin Road, Gilead	Lot 1 DP 602888	IDO 15 – Non urban with a 40ha minimum lot size.	It is proposed to amend the CLEP to provide a consistent zoning with neighbouring properties and equivalent to CLEP 2002. A heritage listed item known as 'Meadowvale' is also situated on the lot. To provide consistency

			across the site, it proposed to amend the remainder of the subject property to RU2 – Rural Landscape and implement a minimum lot size of 40ha, a maximum height of building of 9m and incorporate a heritage layer to the extent of Lot 1. CLEP 2015 applies to a small part of the lot property no. 715 Appin Road, Gilead (Lot 4 DP 602888) and the LEP standards applied are consistent with this lot.
Land in Eagle Vale Drive, Badgally Road and Minchinbury Terrace, Eschol Park			
Property Information	**Address (Lot and DP)**	**Current Zoning**	**Proposed Zoning (CLEP 2015)**
	Lot 1 DP 1204833 Lot 2 DP 1204833 Lot 3 DP 1204833 Lot 4 DP 1204833 Lot 7 DP 1204833 Lot 8 DP 1204833 Lot 9 DP 1204833	Lots 1 and 2 comprise of Zone 7 (d1) – Environment Protection 100 hectares Minimum Zone under CLEP 2002 Lots 3, 4, 7, 8 and 9 comprise of 7(d1) zoning and R2 Low Density Residential zoning under CLEP 2002.	Existing dwellings are located on lots 1, 2, 3, 4 and 7 while lots 8 and 9 are vacant sites. It is proposed to rezone these lots to R2 – Low Density Residential which would be consistent with the current use and subdivision pattern of the land. A minimum lot size would be provided of $500m^2$ and a maximum building height of 8.5m.
	Lot 10 DP 1204833 Lot 30 DP 261195	Lot 10 DP 1204833 is currently a large vacant lot. Lot 30 DP 261195 is currently a vacant lot which is owned by Sydney Water. Both lots are currently zoned 7(d1) under CLEP 2002 with a small portion of Lot 10 including Residential 2(b) zoning.	It is proposed to provide equivalent zoning under the CLEP 2015 which would be provided through an E3 – Environmental Management zone and R2 Low Density Residential for the existing residential zone on Lot 10, a minimum lots size of $500m^2$ for the R2 zone and 100ha for the E3 zone and a maximum height of building of 8.5m for the R2 zone and 9m for the E3 zone.
Blairmount			

Property Information	Address (Lot and DP)	Current Zoning	Proposed Zoning (CLEP 2015)
Land bounded by Badgally Road and the Hume Highway in Blairmount	Part Lot 1 DP 81599 Part Lot 2 DP 1233624 Lot 1 DP 542997 Lot 102 DP 708401	The Blairmount precinct currently has the following zonings under CLEP District 8 Zone 1(d) Rural Future Urban Zone Zone 2(b) Residential B Zone Zone 5(a) Drainage Zone 7(d1) Environment Protection 100 hectares Minimum	The area also commonly known as 'Blairmount' is currently subject of an active Planning Proposal request. It is proposed to amend the CLEP 2015 to incorporate equivalent zoning whilst the Planning Proposal is being assessed. This would promote the complete removal of all deferred matters from Council's LEP. The following zoning is sought for the Blairmount precinct: RU2 – Rural Landscape R2 – Low Density Residental SP2 – Drainage E3 – Environmental Management A minimum lot size of 500m^2 is proposed for the R2 zone and 100ha for the RU2 zone and maximum building heights of 8.5m and 9m respectively. A maximum building height for E3 land is also proposed to be 9m.
Land Reserved for Public Transport Corridor in St Helens Park and Rosemeadow			
Property Information	**Address (Lot and DP)**	**Current Zoning**	**Proposed Zoning (CLEP 2015)**
Land located within Rosemeadow Sports Complex and Ambarvale High School and owned by the Department of Housing and Department of Education and Training respectively.	Lot 25 DP 700703 Lot 38 DP 700703 Lot 2 DP 816910	The current zoning of the land is 5(a) – Public Transport Corridor and subject to the requirements of IDO 29.	SP2 – Public Transport Corridor

Lot 623 Appin Road, St Helens Park	Lot 623 DP 839339	The current zoning of the land is 5(a) – Public Transport Corridor and subject to the requirements of IDO 29.	SP2 – Public Transport Corridor
Woodland Road Reserve, Woodland Road, St Helens Park	Pt Lot 95 DP 800661	The current zoning of the land is 5(a) – Public Transport Corridor and subject to the requirements of IDO 29.	SP2 – Public Transport Corridor
Flynn Reserve, Woodland Road, St Helens Park	Lot 1 DP 746511 Lot 3 DP590395 Lot 20 DP616577 Lot 68 DP715266 Lot 73 DP245026 Lot 10 DP1176190 Plus road access to Merino Crescent	The current zoning of the land is 5(a) – Public Transport Corridor and subject to the requirements of IDO 29.	SP2 – Public Transport Corridor

Figure 3 – Proposed rezonings of Deferred Matters

Detailed mapping for the proposed new zoning, height of building and minimum lot sizes will be provided in the council report. The proposed amendments to the deferred matters are considered the best approach to remove zoning under the old CLEP 2002, LEP8 and IDO 15 and provide affected lots with zoning consistent with CLEP 2015.

By removing deferred matters from CLEP 2015 and applying current zones in accordance with CLEP 2015, it would remove complications from differing planning instruments including definitions. The proposal is consistent with the exhibited Campbelltown Local Strategic Planning Statement and Planning Priorities W21 and W22 of the Western City District Plan. The transfer of zoning to CLEP 2015 would also repeal the previous CLEP 2002.

The following lots are already zoned under the CLEP 2015. It is proposed to rezone the affected lots to provide suitable zoning that is consistent with the land use.

Sports and Health Centre of Excellence Site			
Property Information	**Address (Lot and DP)**	**Current Zoning**	**Proposed Zoning**
Sports and Health Centre of Excellence Site	183 Narellan Road, Campbelltown Lot 3098 DP 1230014	The current zoning of the site identified to be used for the Campbelltown Centre of Excellence currently incorporates an R3 – Medium Density Residential zoning under the CLEP 2015.	It is proposed to amend the CLEP 2015 zoning map to include an B5 – Business Development Zone and RE1 - Public Recreation zone for part of the lot bounded by Goldsmith Avenue in the North, Poulton Terrace in the East and the Railway line to the south. Additionally amended zoning of RE1 will also be included for the land which surrounds the B5 zone. The proposed zoning would provide a more suitable zone for the intended use of the site which will be to facilitate a health and sports centre of excellence.

Figure 4 – Proposed zoning amendments

- **<u>Amendments to address functional and operational issues within the LEP</u>**

It is proposed to amend a number of clauses in the CLEP to improve the functionality and readability of the Instrument. Amendments proposed to the LEP are outlined below.

i. Interpretation of Clause 4.1B and 4.1C

Clauses 4.1B and 4.1C of the Campbelltown LEP 2015 are currently difficult to interpret as they are often read in isolation. There is a need to clarify the intention of both respective clauses in relation to dual occupancies. To provide clarity of the intent of the clauses it is proposed to remove from clause 4.1C the elements that apply to dual occupancies and insert them into clause 41.B.

ii. Clause 4.1C (2)

At its Meeting on 13 June 2017, Council considered a report for the demolition of existing structures, removal of three trees and construction of attached dwelling at 42 Carinda Street, Ingleburn. Council resolved the following (in part):

> *4. That a housekeeping amendment to the Campbelltown Local Environmental Plan 2015 be commenced, to provide a savings provision for Clause 4.1C(2) to allow for the development of the existing narrow lots within the R2 Low Density Residential land use zone of Ingleburn as referred to in the map at attachment 10.*
>
> *5. That an amendment to the Campbelltown Local Environmental Plan 2015 be considered to facilitate the development of existing narrow lots within the R2 land use zone for the purpose of attached dwellings, consistent with previous planning controls that were in place prior to the commencement of the Campbelltown Local Environmental Plan 2015.*

Currently, there are a number of narrow lots in existence in Ingleburn which predate CLEP 2002. A number of development applications have been received by Council for the purposes of attached dwellings with a Clause 4.6 Variation relating to FSR and Minimum Lot Size.

Under CLEP 2015, minimum lot sizes for attached dwellings is 300m^2 which is not achievable in part of Ingleburn due to the old subdivision pattern of the area and therefore a clause 4.6 variation is required. One such application was reported to the Campbelltown Local Planning Panel and was supported by the Panel.

As part of this LEP Review, Council proposes to include a savings provision for Clause 4.1C (2) for the CLEP 2015 to allow for the development of the existing narrow lots within the R2 Low Density Residential land use zones of Ingleburn as identified in Figure 3 below.

Figure 5 - Area affected by narrow lots in Ingleburn

The amendment to Clause 4.1C(2) would allow for lots predating the CLEP 2015 to be developed as though that plan had not commenced whilst not relying on a Clause 4.6 variation during the development application stage.

iii. Clause 4.1C Minimum qualifying site area and lot size for certain residential and centre-based child care facility development in residential zones

Similarly to concerns raised with Clause 4.1C (2) and its impact on proposed development in Ingleburn, the readability of Clause 4.1C is also difficult to interpret and has been problematic when assessing development applications in new release areas such as Menangle Park.

The Lot Size Map for R2 zoned land within Menangle Park facilitates 420m^2 lots, but the provisions of Clause 4.1C suggest that dwellings require 500m^2, which would require a Clause 4.6 variation for development to proceed and ultimately require determination from the Campbelltown Local Planning Panel.

The wording of Clause 4.1C (2) does not explicitly advise that the numbers listed in Column 3 of Clause 4.1C(3) are the minimum required, only that consent may be granted if the minimum is complied with.

Council intends to amend the Clause to improve readability and remove the minimum lot size for dwelling houses in Clause 4.1C (3).

Clause 4.1D (3) does not achieve its objective of providing a minimum lot size for animal boarding or training establishments, educational establishments and places of public worship in E3 and E4 zones. It is proposed to replace the words "Development Consent may be granted to" with "Development Consent must not be granted unless".

iv. Clause 4.4 (2A)

Clause 4.4 (2A) of the CLEP 2015 states the following:

Despite subclause (2), the floor space ratio for a building used for a purpose specified in the table to this subclause on land in a zone specified in the table is the floor space ratio listed beside the use and the zone in the table plus *the floor space ratio shown for the land on the Floor Space Ratio Map.*

Currently, Clause 4.4 (2A) of the CLEP 2015 does not to assign a Floor Space Ratio (FSR) control to attached dwellings. It is proposed to apply an FSR of 0.45:1 to attached dwellings in the R2 zone and to apply an FSR of 0.75:1 to attached dwellings in the R3 zone.

v. Removal of Sex services premises from the B5 zone

At the Campbelltown Local Planning Panel meeting on 24 July 2019 the Planning Proposal for the LEP Review was considered. Issues were raised regarding the potential land conflict which was triggered by another Item that was being considered by the Panel. The removal of 'sex services premises' from the B5 zone would reduce any potential land use conflict as the B5 zone allows a number of uses that are frequently children.

Part 3 – Justification

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal is a result of the release of the Greater Sydney Commission's Greater Sydney Region Plan and Western City District Plan. In accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) Council is required to review the LEP and ensure it aligns with priorities listed in these Plans.

2. Is the planning proposal the best means of achieving the objective or intended outcomes, or is there a better way?

The Planning Proposal is the best way to achieve the intended outcomes and objectives. An amendment to the CLEP 2015 is required in order for Council to meet its obligation under the EP&A Act.

Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes.

The Planning Proposal is consistent with the relevant objectives and actions outlined in the Greater Sydney Region Plan and the Western City District Plan.

A Plan for Growing Sydney

'A Plan for Growing Sydney' sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 689,000 new jobs and 664,000 new homes by 2031. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

This Planning Proposal is not inconsistent with the objectives outlined within the Plan.

Greater Sydney Region Plan

The Plan provides a framework for the predicted growth in Greater Sydney. The Plan identifies key goals of delivering a metropolis of three 30 minute cities through four key themes, infrastructure and collaboration, liveability, productivity and sustainability.

The Planning Proposal is consistent with the Greater Sydney Region Plan as it aims to improve the readability and functionality of the LEP whilst also amending the LEP to provide employment generating floor space and protecting biodiversity corridors.

Western City District Plan

The Western City District Plan sets out priorities and actions for the Western Parkland City which are structured on themes that are based on the Greater Sydney Region Plan. The proposal seeks to expand biodiversity vegetation mapping, in CLEP 2015 and map the Scenic Hills. It also proposes to consolidate controls into one LEP and repeal old planning instruments. Further it assists local job creation by increasing the maximum height of buildings control in industrial zones.

Glenfield to Macarthur Urban Renewal Corridor Strategy

The Glenfield to Macarthur Urban Renewal Precinct was identified as a growth corridor by the State Government for the purposes of providing further jobs, open space, improved movement networks and revitalisation of existing urban centres through good design.

The Planning Proposal is consistent with the Strategy.

4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Campbelltown Community Strategic Plan – Campbelltown 2027

The overarching Community Strategic Plan represents the principal community outcome focused strategic plan guiding Council's policy initiatives and actions.

The proposal is considered to be consistent with the relevant outcomes headed accordingly within the Plan:

- A vibrant, liveable city;
- A respected and protected natural environment;
- A thriving attractive city; and
- A successful city.

The proposed amendments to the LEP would not have a negative impact on any of the outcomes listed.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The following table provides a brief assessment of consistency against each State Environmental Planning Policy (SEPP) relevant to the Planning Proposal.

State Environmental Planning Policies	**Comment**
SEPP No. 1 Development Standards	SEPP 1 applies to development applications submitted under CLEP 2002. The proposal repeals CLEP 2002.
SEPP 14 – Coastal Wetlands	Not applicable
SEPP 19 – Bushland in Urban Areas	Consistent. Significant vegetation will be protected through the proposed terrestrial biodiversity mapping.
SEPP 21 – Caravan Parks	Not relevant to the Proposal
SEPP 26 – Littoral Rainforests	Not relevant to the Proposal
SEPP 30 – Intensive Agriculture	Not relevant to the Proposal
SEPP 33 – Hazardous or Offensive Development	Not relevant to the Proposal
SEPP 36 – Manufactured Home Estates	Not relevant to the Proposal

SEPP 44 – Koala Habitat Protection	Consistent. Koala habitat is not proposed to be removed as part of the Planning Proposal. The terrestrial biodiversity mapping provides further controls to limit koala habitat removal.
SEPP 47 – Moore Park Showground	Not relevant to the Proposal
SEPP 50 – Canal Estate Development	Not relevant to the Proposal
SEPP 52 – Farm Dams	Not relevant to the Proposal
SEPP 55 – Remediation of Lands	Consistent. The remediation of land is not applicable as part of this Planning Proposal. All rezonings through the inclusion of deferred areas in CLEP 2015 are like for like.
SEPP 62 – Sustainable Aquaculture	Not relevant to the Proposal
SEPP 64 – Advertising and Signage	Not relevant to the Proposal
SEPP 65 – Design Quality of Residential Apartment Development	Consistent. Residential apartment development is not proposed as part of this Planning Proposal.
SEPP 70 – Affordable Housing Schemes	Not relevant to the Proposal
SEPP 71 – Coastal Protection	Not relevant to the Proposal
SEPP (Building Sustainability Index: BASIX) 2004	Consistent. The Planning Proposal is not expected to impact on this SEPP.
SEPP (Educational Establishments and Child Care (Facilities) 2017	Consistent. The conversion of deferred areas to CLEP 2015 does not affect educational institutions (University of Western Sydney, TAFE and Glenfield Public School) but the proposed SP2 zone will facilitate use of this SEPP.
SEPP (Affordable Rental Housing) 2009	Consistent. Any future development in the LGA which includes affordable housing would take the SEPP into consideration.
SEPP (Exempt and Complying Development Codes) 2008	Not relevant to the Proposal
SEPP (Infrastructure) 2007	Future development within the LGA may constitute traffic generating development and trigger assessment under this SEPP.
SEPP (Housing for Seniors or People with a Disability)	Development for the purposes of housing seniors or people with a disability would need to consider this SEPP. The SEPP would not be relevant to this Proposal.
SEPP (Integration and Repeals) 2016	Not relevant to the Proposal
SEPP (Kosciusko National Park) 2007	Not relevant to the Proposal
SEPP (Kurnell Peninsular) 1989	Not relevant to the Proposal
SEPP (Mining and Extractive Industries) 2007	Not relevant to the Proposal
SEPP (Miscellaneous Consent Provisions)	Not relevant to the Proposal
SEPP (Penrith Lakes Scheme) 1989	Not relevant to the Proposal

SEPP (Rural Lands) 2008	Not relevant to the Proposal
SEPP (State and Regional Development) 2011	Not relevant to the Proposal
SEPP (State Significant Precincts) 2005	This SEPP does not apply to the land
SEPP (Sydney Drinking Water Catchment) 2011	This SEPP does not apply to the land
SEPP (Sydney Region Growth Centres) 2006	This SEPP does not apply to the land
SEPP (Three Ports) 2013	This SEPP does not apply to the land
SEPP (Urban Renewal) 2010	This SEPP does not apply to the land
SEPP (Western Sydney Employment Area) 2009	This SEPP does not apply to the land
SEPP (Western Sydney Parklands) 2009	This SEPP does not apply to the land
SEPP (Vegetation in Non-Rural Areas) 2017	The Planning Proposal looks to expand terrestrial biodiversity mapping in the LEP which would assist in the protection of valuable environmental corridors within the LGA.

Figure 6 - Consistency with State Environmental Planning Policies

Consideration of Deemed SEPPs	**Comment**
REP (Sydney Harbour Catchment) 2005	Not relevant to this Planning Proposal
Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment	Consistent. The proposal would not impact on the water quality and river flows of the Georges River and its tributaries.

Figure 7 - Consistency with Deemed State Environmental Planning Policies

6. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The following table provides a brief assessment of consistency against each section 9.1 direction relevant to the planning proposal.

Consideration of s9.1 Directions	**Comment**
1. Employment and Resources	
1.1 Business and Industrial Zones	The Proposal is consistent with this Direction. The proposal seeks to increase heights for Industrial zones where the current permissible maximum building height is 12m. An amendment to include 19m height limits for industrial zones would provide greater flexibility for new industrial units/warehouses and reduce the need for Clause 4.6 variations under the CLEP.
1.2 Rural Zones	Not relevant to the Proposal. The Proposal does not propose any amendments to rural zones.
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	The Proposal is consistent with this Direction. The Proposal seeks to expand terrestrial

	Biodiversity mapping in certain areas within the LGA.
2. Environment and Heritage	
2.1 Environment Protection Zones	The Proposal is consistent with this Direction. The Proposal facilitates the protection of environmentally sensitive land through the proposed expansion of terrestrial biodiversity mapping and mapping of the Scenic Hills Preservation Area.
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	The Proposal is consistent with this Direction. The proposal includes the transfer of a heritage listing for "meadowvale" from IDO 15 to CLEP 2015.
2.4 Recreation Vehicle Areas	The Proposal is consistent with this Direction. Recreation vehicle areas are not proposed to be incorporated as part of this Planning Proposal.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	The Proposal is consistent with this Direction.
3.2 Caravan Parks and Manufactured Homes	Not applicable
3.3 Home Occupations	Not applicable
3.4 Integrating Land Use and Transport	The proposal is consistent with this Direction. The proposal applies to the whole LGA and is not inconsistent with the requirements of this Direction.
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 Shooting Ranges	Not applicable
4. Hazard and Risk	
4.1 Acid Sulfate Soils	Not applicable
4.2 Mine Subsidence and Unstable Land	Not applicable
4.3 Flood Prone Land	Not applicable
4.4 Planning for Bushfire Protection	The proposed amendments will not impact on this Direction.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not applicable
5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5 - 5.7	Repealed
5.8 Second Sydney Airport	Not applicable
5.9 North West Rail Link Corridor Strategy	Not applicable
5.10 Implementation of Regional Plans	The proposal is consistent.

6. Local Plan Making	
6.1 Approval and Referral Requirements	The Planning proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.
6.2 Reserving Land for Public Purposes	The Proposal does not propose any additional land for public purposes
6.3 Site Specific Provisions	Not applicable.
7. Metropolitan Planning	
7.1 Implementation of a Plan for Growing Sydney	The Proposal is consistent with this Direction.
7.2 Implementation of Greater Macarthur Land Release Investigation	The Proposal is consistent with this Direction. The Planning Proposal does not contradict or interfere with the implementation of the Greater Macarthur Land Release Investigation area.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	The Proposal is consistent with this Direction. The Proposal does not impact on the implementation of the Glenfield to Macarthur Corridor Strategy. Council is currently in the process of implementing the Strategy through individual planning proposals for land affected. The first stage of the Ingleburn Planning Proposal is currently under review for gateway determination by the Department of Planning and Environment.

Figure 8 - Consistency with Section 9.1 Directions

Section C – Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations' or ecological communities or their habitat will be adversely affected as a result of the proposal?

No.

The Proposal seeks to expand terrestrial biodiversity mapping to apply to the whole LGA in order to preserve ecological communities and important biodiversity corridors.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The Planning Proposal is not likely to have any negative environmental effects within the LGA. The proposal seeks to include mapping for the land known as the Scenic Hills Preservation Area and also include additional terrestrial biodiversity mapping for the LGA.

These mechanisms will allow for the protection of environmental and scenic values and will also provide Council with background and legitimate information when considering future development applications and planning proposals.

9. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal is not supported by a social or economic assessment. The Planning Proposal is unlikely to have any social and/or economic effects as the Proposal seeks to largely align planning controls with the Western City District Plan.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

Yes.

Services are available within the Local Government Area of Campbelltown. The Planning Proposal would not impose any additional demands on local infrastructure, public or community services.

11. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Consultation will occur with public authorities identified in the Gateway Determination including the Environmental Protection Authority and Transport for NSW.

Part 4 – Mapping

The Planning Proposal seeks to amend the Campbelltown LEP Mapping as follows (mapping numbers will be added to this table at exhibition). Attachment I and J includes all existing and proposed mapping respectively.

Map	No.	Requested Amendment
Land Zoning Maps		
Land Zoning Map	1500_COM_LZN_011 1500_COM_LZN_011C	Amend the land zoning map for the Glenfield Town Centre and Interchange Precinct. The following zones are requested for

<table>
<tr><th>Map</th><th>No.</th><th>Requested Amendment</th></tr>
<tr><td></td><td></td><td>the deferred matter:<table><tr><td>CLEP 2002</td><td>CLEP 2015</td></tr><tr><td>Zone 2(b) Residential B Zone</td><td>R2 – Low Density Residential</td></tr><tr><td>Zone 3(c) – Neighbourhood Business Zone</td><td>B2 – Local Centre</td></tr><tr><td>Zone 5(a) – Parking</td><td>SP2 – Car Park</td></tr><tr><td>Zone 5(a) - School</td><td>SP2 – Educational Establishment</td></tr><tr><td>Zone 6(a) – Local Open Space</td><td>RE1 – Public Recreation</td></tr></table></td></tr>
<tr><td>Land Zoning Map</td><td>1500_COM_LZN_002
1500_COM_LZN_008A
1500_COM_LZN_008B</td><td>Amend the land zoning map for the Western Sydney University and TAFE NSW sites in Campbelltown.
The following zones are requested for the deferred matters:<table><tr><td>CLEP 2002</td><td>CLEP 2015</td></tr><tr><td>Zone 4(b) – Industry B Zone</td><td>IN2 – Light Industrial</td></tr><tr><td>Zone 5(a) – Parking</td><td>SP2 – Parking</td></tr><tr><td>Zone 5(a) – Drainage</td><td>SP2 – Drainage</td></tr><tr><td>Zone 5(a) – Monastery</td><td>SP2 – Road</td></tr><tr><td>Zone 5(b) – Special Uses Arterial Roads</td><td>SP2 – Classified Road</td></tr><tr><td>Zone 5(c) – Special Uses Sub-Arterial Roads</td><td>SP2 – Road</td></tr><tr><td>Zone 6(a) – Local Open Space</td><td>RE1 – Public Recreation</td></tr><tr><td>Zone 10(a) – Regional Comprehensive Centre Zone</td><td>SP2 – Educational Establishment</td></tr></table></td></tr>
<tr><td>Land Zoning Map</td><td>1500_COM_LZN_002</td><td>Amend the land zoning map for</td></tr>
</table>

<table>
<tr><th>Map</th><th>No.</th><th>Requested Amendment</th></tr>
<tr><td></td><td></td><td>part of Lot 3098 DP 1230014 which is land bounded by Poulton Terrace, Goldsmith Avenue and the Railway Line from R3 to Part RE1 – Public Recreation and Part B5 Business Development.</td></tr>
<tr><td>Land Zoning Map</td><td>1500_COM_LZN_004</td><td>Amend the land zoning map for 717 Appin Road, Gilead to RU2 – Rural Landscape.</td></tr>
<tr><td>Land Zoning Map
(Part of Blairmount Mapping)</td><td>1500_COM_LZN_002
1500_COM_LZN_007
1500_COM_LZN_008A</td><td>Amend the land zoning map for the land bounded by Eagle Vale Drive, Badgally Road and Minchinbury Terrace, Eschol Park to the following:

Lots 1, 2, 3, 4 and 7, 8 and 9 DP 1204833

It is proposed to rezone all lots to R2 – Low Density Residential which would be consistent with the current use and subdivision pattern of the land.

Lot 10 DP 1204833
Lot 30 DP 261195

It is proposed to provide equivalent zoning under the CLEP 2015 which would be provided through an E3 – Environmental Management zone and R2 Low Density Residential for the existing residential zone on Lot 10.</td></tr>
<tr><td>Land Zoning Map</td><td>1500_COM_LZN_002
1500_COM_LZN_007
1500_COM_LZN_008A</td><td>Amend the land zoning for deferred matters located within Blairmount:<table><tr><td>CLEP 2002</td><td>CLEP 2015</td></tr><tr><td>Zone 1(d) Rural Future Urban Zone</td><td>RU2 – Rural Landscape</td></tr><tr><td>Zone 2(b) Residential B Zone</td><td>R2 – Low Density Residential</td></tr><tr><td>Zone 5(a) Drainage</td><td>SP2 – Drainage</td></tr></table></td></tr>
</table>

<table>
<tr><th>Map</th><th>No.</th><th>Requested Amendment</th></tr>
<tr><td></td><td></td><td><table><tr><td>Zone 7(d1) Environment Protection 100 hectares Minimum</td><td>E3 – Environmental Management</td></tr></table></td></tr>
<tr><td>Land Zoning Map</td><td>1500_COM_LZN_009A</td><td>Amend the land zoning map for deferred matters in St Helens Park and Rosemeadow from 5(a) Public Transport Corridor under IDO 29 to SP2 – Public Transport Corridor under CLEP 2015.</td></tr>
<tr><td>Environmental Constraint Map</td><td></td><td></td></tr>
<tr><td>Environmental Constraint Map</td><td>Applies to Scenic Hills area only.</td><td>Include the area known as Scenic Hills Preservation Area in the Environmental Constraint Mapping located at Attachment G.</td></tr>
<tr><td>Biodiversity Map</td><td></td><td></td></tr>
<tr><td>Biodiversity Map</td><td>Applies to whole LGA.</td><td>Include Biodiversity mapping for affected lots located at Attachment H</td></tr>
<tr><td>Heritage Map</td><td></td><td></td></tr>
<tr><td>Heritage Map</td><td>1500_COM_HER_004</td><td>Amend the heritage map for property no. 717 Appin Road, Gilead to include ‘Meadowvale’ as item of local significance.</td></tr>
<tr><td>Height of Building Maps</td><td></td><td></td></tr>
<tr><td>Height of Building Map</td><td>1500_COM_HOB_011</td><td>Amend the Height of Building Map for the Glenfield Town Centre and Interchange Precinct for the following zones:<table><tr><td>CLEP 2015 zoning</td><td>CLEP 2015 Height of Building</td></tr><tr><td>R2</td><td>I - 8.5m</td></tr><tr><td>B2</td><td>J – 9m</td></tr><tr><td>SP2 – Car Park</td><td>I - 8.5m</td></tr><tr><td>SP2 – School</td><td>I – 8.5m</td></tr><tr><td>RE1</td><td>Blank</td></tr></table></td></tr>
<tr><td>Height of Building Map</td><td>1500_COM_HOB_002
1500_COM_HOB_008</td><td>Amend the Height of Building Map for the Western Sydney University and TAFE NSW site as follows:<table><tr><td>CLEP 2015 zoning</td><td>CLEP 2015 Height of Building Map</td></tr><tr><td>IN2</td><td>19m</td></tr></table></td></tr>
</table>

<table>
<tr><th>Map</th><th>No.</th><th>Requested Amendment</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><td>SP2 - Parking</td><td>Blank</td></tr>
<tr><td>SP2 – Drainage</td><td>Blank</td></tr>
<tr><td>SP2 - Road</td><td>Blank</td></tr>
<tr><td>SP2 – Classified Road</td><td>Blank</td></tr>
<tr><td>SP2 – Road</td><td>Blank</td></tr>
<tr><td>RE1</td><td>Blank</td></tr>
<tr><td>SP2 – Educational Establishment</td><td>Blank</td></tr>
</table>
</td></tr>
<tr><td>Height of Building Map</td><td>1500_COM_HOB_002
1500_COM_HOB_008</td><td>Amend the height of building map for the site adjacent to Gilchrist Oval to U – 19m.</td></tr>
<tr><td>Height of Building Map</td><td>1500_COM_HOB_004</td><td>Amend the height of building map for 717 Appin Road, Gilead to J – 9m.</td></tr>
<tr><td>Height of Building Map
(Part of Blairmount Mapping)</td><td>1500_COM_HOB_002
1500_COM_HOB_007
1500_COM_HOB_008</td><td>Amend the height of building map for the following lots bounded by Eagle Vale Drive, Badgally Road and Minchinbury Terrace, Eschol Park:

Lots 1, 2, 3, 4 and 7, 8 and 9 DP 1204833

I – 8.5m

Lot 10 DP 1204833
Lot 30 DP 261195
Part I – 8.5m
Part J – 9m</td></tr>
<tr><td>Height of Building Map</td><td>1500_COM_HOB_002
1500_COM_HOB_007
1500_COM_HOB_008</td><td>Amend the height of building map for lots located within Blairmount for the following zones:
<table>
<tr><td>CLEP 2015 Zone</td><td>CLEP 2015 Height of Building</td></tr>
<tr><td>RU2</td><td>I – 8.5m</td></tr>
<tr><td>R2</td><td>I – 8.5m</td></tr>
<tr><td>SP2</td><td>Blank</td></tr>
<tr><td>E3</td><td>J – 9m</td></tr>
</table>
</td></tr>
<tr><td>Height of Building Map</td><td>Applies to all IN1 and IN2 zoned land across LGA.</td><td>Amend the maximum permissible building heights for all lots that are currently zoned IN1 and IN2</td></tr>
</table>

<table>
<tr><th>Map</th><th>No.</th><th>Requested Amendment</th></tr>
<tr><td></td><td></td><td>and have a permissible building height of 12m to 19m located at Attachment D.</td></tr>
<tr><td>Minimum Lot Size Maps</td><td></td><td></td></tr>
<tr><td>Minimum Lot Size Map</td><td>1500_COM_LSZ_011</td><td>Amend the minimum lot size map for the land located in the Glenfield Town Centre and Interchange Precinct as follows:
<table>
<tr><td>CLEP 2015 zoning</td><td>CLEP 2015 Minimum Lot Size</td></tr>
<tr><td>R2</td><td>I – 500m</td></tr>
<tr><td>B2</td><td>Blank</td></tr>
<tr><td>SP2 – Car Park</td><td>Blank</td></tr>
<tr><td>SP2 – School</td><td>Blank</td></tr>
<tr><td>RE1</td><td>Blank</td></tr>
</table></td></tr>
<tr><td>Minimum Lot Size Map</td><td>Mapping to be provided as part of report to Council.</td><td>Amend the minimum lot size map for the Western Sydney University and TAFE NSW sites in Campbelltown.
The following minimum lot sizes are requested for the deferred matters:
<table>
<tr><td>CLEP 2015 Zoning</td><td>CLEP 2015 Minimum Lot Size</td></tr>
<tr><td>IN2 – Light Industrial</td><td>V – 2000m^2</td></tr>
<tr><td>SP2 – Parking</td><td>Blank</td></tr>
<tr><td>SP2 – Drainage</td><td>Blank</td></tr>
<tr><td>SP2 – Road</td><td>Blank</td></tr>
<tr><td>SP2 – Classified Road</td><td>Blank</td></tr>
<tr><td>SP2 – Road</td><td>Blank</td></tr>
<tr><td>RE1 – Public Recreation</td><td>Blank</td></tr>
<tr><td>SP2 – Educational Establishment</td><td>Blank</td></tr>
</table></td></tr>
<tr><td>Minimum Lot Size Map</td><td>1500_COM_LSZ_004</td><td>Amend the Minimum Lot Size map for 717 Appin Road, Gilead to AB2 – 40ha.</td></tr>
<tr><td>Minimum Lot Size Map
(Part of Blairmount Mapping)</td><td>1500_COM_LSZ_002
1500_COM_LSZ_007</td><td>Amend the height of Minimum Lot Size Map for the following lots</td></tr>
</table>

<table>
<tr><th>Map</th><th>No.</th><th>Requested Amendment</th></tr>
<tr><td></td><td>1500_COM_LSZ_008</td><td>bounded by Eagle Vale Drive, Badgally Road and Minchinbury Terrace, Eschol Park:

Lots 1, 2, 3, 4 and 7, 8 and 9 DP 1204833

I – 500m^2

Lot 10 DP 1204833
Lot 30 DP 261195

AD – 100ha</td></tr>
<tr><td>Minimum Lot Size Map</td><td>1500_COM_LSZ_002
1500_COM_LSZ_007
1500_COM_LSZ_008</td><td>Amend the minimum lot size map for lots located within Blairmount for the following zones:
<table>
<tr><th>CLEP 2015 Zone</th><th>CLEP 2015 Height of Building</th></tr>
<tr><td>RU2</td><td>AD – 100ha</td></tr>
<tr><td>R2</td><td>I – 500m^2</td></tr>
<tr><td>SP2</td><td>Blank</td></tr>
<tr><td>E3</td><td>AD – 100ha</td></tr>
</table></td></tr>
</table>

Figure 9 - Proposed amendments to mapping

Part 5 – Community consultation

In accordance with 'A guide to preparing local environmental plans" prepared by the Department of Planning and Environment (2016), the consultation strategy would include:

An advertisement placed in the Macarthur Chronicle and Campbelltown – Macarthur Advertiser identifying the purpose of the Planning Proposal and where the Planning Proposal can be viewed.

The Planning Proposal would be exhibited on Council's website (www.campbelltown.nsw.gov.au). Council's libraries also have access to the website.

Displays at the Council Administration Buildings and all local libraries.

The Planning Proposal would be displayed at the Council Administration Building, 91 Queen Street, Campbelltown and all libraries within the Local Government Area.

Part 6 – Project Timeline

Weeks after Gateway Determination	Item
November 2019	Gateway Determination
February 2020	Exhibition Start
March 2020	Exhibition End
April 2020	Consideration of submissions from exhibition
June 2020	Report to Council on submissions
June 2020	Request draft instrument be prepared

Attachments List

Attachment A – LEP Roadmap May 2018

Attachment B – LEP Review – Project Plan

Attachment C – Existing Building Height Map – Industrial

Attachment D – Proposed Building Height Map – Industrial

Attachment E – Visual and Landscape Study

Attachment F – Report to Council – Visual Study – 18 October 2011

Attachment G – Scenic Hills Boundary

Attachment H – Terrestrial Biodiversity Map

Attachment I – Existing Council Maps

Attachment J – Proposed Council Maps

Attachment A
LEP Roadmap May 2018

NSW GOVERNMENT

LEP ROADMAP

Guidelines for updating
Local Environmental Plans
to give effect to the District Plans
in the Greater Sydney Region

Greater Sydney Commission

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May 2018

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Sydney NSW 2001

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Introduction

The release of the Greater Sydney Region Plan - A Metropolis of Three Cities and the five supporting District Plans in March 2018 clearly establishes the future vision for Greater Sydney to 2056. The alignment of these Plans with Infrastructure NSW's State Infrastructure Strategy and Transport for NSW's Future Transport 2056, means there is a unique opportunity for all levels of Government to coordinate implementation to align infrastructure with growth.

This is reinforced by recent amendments to the Environmental Planning and Assessment Act 1979 which embed a statutory requirement for councils to review and amend their Local Environmental Plans (LEP) as soon as practicable after a District Plan is made . Together with the introduction of local strategic planning statements (LSPS), these initiatives put into practice the NSW Government's policy shift towards upfront strategic planning.

In June 2017 the NSW Government released 'A plan to improve housing affordability', a comprehensive package of measures designed to improve housing affordability across NSW, with an emphasis on Greater Sydney where the housing affordability challenge is the greatest. These measures take into account the difficulty that first home buyers face in entering the market, the state's growing population and the need to ensure that development occurs in the right places, close to essential infrastructure such as public transport and schools.

The NSW Government is committed to providing a diverse range of housing to meet the growing population. However, housing needs to be in the right areas, and needs to be the right type, taking into consideration both the unique character of local neighbourhoods and the infrastructure required to service those communities. This aligns with the Region Plan's 30 minute city vision where most residents live within 30 minutes of jobs, education, health facilities, services and great places.

Under the Western Sydney City Deal, funding is available to six high growth areas to assist those councils with their strategic planning. The NSW Government has announced an additional seven councils to receive up to $2.5 million each to support them to update their LEPs within two years. Other councils in Greater Sydney have been invited to apply for funding which will be available to an additional five councils to update their LEPs within two years.
The Government seeks to work collaboratively with councils to complete the region's hierarchy of strategic planning through the review and updating of LEPs to give effect to the District Plans of Greater Sydney.

Purpose

The purpose of this document is to provide guidance on the process for updating LEPs to give effect to the District Plans.

The LEP Roadmap can be used by all councils in Greater Sydney who are required to update their LEPs, so that they align with the new District Plans. The timeframes specified in this guidance highlight where timeframes have been accelerated for councils who have been selected to review and update their LEPs within 2 years of the District Plans being released, rather than within 3 years.

Structure

The LEP Roadmap is divided into the following sections:
- Introduction, which outlines the purpose and structure of this document.
- Legislative context, outlines the interrelationship between the levels of strategic and statutory planning in NSW.
- Key outcomes to be achieved, outlines the process to review Local Environmental Plans to give effect to the District Plans.
- LEP review template (Appendix 1) provides a framework to satisfy the statutory requirements of the Act.
- Timeline (Appendix 2) provides an indicative overview of the key steps and timeframes.

Structure (cont.)

Additional material to support councils will be progressively released by the Department of Planning and Environment, in consultation with the Greater Sydney Commission (GSC), including guidance on:

- the preparation of local character statements
- the preparation of local housing strategies
- the role and function of local strategic planning statements
- identification of housing targets (6-10 years) and 20-year capacity
- infrastructure funding, including updating of contributions plans
- strategic issues such as open space and recreation, accessibility, environment, industrial lands, employment and social infrastructure

Legislative Context

The Environmental Planning and Assessment Act 1979 (the Act) is the principle planning and development assessment legislation in New South Wales. The Act was amended in November 2017, commencing in March 2018, to shift the emphasis from a regulatory focus to one that strengthens the role of upfront strategic planning and community participation. The goal is to provide a logical progression from macro (national, State and regional issues) to micro (local planning issues), whereby planning is able to achieve shared outcomes that better reflect the context and nature of the local community. This leads to a more connected, functional and cohesive planning at all levels.

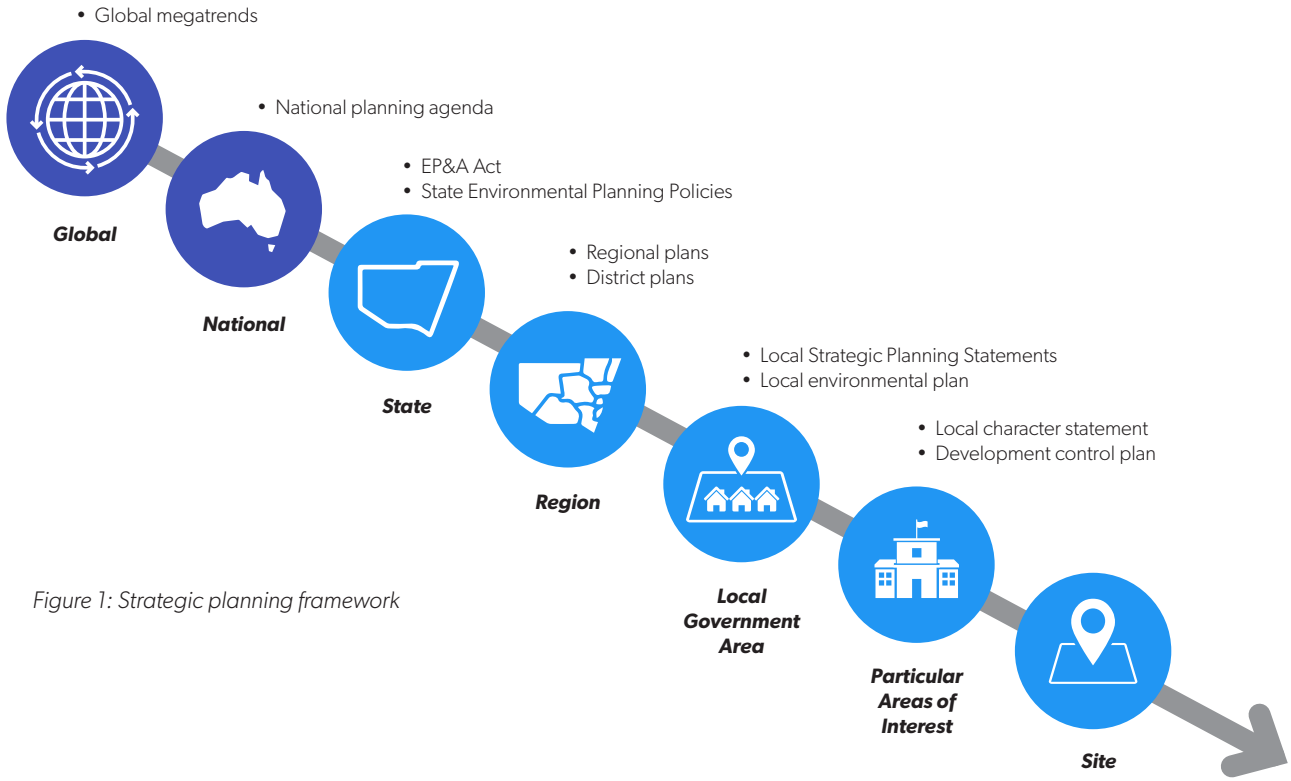


Figure 1: Strategic planning framework

In March 2018, the NSW Government released 'The Greater Sydney Region Plan - A Metropolis of Three Cities' (that replaces A Plan for Growing Sydney) and District Plans for each of Greater Sydney's five districts. The recent amendments to Part 3 of the Act mean for the first time in NSW, local strategic planning statements will provide alignment between Regional, District Plans and Local Plans which give effect to District Plans.

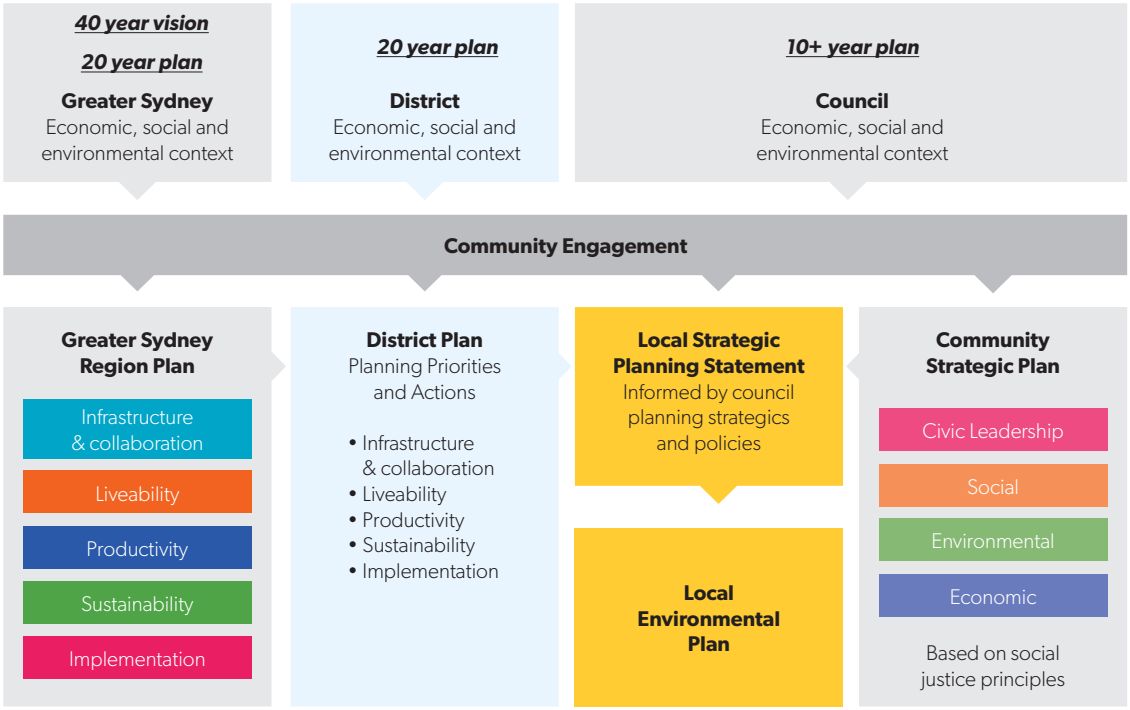


Figure 2: Planning framework for Greater Sydney Region

Section 3.8 of the Act requires local environmental plans to "give effect to" (deliver) the objectives and priorities identified in the Region Plan and relevant District Plan. This involves councils:

- reviewing their strategic planning framework, including a review of the existing local environmental plans against the relevant District Plan;
- undertaking necessary studies and strategies and preparing a local strategic planning statement which will guide the update of local environmental plans.

Section 3.9 of the Act requires each council to prepare and make a local strategic planning statement and review the statement at least every seven years. The role of the local strategic planning statement is to provide an alignment between regional and district plans and local strategic planning and delivery.

Local planning is also informed by councils' community strategic plans. These community focused plans provide the strategic framework for the planning and delivery of services over a 10-year period for each local government area and are part of the broader Integrated Planning and Reporting Framework under the Local Government Act 1993. These plans can provide an important source of economic, social and environmental context for local strategic planning as well as greater context to councils' delivery programs and operational plans.

Council's local environmental plan review can provide local economic, social and environmental context that will help identify the priorities for investigation needed to inform the local strategic planning statement. In undertaking strategic planning processes, and/ or preparing or considering planning proposals, planning authorities must give effect to the District Plan, specifically the planning priorities and actions.

Consistency is also required with other plans and policies that form part of the strategic planning framework for Greater Sydney, including State environmental planning policies and Ministerial Directions under Section 9.1 of the Environmental Planning and Assessment Act 1979.

A new Ministerial Direction will specify the timeframe by which councils must submit their planning proposal to the Secretary of the Department of Planning and Environment to give effect to the planning priorities and actions in the relevant District Plan.

3.8 Implementation of Strategic Plans

(1) In preparing a draft district strategic plan, the relevant strategic planning authority is to give effect to any regional strategic plan applying to the region in respect of which the district is part.
(2) In preparing a planning proposal under section 3.33, the planning proposal authority is to give effect:
(a) to any district strategic plan applying to the local government area to which the planning proposal relates (including any adjoining local government area), or
(b) if there is no district strategic plan applying to the local government area, to any regional strategic plan applying to the region in respect of which the local government area is part.
(3) As soon as practicable after a district strategic plan is made, the council for each local government area in the district to which the plan applies must review the local environmental plans for the area and prepare such planning proposals under section 3.33 as are necessary to give effect to the district strategic plan.
(4) In addition to the requirement under subsection (3), the council for each local government area in the Greater Sydney Region must, on the making of a district strategic plan that applies to that area, report to the Greater Sydney Commission:
(a) on the review by the council of the local environmental plans for the area, and
(b) on the preparation of planning proposals under section 3.33 to give effect to the district strategic plan.

Figure 3: Extract from Environmental Planning and Assessment Act 1979

Key Outcomes to be Achieved

The diagram below provides an overview of the key elements in the process to review and update local environmental plans. The process has been divided into six phases related to the key deliverables of this project, as explained in the following sections.

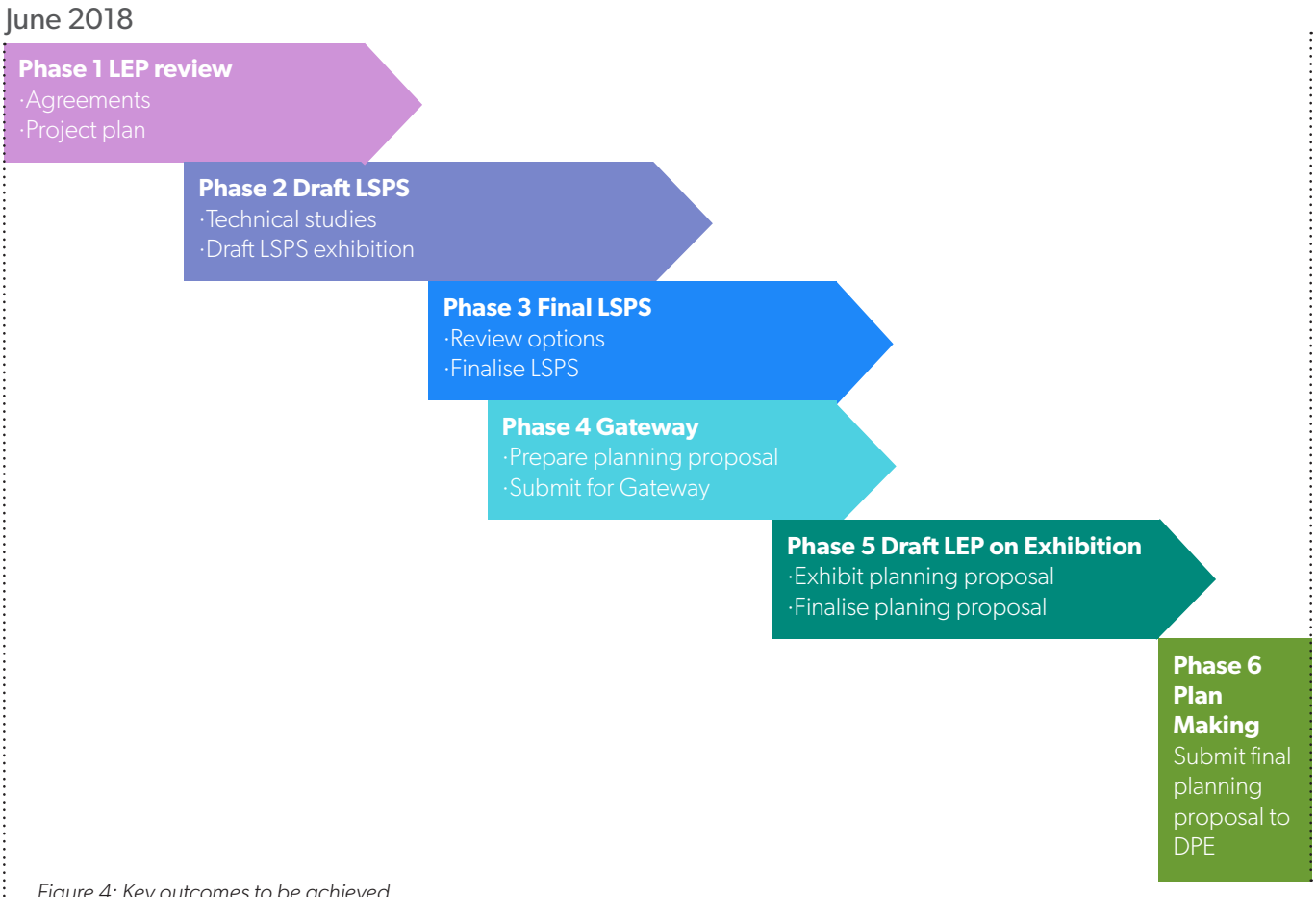


Figure 4: Key outcomes to be achieved

Phase 1 – Local Environmental Plan Review

Section 3.8(4) of the Environmental Planning and Assessment Act requires councils in the Greater Sydney Region to undertake a review of the local environmental plans for their area following the making of a District Plan. Councils will need to report to the Greater Sydney Commission on the LEP review. The purpose of the LEP review, or "health check" is to identify how closely aligned the existing local environmental plan is to the actions in the relevant District Plan. The LEP review will provide the context that will help identify the priorities for investigation needed to inform the local strategic planning statement. How and when the priorities will be considered should also be addressed.

Technical Working Group Program

To assist councils to prepare their LEP review, the Greater Sydney Commission and the Department of Planning and Environment will continue the program of Technical Working Groups (TWGs) and leverage the working relationships built during the preparation of the District Plans. This second phase Technical Working Group program will focus on giving effect to the District Plans. It will enable the Greater Sydney Commission and state agencies to work with councils to:

- ensure consistent interpretation of the District Plans
- facilitate the sharing and translation of evidence and data that informed the District Plans to councils
- assist in the coordination of cross-boundary and district-wide issues
- identify and confirm priorities for subsequent studies or investigations.

To commence the LEP review process, Technical Working Group (TWG) sessions will be organised to address the following themes:

- TWG 1: District Roadmap
- TWG 2: Local Strategic Planning Statements
- TWG 3: Sustainability and Monitoring
- TWG 4: Housing and Liveability
- TWG 5: Productivity
- TWG 6: Infrastructure and Priorities.

Material will be provided before each Technical Working Group to guide discussion and outputs by agencies and councils. There will be an emphasis on tailoring consideration of issues most relevant in each district to continue the ongoing dialogue from the District Plan development phase.

Following the conclusion of this phase of the Technical Working Group program, the LEP review report needs to be finalised and submitted to the Department of Planning and Environment for an initial appraisal and reported to the GSC's Strategic Planning Committee as part of the GSC's assurance role.

An indicative time line identifying the key steps and timeframes is provided at Appendix 2. A project plan template will be issued to councils during the TWG sessions for councils to utilise as a project management tool. This will assist councils to identify the key steps and associated timeframes to deliver the LEP review and broader local environmental plan update program. Councils progressing under the accelerated 2-year time frame will need to submit a project plan to the Department for approval. (Deliverable 2).

A template report structure for the LEP review report is included in Appendix 1 to assist councils. Further guidance will be provided on this process during the TWG program.

Phase 1: Milestones, Responsibilities & Functions

Function	Prepared	Review	Approved
Project Deliverable 1: Submission of LEP review			
Review of existing LEPs against District Plan	Council	GSC set template, expectations and share information for Greater Sydney Region councils	GSC: assurance role supporting implementation by Greater Sydney Region councils
Project Deliverable 2: Submission of project plan			
Prepare project plan	Council	DPE	DPE
Payment Milestone 1: Signing Funding Agreement			
Payment Milestone 2: Project Plan agreed including studies to be undertaken			

Phase 2 – Draft Local Strategic Planning Statement

Develop Evidence Base

The LEP review and the preparation of the evidence base, will form the starting point for preparing a local strategic planning statement. Any additional investigations required to address gaps identified in the LEP review will be undertaken at this stage. This may involve progressing councils existing local strategic planning programs as well as new investigations and strategy development for open space and recreation needs, accessibility, environment and sustainability, employment supply and demand or social infrastructure requirements. The development of a housing strategy is a specific requirement in the implementation of District Plans that consider short and medium-term housing supply and longer-term capacity for housing.

Prepare Local Strategic Planning Statements

The requirement for a local strategic planning statement was introduced into the Environmental Planning and Assessment Act on 1 March 2018. Section 3.9 of the Act requires a local strategic planning statement to include or identify the following:

(a) the basis for strategic planning in the area, having regard to economic, social and environmental matters,
(b) the planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the Local Government Act 1993,
(c) the actions required for achieving those planning priorities
(d) the basis on which the council is to monitor and report on the implementation of those actions.

A 6-10-year housing target for the local government area will form part of the housing strategy. The Department of Planning and Environment has developed a step-by-step process guide to assist councils to produce a local housing strategy.

The Department of Planning and Environment has also produced a guideline to assist councils to prepare their local strategic planning statement. Draft local strategic planning statements are to be prepared by 1 July 2019. They will be reviewed by the Department of Planning and Environment and an assurance process will be carried out by the Greater Sydney Commission. This will provide advice on priorities and strategies to support the interpretation and implementation of District Plans as well as confirm where local strategic planning statements include matters of district and regional significance. Where required the Commission will seek inputs from relevant State agencies on these matters.

Local strategic planning statements will then be publicly exhibited for a minimum of 28 days. To assist in explaining the context for implementation of the final local strategic planning statement, councils may develop supporting material to explain the priorities identified in the draft, options considered and reasons for final choices as well as supporting plans and initiatives such as development control plans and public domain strategies.

Phase 2: Milestones, Responsibilities & Functions

Function	Prepared	Review	Approved
Project Deliverable 3: Submission of draft Local Strategic Planning Statement			
Draft Local Strategic Planning Statement	Council	DPE review and provide advice to councils	GSC: assurance role supporting implementation by Greater Sydney Region councils
Project Deliverable 4: Completion of Local Housing Strategy and specialist reports			
Specialist Reports **• Infrastructure & Collaboration** **• Liveability** **• Productivity** **• Sustainability**	Council/ Consultants	Council	Council
Local Housing Strategy	Council	GSC review and provide advice for Greater Sydney Region councils, particularly in relation to housing targets	DPE final approval to give effect under Ministerial direction for all NSW councils
Payment Milestone 3: Draft Local Strategic Planning Statement placed on exhibition			

Phase 3 – Final Local Strategic Planning Statement

Councils will review submissions and make modifications to planning priorities and actions for the LGA as appropriate. Any incomplete strategic work or ongoing planning issues can be identified in the final LSPS as further work to be undertaken in the local strategic planning statement action plan and would need to be resolved prior to finalisation of the LEP.

As part of finalising the local strategic planning statement an assurance process will be provided by the Greater Sydney Commission and is aimed at confirming priorities and efficiencies in the statutory processes to follow.

Phase 3: Milestones, Responsibilities & Functions

Function	Prepared	Review	Approved
Project Deliverable 5: Submission of final Local Strategic Planning Statement			
Final Local Strategic Planning Statement	Council	GSC endorsement	Council

Phase 4 – Gateway Determination

Planning Proposal

Once the direction to be followed in the local strategic planning statement is established, councils can commence preparation of a planning proposal in accordance with the Department of Planning and Environment's 'A guide to preparing planning proposals'.

The purpose of the planning proposal is to the identify the statutory mechanisms to achieve the spatial or policy-based recommendations outlined in the local strategic planning statement.
The planning proposal is to be endorsed by council and forwarded to the relevant Regional team of the Department for a Gateway determination. At this time, it is also appropriate to be considering and preparing supporting documentation such as development control plans and contribution plans.

Gateway Determination

DPE will consider the Planning Proposal and make recommendations to the Greater Sydney Commission or delegate who will decide whether to issue a Gateway determination to allow the proposal to proceed. In accordance with Section 3.34(2) of the Act, the Gateway determination will indicate:

(a) whether the matter should proceed (with or without variation),
(b) whether the matter should be resubmitted for any reason (including for further studies or other information, or for the revision of the planning proposal),
(c) the minimum period of public exhibition of the planning proposal (or a determination that no such public exhibition is required because of the minor nature of the proposal),
Note. Under Schedule 1, the mandatory period of public exhibition is 28 days if a determination is not made under paragraph (c).
(d) any consultation required with State or Commonwealth public authorities that will or may be adversely affected by the proposed instrument,
(e) whether a public hearing is to be held into the matter by the Independent Planning Commission or other specified person or body,
(f) the times within which the various stages of the procedure for the making of the proposed instrument are to be completed,
(g) if the planning proposal authority is a council—whether the council is authorised to make the proposed instrument and any conditions the council is required to comply with before the instrument is made.

Once a Gateway determination has been issued the planning proposal is returned to council to progress.

Phase 4: Milestones, Responsibilities & Functions

Function	Prepared	Review	Approved
Project Deliverable 6: Submission of Planning Proposal to the Department for a Gateway determination			
Local environmental plans (LEPs)	Council prepares planning proposal	GSC review and provide advice in relation to the implementation of the District Plan	DPE (delegate of GSC)
Payment Milestone 4: Submission of Planning Proposal to the Department for a Gateway Determination			

Phase 5 – Exhibition

The planning proposal is to be placed on public exhibition and referred to State agencies in accordance with the terms of the Gateway determination. Statutory exhibition is generally for a minimum of 28 days not including the period between 20 December and 10 January (inclusive) and will need to reflect the council's community participation plan.

Council is to review the planning proposal following exhibition and attempt to resolve any issues raised in submissions by the public and agencies. Ideally, many issues will have been identified and addressed prior to exhibition through the Technical Working Group process and earlier consultation processes.

It may be necessary to amend the planning proposal in response to the submissions. In this circumstance, the Department of Planning and Environment will work with councils to determine whether re-exhibition of the planning proposal is required.

Phase 6 – Plan Making

Once council has resolved to adopt the draft LEP, council forwards all relevant information to the Department of Planning and Environment via the Department's Planning Portal site. Council should advise the Department's Regional team once this has occurred.

The Secretary makes arrangements with Parliamentary Counsel for the drafting of the instrument.
Once a draft of the instrument has been prepared, the Secretary, or delegate will consult with council on the content of the LEP.

Phase 6: Milestones, Responsibilities & Functions

Function	Prepared	Review	Approved
Project Deliverable 7: Submission of draft LEP to DPE to make plan			
Local environmental plans (LEPs)	Council submits planning proposal for finalisation	GSC review and provide advice in relation to the implementation of the District Plan	DPE (delegate of GSC)
Payment Milestone 5: Submission of draft LEP to the Department to arrange for drafting: Completion of the project			

APPENDIX ONE

LEP review Template

LOCAL ENVIRONMENTAL PLAN REVIEW TEMPLATE

A standard format for LEP review Reports to be submitted to the Greater Sydney Commission

Contents

SECTION 1 - Introduction

Executive Summary

1.1 Purpose of this Review

1.2 Planning policy and statutory context

1.3 Methodology

1.4 Submissions and engagement

SECTION 2 – The Health Check

2.1 Infrastructure and collaboration

2.2 Liveability

2.3 Productivity

2.4 Sustainability

2.5 Snapshot of compliance

SECTION 3 – The Context

3.1 Land use planning context

3.2 Barriers to delivery

3.3 Key risks

3.4 Key findings

SECTION 4 - Conclusions and Recommendations

4.1 Gap analysis

4.2 Priorities for preparation of planning proposal

4.3 Program

LEP review Template

NOTES:

• This LEP review Template has been structured around the sections, steps and recommended approach to producing a LEP review as established within the Guidelines for updating Local Environment Plans to give effect to the District Plans in the Greater Sydney Region and the Action in the Implementation chapter of District Plans which states as follows:

The Greater Sydney Commission will require a local environmental plan review to include:

- o an assessment of the local environmental plan against the district plan planning priorities and actions
- o local context analysis
- o an overview and program for the local strategic planning required to inform the preparation of a local strategic planning statement that will inform updates to the local environmental plan

• The headings contained within this template form the suggested structure of the report to be submitted to the Greater Sydney Commission. Councils within the Greater Sydney Region are encouraged to use the structure as set out, however it may be modified to suit individual council circumstances if required.

SECTION 1 – Introduction

Executive Summary

The executive summary will provide the key findings and recommendations of the LEP review.

1.1 Purpose of this Review

The purpose of this review is to identify how closely aligned the existing local environmental plan is to the actions in the relevant District Plan. The LEP review will provide the context that will help identify the priorities for investigation to inform the local strategic planning statement.

The LEP review is a key step in the implementation of the five District Plans in the Greater Sydney Region.

1.2 Planning policy and statutory context

This LEP review has been prepared to satisfy the legislative requirement under Section 3.8(4) of the *Environmental Planning and Assessment Act 1979* for all councils in the Greater Sydney Region to undertake a review of their local environmental plan(s) following the making of a District Plan.

This section briefly describes the current strategic planning framework applicable in the local government area.

1.3 Methodology

This section refers to the process undertaken by council when compiling this report. This will include the outcomes of the Technical Working Group (TWG) program co-ordinated by the Greater Sydney Commission and Department of Planning and Environment as well as any other relevant technical reviews and consultation.

1.4 Submissions and engagement

This section summarises any input provided via targeted stakeholder engagement or general community consultation during the preparation of the LEP review.

SECTION 2 – The Health Check

The purpose of this section is to identify how closely aligned the existing local environmental plan is to the actions in the relevant District Plan. Reference should be made to any existing council plans, policies, programs, strategies and research that contributes to those actions.

Summary text can be included in this section, with further details provided in a table as an appendix if required.

Councils may find it useful to utilise a grading system to indicate the degree of compliance with the actions.

2.1 Infrastructure and collaboration

This section identifies the relevant actions related to infrastructure and collaboration and provides a status update for each action.

2.2 Liveability

This section identifies the relevant actions related to liveability and provides a status update for each action.

2.3 Productivity

This section identifies the relevant actions related to productivity and provides a status update for each action.

2.4 Sustainability

This section identifies the relevant actions related to sustainability and provides a status update for each action.

2.5 Snapshot of compliance

This section provides an indicative summary of the degree of compliance with the District Plan actions by theme. This will provide one input to guide where future attention should be focussed.

SECTION 3 – The Context

This section describes the changing context and emerging issues in the local government area. Challenges, opportunities and future focus areas for council mapped against priorities in the District Plan.

3.1 Land use planning context

This section identifies the unique and changing context in which planning is being undertaken in the local government area.

This may include reference to factors such as:
- Social matters including changing demographics
- Economic matters including changing employment patterns
- New or emerging environmental matters
- Infrastructure capacity and investment
- Issues identified through the preparation of community strategic plans

3.2 Barriers to delivery

This section identifies the specific barriers to achieving the District Plan actions.

This may include:
- The need for current and/or reliable data and evidence
- Issues associated with resources and funding
- Governance and co-ordination requirements
- Regulatory barriers
- Inter-dependencies with other projects and programs

3.3 Key risks

The section describes other potential or unknown barriers that may arise.

3.4 Key findings

By providing context to key issues of the local government area, this section will evaluate the evidence base to identify the consequences and hence what additional or different approaches may be required. This analysis forms the basis of the review and in simple terms will answer the question "so what?"

SECTION 4 - Conclusions and Recommendations

This section outlines the key actions or decisions required to inform the preparation of council's local strategic planning Statement.

4.1 Gap analysis

This section identifies the scope of the research, investigation or decisions required to underpin amendment of council's planning controls to support the District Plan actions.

This may include for example:
- Local housing strategy
- Feasibility analysis
- Staging and sequencing options
- Open space strategy
- Centres strategy
- Transport modelling

4.2 Priorities for preparation of planning proposal

It is recognised that compliance with all actions in the District Plan may be an iterative or sequential process requiring more than one update to the local environmental plan. Therefore, this section prioritises the areas or activities that council will focus on to move towards a greater degree of compliance with the relevant District Plan actions.

The priorities will be discussed in the context of the:
- LEP update to be undertaken over the next 3 years, and in the case of accelerated councils over the next 2-years.
- Longer term priorities that may inform future LEP and District Plan reviews.

4.3 Program

This section provides information about the next steps and indicative timeframes in the LEP update process, in particular, key milestones set out in the LEP Roadmap that are identified as part of the accelerated 2 year or the 3 year process.

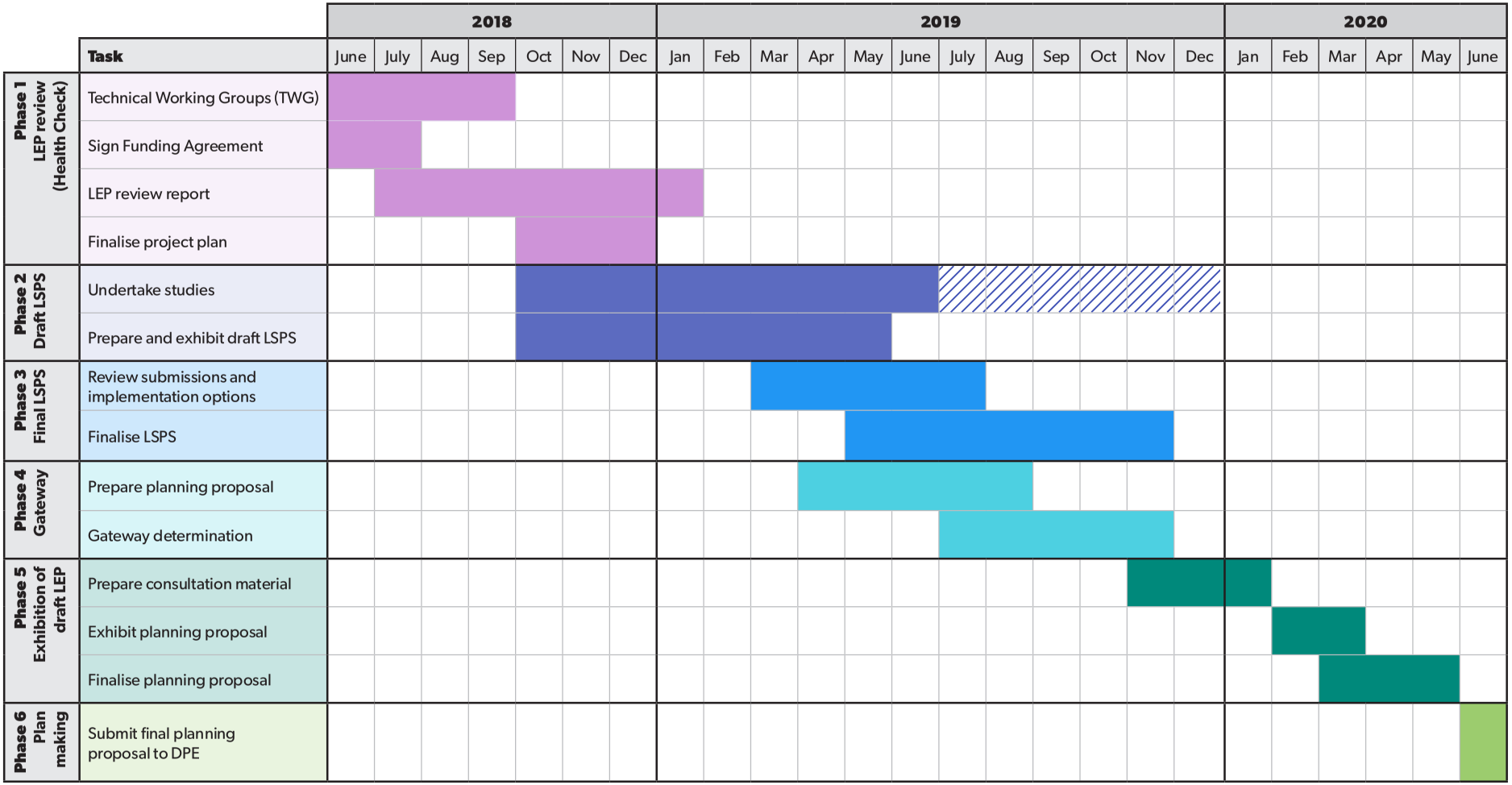
APPENDIX TWO

Timeline

ACCELERATED LEP REVIEW AND UPDATE

Indicative timeline

Accelerated LEP review and update



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Attachment B

LEP Review – Project Plan

Attachment 2

Schedule A – Draft project plan

[To be completed in cooperation between Council and the Department of Planning and Environment.]

Organisation name:	Campbelltown City Council
Project name:	Accelerated LEP review program
Approved NSW Government funding:	$2.5 million
Project commencement date:	1 June 2018
Project completion date:	30 June 2020

Project overview

1. Objectives

1. Review and update the local environment plan and all other relevant local planning controls to give effect to the relevant District Plan by 30 June 2020.
2. Undertake an LEP review against the relevant District Plan actions and prepare a LEP review report identifying areas of inconsistency with the relevant District Plan and any required studies and work to ensure consistency by 31 October 2018.
3. Prepare a draft local strategic planning statement by 30 April 2019 or other date advised by the Department and a final statement by 30 November 2019. This statement will outline the 20-year vision for land use in the local area, including:
    a. special characteristics that contribute to local identity;
    b. shared community values to be maintained and enhanced; and
    c. how growth and change will be managed into the future.

4. **Scope**

    a. Undertake an LEP review against the relevant District Plan actions and prepare and submit an LEP review report to the Department of Planning and Environment (DPE).
    b. Undertake relevant and required studies, including (but not limited to):
        a. a local housing strategy and housing affordability strategy;
        b. a local character statement;
        c. an employment lands review;
        d. a biodiversity study and strategic urban diversity framework;
        e. a transport and parking study;
        f. a contaminated lands study (phase 1);
        g. a heritage study;
        h. an Aboriginal cultural heritage study and cultural strategy;
        i. Social Strategic Plans - Inclusive Campbelltown and Impact Campbelltown;
        j. Urban Renewal Corridor - further studies and masterplans to inform rezonings;
        k. Functional and operational aspects of the LEP - Additional permitted uses, scenic hills and eastern edgeland mapping, deferred areas, refine unnecessary controls and anomalies;
        l. mapping of walkable and cycle accessways;
        m. public domain plans;
        n. mapping of urban tree canopy; and
        o. a local strategic planning statement.

c. prepare and exhibit a draft local strategic planning instrument.
d. Finalise the draft local strategic planning statement.
e. Prepare a planning proposal and submit to DPE for Gateway Determination.
f. Exhibit the planning proposal in accordance with the Gateway Determination.
g. Review submissions and prepare a report explaining how the issues raised in submissions have been addressed.
h. Submit draft LEP which gives effect to the relevant District Plan to DPE for plan making.

3. Deliverables

The deliverables include the following:

1. A completed LEP review report identifying areas of inconsistency between existing local planning controls and the relevant District Plan actions. This report will outline the relevant actions and activities required to ensure consistency and meet the associated time frames.
2. Completed relevant strategies and studies, including:
    - a local housing strategy and housing affordability Strategy;
    - a local character statement;
    - an employment lands review;
    - a biodiversity study and strategic urban diversity framework;
    - a transport and parking study;
    - a contaminated lands study (phase 1);
    - a heritage study;
    - an Aboriginal Cultural Heritage Study and Cultural Strategy;
    - Social Strategic Plans - Inclusive Campbelltown and Impact Campbelltown;
    - Urban Renewal Corridor - further studies and masterplans to inform rezonings;
    - Functional and operational aspects of the LEP - Additional permitted uses, scenic hills and eastern edgeland mapping, deferred areas, refine unnecessary controls and anomalies;
    - mapping of walkable and cycle accessways;
    - public domain plans;
    - mapping of urban tree canopy; and
    - a local strategic planning statement.
3. A completed and endorsed local strategic planning statement.
4. The submission of a planning proposal that complies with A guide to preparing local environmental plans and A guide to preparing planning proposals.
5. Public exhibition of the amended planning proposal that addresses all conditions and requirements imposed through the Gateway determination. This exhibition must also include all necessary supporting material including maps, strategies and/or guidelines.
6. Review submissions and prepare a report explaining how the issues raised in submissions have been addressed.
7. Submit draft LEP which gives effect to the relevant District Plan to DPE for plan making.

Delivery plan

4. Roles, responsibilities and authority

Please outline who will be involved in the project, what their role will be, who is funding them (i.e. DPE or Council) and what their authority is.

RACI Key: R = Responsible for coordinating the work; A= Approves/signs-off on the work; C = Contributes to the work; I = Is to be kept informed of progress.

Project role	Name	Phone	Email	Responsible for	Source of funding	RACI
Project Manager	David Smith	(02) 4645 4598	david.smith@campbelltown.nsw.gov.au	Task delegation	Council	RACI
Project Manager	Kim Bray	(02) 4645 4275	Kim.bray@campbelltown.nsw.gov.au	Task delegation	Council	RACI
Team Member	Ante Zekanovic	(02) 4645 4682	ante.zekanovic@campbelltown.nsw.gov.au	Undertaking planning related tasks	Council	RCI
Team Member	Caroline Puntillo	(02) 4645 4567	Caroline.puntillo@campbelltown.nsw.gov.au	Undertaking planning related tasks in particular the LSPS.	Council	RCI
Team Member	Jeff Burton	(02) 4645 4842	Jeff.burton@campbelltown.nsw.gov.au	Coordinating individual studies	Council/DPE	CI
Team Member	Steven McDiarmid	TBA	Steven.mcdiarmid@campbelltown.nsw.gov.au	Coordinating individual studies	Council/DPE	CI
Team Member	Rana Haddad	(02) 4645 4570	Rana.haddad@campbelltown.nsw.gov.au	Coordinating individual studies	Council/DPE	CI
Team Member	Anne Mithieux	(02) 4645 4816	Anne.mithieux@campbelltown.nsw.gov.au	Coordinating social studies and assisting with LSPS	Council/DPE	CI
Team Member	Neile Robinson	(02) 4645 4808	Neile.robinson@campbelltown.nsw.gov.au	Coordinating social studies and assisting with LSPS	Council/DPE	CI
Team Member	Debbie McCall	(02) 4645 4359	Debbie.Mccall@campbelltown.nsw.gov.au	Coordinating Aboriginal studies	Council/DPE	CI
Team Member	Angela Taylor	(02) 4645 4847	Angela.taylor@campbelltown.nsw.gov.au	Coordinating biodiversity studies	Council/DPE	CI
Team Member	Consultants	TBA	TBA	Preparing individual studies	DPE	RCI

5. Procurement (if applicable)

Please list each procured activity in the table below, including its budgeted cost, whether it is a shared study across a district/region and which strategy or study the procurement relates to.

Services to be procured from outside the organisation	Budgeted Cost	If this is a shared (district) level study or strategy, please list all Councils involved	Which study or strategy is this activity related to?
Consultant to assist with the Local housing strategy and housing affordability strategy	$100k - $250k	No.	Western District Plan – The Plan identifies that the Campbelltown LGA will require an additional 6,800 dwellings by 2021.
Consultant to assist with Local Character Statement	$100k – $250k	No.	Planning Priority W11.
Consultant to assist with Employment lands review	$200k	No.	Western District Plan – The Plan estimated 20,400 jobs in the Campbelltown LGA. The Plan identifies the need for a further 6,600 additional jobs by 2036 with a potential higher target of 10,600 jobs.
Biodiversity study and strategic urban diversity framework	$100k	No.	Planning Priority W13, W14 and W15.
Transport and parking study	$150 – $300k	Yes. Campbelltown City Council Camden Council Wollondilly Shire Council	Planning Priority W7, W8, W9, W10 and W11.
Contaminated lands study	$100-$130k	No.	Planning Priority W20.
Heritage study	$100k-$150k	No.	Planning Priority W6.
Consultant to assist with Aboriginal cultural heritage study and cultural strategy	$150k - $200k	No.	Government Architect – Ochre Grid
Social strategic plans – Inclusive Campbelltown and Impact Campbelltown	$100k-$150k	No.	Planning Priority W3, W4 and W6.
Consultant to assist with Urban Renewal Corridor – further studies and masterplans to inform rezoning's	$200K-$350k	No.	Glenfield to Macarthur Urban Renewal Corridor
Additional Strategic Planner to assist with functional and operational aspects of the LEP – Additional permitted uses, scenic hills and eastern edge land mapping, deferred areas, refine unnecessary controls and anomalies	$140k	No.	Planning Priority W14, W21 and W22.
Consultant to produce mapping of walkable and cycle access ways	$150-$250k	No.	Planning Priority W5
Public domain plans	$150k	No.	Planning Priority W4, W6 and W21.
Consultant to assist with mapping of urban tree canopy	$200k	No.	Planning Priority W15.
Local Strategic Planning Statement	$150k-$300k	No.	Planning Priority W21 and W22.

6. Detailed schedule

The below table outlines all the main steps involved in this project. A more detailed plan will be prepared.

The intent of this is to capture and agree on the completion dates for all the critical activities and milestones related to this project. In some cases, some tasks may not be needed, or some may have already commenced. Therefore, for all relevant tasks please enter your estimated completion date (including those tasks already commenced or completed).

Task Description	Estimated completion date
1. LEP Review Report	
1.1 Assess LEP against District Plan and identify any areas of inconsistency and gaps in knowledge and information.	14 September 2018
1.2 Submit LEP Review to Council for endorsement (if applicable).	30 October 2018
1.3 Submit LEP Review report to DPE for review and submission to the GSC for endorsement	31 October 2018
2. Project Plan	
2.1 Finalise and submit project plan for review and approval	Mid – late November 2018
Milestone 2: Up to $500,000	**31 January 2019**
3. Prepare and adopt local strategic planning statement	
3.1 Undertake studies and prepare reports	30 April 2019
3.1.1 Local housing strategy and housing affordability strategy	30 April 2019
3.1.2 Local Character Statement	30 April 2019
3.1.3 Employment lands review	30 April 2019
3.1.4 Biodiversity study and strategic urban diversity framework	31 March 2019
3.1.5 Transport and parking study	30 April 2019
3.1.6 Contaminated lands study	30 April 2019
3.1.7 Heritage study	30 April 2019
3.1.8 Aboriginal cultural heritage study and cultural strategy	30 April 2019
3.1.9 Social strategic plans – Inclusive Campbelltown and Impact Campbelltown	31 March 2019
3.1.10 Urban Renewal Corridor – Further studies and masterplans to inform rezoning's	30 April 2019
3.1.11 Functional and operational aspects of the LEP – Additional permitted uses, scenic hills and eastern edge land mapping, deferred areas, refine unnecessary controls and anomalies	31 March 2019
3.1.12 Mapping of walkable and cycle access ways	31 March 2019
3.1.13 Public Domain Plan	February 2020
3.1.14 Mapping of urban tree canopy	30 April 2019
3.2 Prepare local strategic planning statement (draft LSPS).	April 2019
3.3 Submit draft LSPS to DPE for review and GSC endorsement.	April 2019
3.4 Refine LSPS considering DPE and GSC comments on draft.	May 2019
3.5 Report to Council.	June 2019
3.6 Exhibit final LSPS for a minimum of 28 days.	June/July 2019
Milestone 3: Up to $625,000	**28 June 2019**
3.7 Refine implementation options:	
3.7.1 Identify staging/sequencing	31 July 2019
3.7.2 Respond to community input	August 2019
3.8 Finalise and adopt.	August 2019
4. Draft LEP amendments	
4.1 Prepare planning proposal	August 2019
4.2 Report to Council	September 2019
5. Gateway Determination	
5.1 Lodge planning proposal with DPE.	30 September 2019
Milestone 4: Up to $625,000	**30 September 2019**

6 Statutory consultation of planning proposal	
6.1 Prepare consultation material.	March 2020
6.2 28-dayexhibition (minimum).	April 2020
7 Post – Consultation	
7.1 Review submissions.	April/May 2020
7.2 Amend planning proposal (if required).	May 2020
8 Plan-making	
8.1 Report to Council.	June 2020 (Meeting Date TBC)
8.2 Forward to DPE for drafting and finalisation.	June 2020
Milestone 5: Up to $500,000	**30 June 2020**

7. Project budget

7.1 Project funding

	Ex GST
Approved NSW Government funding	$2.5 million
Council contribution	Significant in terms of Staff time and studies completed by Staff. Re-imagining Campbelltown CBD and the Destination Management Plan are funded by Council. Estimated to be $2.5 million.
Funding from other sources	Nil
TOTAL PROJECT FUNDING	$5 million

7.2 Detailed budget summary

Budget item	**Cost 2018/19** (ex GST)		**Cost 2019/20** (ex GST)		**TOTAL** (ex GST)	
	DPE	**Other**	**DPE**	**Other**	**DPE**	**Other**
Staff salary costs		$200,000		$600,000	$425,000	$800,000
Consultant costs	$200,000		$1.8million		$2 million	
Data acquisition/ equipment						
Exhibition costs			$75,000		$75,000	
Operating costs						
Re-imaging Campbelltown		$700,000		$1 million		$1.7million
Other: [insert description]						
Other: [insert description]						
Total:	**$200,000**	**$900,000**	**$ 1.875 million**	**$1.6million**	**$2.5 million**	**$2.5million**

7.3 Quarterly reporting and Milestone payment schedule (where a quarterly report also falls on a payment milestone report, only a payment milestone report will be needed).

Milestone / Quarterly Report	Milestone due date	Instalment amount	Evidence of milestone achievement
Payment Milestone 1 Signing of funding agreement	20 July 2018	$250,000	1. Signed funding agreement 2. Tax invoice for first instalment 3. Evidence of Council resolution accepting funding
Quarterly Report	31 October 2018	$50,000 to be used for common planning assumptions/scenario work.	1. Quarterly report 2. Submission of draft project plan for review and approval by DPE
Payment Milestone 2 Approval of project plan	31 January 2019	**Up to**: $500,000	1. Evidence of completed and GSC-endorsed LEP review 2. Submission of final project plan incorporating any additional work required 3. Evidence of expenditure to date 4. Evidence of procurement activities (if applicable)
Quarterly Report	30 April 2019	$0	1. Quarterly report
Payment Milestone 3 Exhibition of draft LSPS	28 June 2019	**Up to**: $625,000	2. Evidence of studies completed and/or commencement of studies 3. Evidence of expenditure to date 4. Evidence of sign-off of draft LSPS by DPE and GSC 5. Evidence of exhibition of draft LSPS
Payment Milestone 4 Submission of planning proposal for Gateway determination	30 September 2019	**Up to**: $625,000	1. Evidence that planning proposal has been submitted for Gateway determination 2. Evidence of expenditure to date
Quarterly Report	31 January 2020	$0	1. Quarterly Report
Quarterly Report	30 April 2020	$0	1. Quarterly Report
Payment Milestone 5 Completion of project: Submission of planning proposal to DPE Secretary to arrange for the drafting of the updated LEP	30 June 2020	**Up to**: $500,000	1. Evidence of submission of final planning proposal for drafting of updated LEP 2. Evidence of expenditure to date, with a covering letter either from the Chief Financial Officer or delegate attesting to the accuracy of the expenditure for the life of the project.
Total:		**Up to:** $2.5 million	

8. Risk management plan

What are the possible risks to the project and how will these be managed and mitigated? When thinking of risk, you must consider risks related to assumptions, including the existence of data, the availability of staff, facilities, equipment, budget etc.

T#	**Threat description** *What threats (events) could adversely affect the project, the organisation, customers or other stakeholders?*	**Likelihood** *1= Unlikely* *2= Possible* *3= Likely*	**Impact** *2= Minor* *4= Moderate* *6= Major*	**Response (likelihood x impact)** *2-4 = Accept* *6 = Monitor* *8+ = Treat*	**Treatment strategy** *What action will be taken to prevent this risk from occurring and/or reduce its impact on the project? (e.g. mitigate, avoid, eliminate, transfer, assign, accept)*	**Status** *Not yet treated* *Strategy implemented* *Issue* *Closed/passed*
T1	Resources and team related	2	4	8	Tasks will be transferred between staff.	Not yet treated
T2	Operational integration / collaboration	2	2	4	A clear and defined structure will be required to avoid confusion when collaborating with different parties.	Not yet treated
T3	Feasibility studies related	2	2	4	Monitor output and quality of work	Not yet treated
T4	Project execution related	2	2	4	Project execution and finalisation will be delegated to project manager's.	Not yet treated
T5	Procurement quality	2	2	4	Project Manager's will be delegated with the task of ensuring Procurement quality.	Not yet treated
T6	Change management	2	4	6	In the instance that Management changes, Senior Staff will collaborate with Director's to finalise a new structure.	Not yet treated
T7	Difficulty in obtaining data	2	2	4	Council acknowledges that some data will be difficult to capture during the process.	Not yet treated
T8	Additional costing that is not budgeted	3	2	5	Elimination of tasks which are less of a priority.	Not yet treated
T9	Lack of staff and resources	2	2	4	Tasks will be transferred to both internal and external parties in order to complete the LEP Review.	Not yet treated
T10	Tight deadlines and milestones	3	2	5	In order to avoid late deadlines additional staff will assist to limit the impact.	Not yet treated

9. Variations

Any request to vary the timing, milestones or scope of the project as set out in the Deed of Agreement must be submitted to DPE in the form of the variation request prescribed in Schedule E of this project plan for DPE approval.

Schedule B: Tax invoices

All tax invoices must

(a) prominently be identified as “Tax Invoice”;

(b) contain the following information:

i. Organisation’s name;

ii. Organisation's ABN;

iii. the project name;

iv. the instalment number (e.g. 1st instalment);

v. the payment amount excluding GST.

Schedule C: Project reporting

As part of the funding agreement, you will be required to report at quarterly intervals and at the relevant payment milestone dates. The templates for both reports are as follows:

Part 1 – Quarterly project status update report

Council name:		**Reporting period:**	
Date of report:		**Project manager:**	
Project manager: (Council)		**Total approved funding:**	

Project update	
What progress has occurred since the last project payment? Which milestones have been completed? If any milestones have not been met, explain why.	
Is there a change to the methodology, time frame or milestones of the project as stated in the project plan and has this been submitted to DPE via a project variation form? If an extension to the project completion date is sought, specify the new date.	
Any comments/issues in relation to the project? Please outline any risks or problems associated with the project.	

Funds and expenditure (all costs exclude GST)				
Workplan task/component	**Total funding (funding agreement) ex GST**	**Total of all previous payments ex GST**	**This payment ex GST**	**Balance remaining ex GST**

Council's representative		**DPE representative**
	Signature:	
	Name:	
	Position:	
	Date:	

Part 2 – Project status update report when requesting a payment milestone

Council name:					
Date of report:			**Reporting period:**		
Project manager: (Council)			**Project manager:**		
			Total approved funding:		
Description of milestone completed:					
Achievements:					
Change in methodology/ time frame:					
Key milestones:	**Milestone**	**Target date**	**Forecast date**	**Status**	**Program comments**
	Milestone 1			●	
	Milestone 2			●	
	Milestone 3			●	
	Milestone 4			●	

	Milestone 5			●	
	Other			●	
				^ copy colour code from below	

Status key:	●	On track	●	Generally on track, with minor issues	●	Off track	●	Complete

Issues/risks/ escalations:	**Description/action/response**	**Date raised**	**Date required**	**Owner**

Communications & stakeholder activities:	**Key meetings/event**	**Date**	**Outcomes & actions**

Key progress in this milestone:	
Key activities for next milestone:	
Additional comments:	

Attachments	A. Cost report	B. Grant program	C. Photographs if applicable	D. Published reports/materials

Comments:

Funds and expenditure (all costs exclude GST)				
Workplan task/component	**Total funding (funding agreement) ex GST**	**Total of all previous payments ex GST**	**This payment ex GST**	**Balance remaining ex GST**

Council's representative		**DPE representative**
	Signature:	
	Name:	
	Position:	
	Date:	

Schedule D: Acquittal certificate

To be completed at the end of the project.

Council name:		**DPE branch:**	
Date of report:		**Project:**	
Project manager: (Council)		**Project manager: (DPE)**	
Project name:		**Value of funding ex GST**	
		Value of funding inc GST	

I, the undersigned, confirm that:

an amount equal to the total grant funds paid by the Department of Planning and Environment ($.....excluding GST) has been expended on this project in accordance with the terms and conditions of the funding agreement dated …… with the Department.

AND

A complete set of accounting and financial records relevant to the project has been maintained.

Date:
Signature:
Name:
Council:
Position:

Schedule E: Project variation

PROJECT VARIATION (Revision X) Date: _____

Between

Department of Planning and Environment ("DPE")
and

_____

("Council")

ABN

1. Revised project plan

[Provide a summary of the status of the project and why a project variation is required.]

[Provide details of the remaining milestones and the original and revised due dates for each item.]

Revised project workplan

Milestone number	Description of milestone	Original milestone due date	Revised milestone due date	Responsibility	Output (to align with the revised stage funding amounts table below)

2. Revised stage funding amounts table

Stage number	Payment milestone	Revised stage funding amount due	Milestone	Payment amount ex GST	Payment amount inc GST

3. Project reporting schedule

Original project commencement date:	
Original project completion date:	
Revised project completion date:	

Has a previous project variation been requested?	

Revised/additional project report number	**Revised due date**

Prepared by Council:

Signature: _____

Name: _____

Position: _____

Date: _____

Agreed to by DPE

Signature: _____

Name: _____

Position: _____

Date: _____

Attachment C

Existing Building Height Map – Industrial

Campbelltown Local Environmental Plan 2015

Existing Building Heights Map

Maximuim Building Height (m)

- E 6
- I 8.5
- J 9
- M 12
- O 15
- Q 19
- R 22.5
- T 26
- U 32
- V 38.5
- 45
- Deferred Matter
- SEDP SEPP (State Significant Precincts) 2005 Edmondson Park South
- SWGC SEPP (Sydney Region Growth Centres)2006 South West Growth Centre Precinct

Cadastre

Cadastre 17/06/2019 © Spatial Services NSW

- LGA Boundary
- Railway Line
- Railway Station
- Subject Area

N

Printed 17/06/2019

0 1.5 3
kilometres

PRELIMINARY DRAFT

Attachment D

Proposed Building Height Map – Industrial

campbelltown city council

Campbelltown Local Environmental Plan 2015

Proposed Building Heights Map

Maximuim Building Height (m)

- E 6
- I 8.5
- J 9
- M 12
- O 15
- Q 19
- R 22.5
- T 26
- U 32
- V 38.5
- 45
- Deferred Matter
- SEDP SEPP (State Significant Precincts) 2005 Edmondson Park South
- SWGC SEPP (Sydney Region Growth Centres)2006 South West Growth Centre Precinct

Cadastre

Cadastre 17/06/2019 © Spatial Services NSW

- LGA Boundary
- Railway Line
- Railway Station

- Subject Area

N

Printed 17/06/2019

0 1.5 3
kilometres

PRELIMINARY DRAFT

Attachment E

Visual and Landscape Study

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

Visual and Landscape Analysis (Visual Study - VS)

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

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

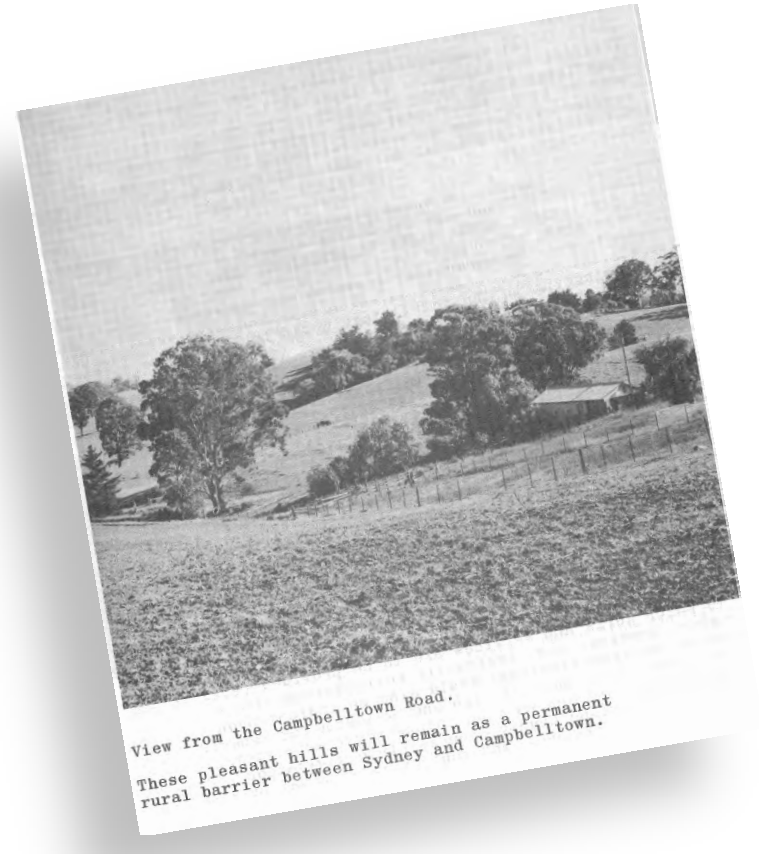
VISUAL AND LANDSCAPE ANALYSIS OF

CAMPBELLTOWN'S SCENIC HILLS

AND

EAST EDGE SCENIC PROTECTION LANDS

FINAL REPORT



PREPARED FOR CAMPBELLTOWN CITY COUNCIL

PAUL DAVIES PTY LTD
ARCHITECTS
HERITAGE CONSULTANTS

MARCH 2010
Updated
October 2011

Geoffrey Britton
Environmental Design Consultant

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

EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

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

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

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

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PREFACE

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

……Governor Lachlan Macquarie when visiting the area in 1810

……...

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

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

……...

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

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

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

1.0 INTRODUCTION

1.1 BACKGROUND

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

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

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

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

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

1 Cumberland County Council, 1960. Campbelltown – A New City in the County of Cumberland (p15)
2 Op cit p 11
3 Op cit p16
4 Op cit p16

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

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

1.1 INTRODUCTION TO THE STUDY AREAS

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

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

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

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

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

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

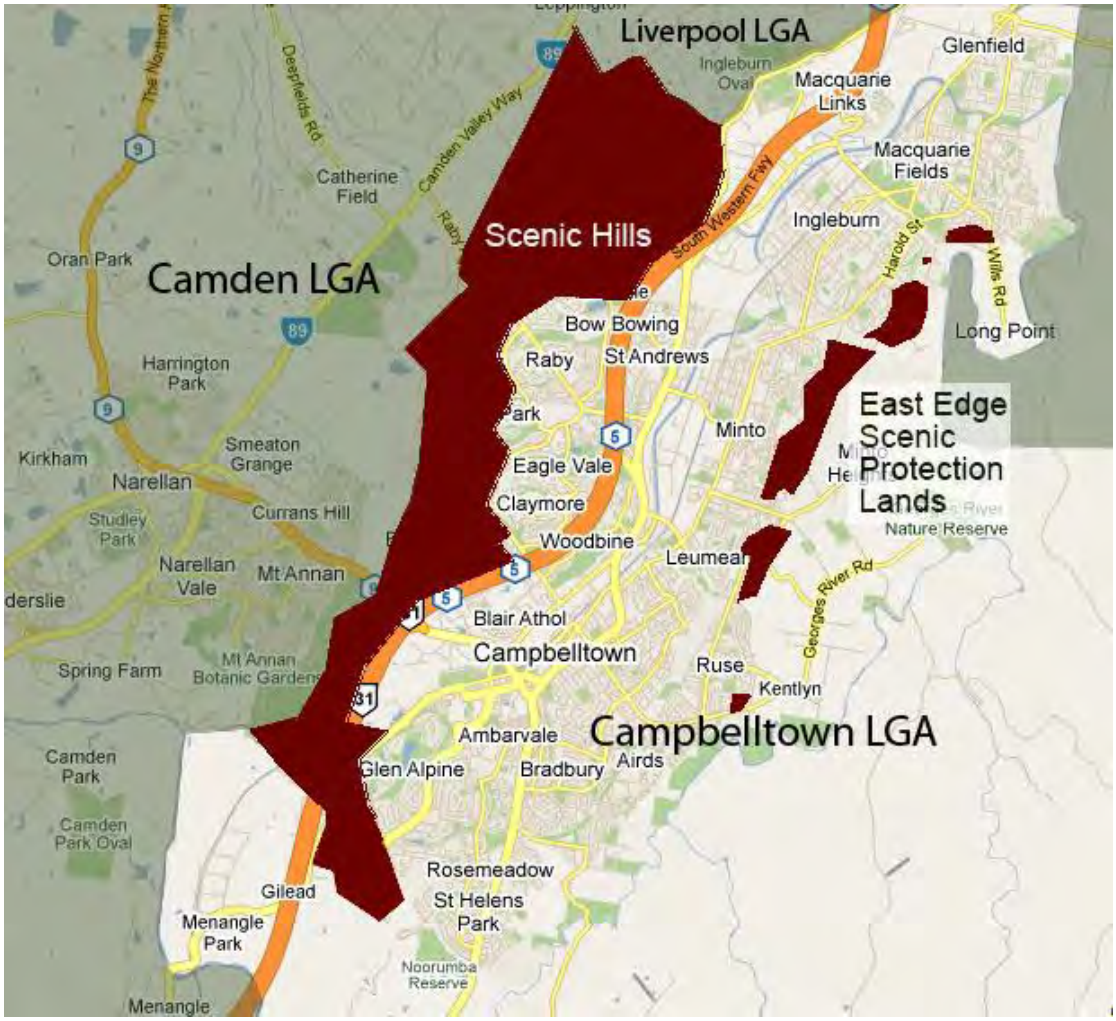


Figure 1.2 Location of Scenic Hills and East Edge Scenic Protection Lands Study Areas. The Campbelltown LGA is elongated in plan and divided into two broadly defined areas. The northern half is the more developed, with the commercial core, industries and extensive areas of low and medium density residential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

1.2 STUDY OBJECTIVES

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

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

1.3 LIMITATIONS

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

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

1.4 CONSULTATION

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

1.5 STUDY TEAM

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

1.6 ACKNOWLEDGEMENTS

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

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

1.7 ABBREVIATIONS AND DEFINITIONS USED IN THE REPORT

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

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

1.7.2 DEFINITIONS OF SOME KEY CONCEPTS

CULTURAL LANDSCAPE

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

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

> *(i) The most easily identifiable is the clearly defined landscape designed and created intentionally by man. This embraces garden and parkland landscapes constructed for aesthetic reasons which are often (but not always) associated with religious or other monumental buildings and ensembles.*
>
> *(ii) The second category is the organically evolved landscape. This results from an initial social, economic, administrative, and/or religious imperative and has developed its present form by association with and in response to its natural environment. Such landscapes reflect that process of evolution in their form and component features. They fall into two sub-categories:*
>
> > *- a relict (or fossil) landscape is one in which an evolutionary process came to an end at some time in the past, either abruptly or over a period. Its significant distinguishing features are, however, still visible in material form.*
> >
> > *- a continuing landscape is one which retains an active social role in contemporary society closely associated with the traditional way of life, and in which the evolutionary process is still in progress. At the same time it exhibits significant material evidence of its evolution over time.*
>
> *(iii) The final category is the associative cultural landscape. The inscription of such landscapes on the World Heritage List is justifiable by virtue of the powerful religious, artistic or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent." (p121-122)*[6]

[5] UNESCO. 2005 http://whc.unesco.org/uploads/ activities/ documents/activity-562-4.pdf . pp 121-122
[6] Op Cit pp121-122

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

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

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

COLONIAL CULTURAL LANDSCAPE

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

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

The values and evidence of the Colonial Cultural Landscape within the whole of the Cumberland Plain have been assessed and documented in detail by Geoffrey Britton and Colleen Morris in their jointly authored report for the NSW National Trust. This work forms the primary reference on the period[7]. Copies are available for reference at the NSW Heritage Branch's library at Parramatta.

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

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

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

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

SCENIC VALUE

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

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

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

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

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

Other attributes of the scenic value of the landscape include:

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

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

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

1.8 STUDY TASKS

1.8.1 HISTORIC AND DOCUMENTARY RESEARCH

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

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

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

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

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

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

1.8.2 FIELDWORK

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

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

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

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

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

1.8.3 ANALYSIS

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

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

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

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

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

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

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

2.0 THE CONTEXT:

DESCRIBING CAMPBELLTOWN'S SCENIC LANDSCAPE

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

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

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

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

2.1 EARLY RECORDS OF CAMPBELLTOWN'S LANDSCAPE SCENERY

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

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

So wrote Mrs Felton Mathew (wife of the surveyor) in 1833 of country typical of the Campbelltown Local Government Area. Again at Glenlee, the Rev. John Dunmore Lang, writing of his visit there in 1837, observed that the "country is of an undulating character, and the scenery from Glenlee house … is rich and most agreeably diversified"[9]. As well as Glenlee, William Howe also held 7000 acres near Liverpool and, in 1824, entertained there the civil servant GTWB Boyes and his Spanish friend JBL D'Arrietta. En route from Sydney to D'Arrietta's estate at Morton Park[10] to the south of Campbelltown, Boyes wrote "we breakfasted with Mr Howe [near Liverpool] – Magistrate of Upper Minto - soon after passing his house the country began to open all round us and from the hills we looked over a considerable extent."[11] The Parish of Minto extends over the northern areas of both the Scenic Hills and EESPLs, but this comment is most likely to refer to the scenery along the primary track through the area, now known as Campbelltown Road, since it refers to the well-modulated topography characteristic of the Wianamatta shale country in this area rather than the more open plains opening to the south of the Glenlee property. In order to actually see over "a considerable extent' it is likely that the viewing point was relatively high and that the landscape was free of obstructive vegetation. The clearing of vegetation from an important landscape feature such as a scenic vantage point to provide unimpeded views was common practice in the Colonial period.

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

An even earlier account also refers to this characteristic Campbelltown landscape. In August 1809, James Meehan surveyed land that was to become Robert Townson's grant of "Varro Ville". In doing so Meehan mentioned the hill of Bunbury Curran, a range, flats and hollows, hills and dales, ponds and iron bark trees[12], and the [Bunbury Curran] creek. Again these intrinsic landscape features are typical of the Campbelltown area and for many decades have been recognised and admired. A year after Meehan undertook his survey at Varroville, Lachlan and Elizabeth Macquarie - as part of their 1810 tour of the Liverpool, Campbelltown and Camden areas - also visited Townson's grant. The Governor's poignant response mentioning the "*highly gratifying view … of the surrounding country*" is recorded in the quote found in the **Preface** to this report.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

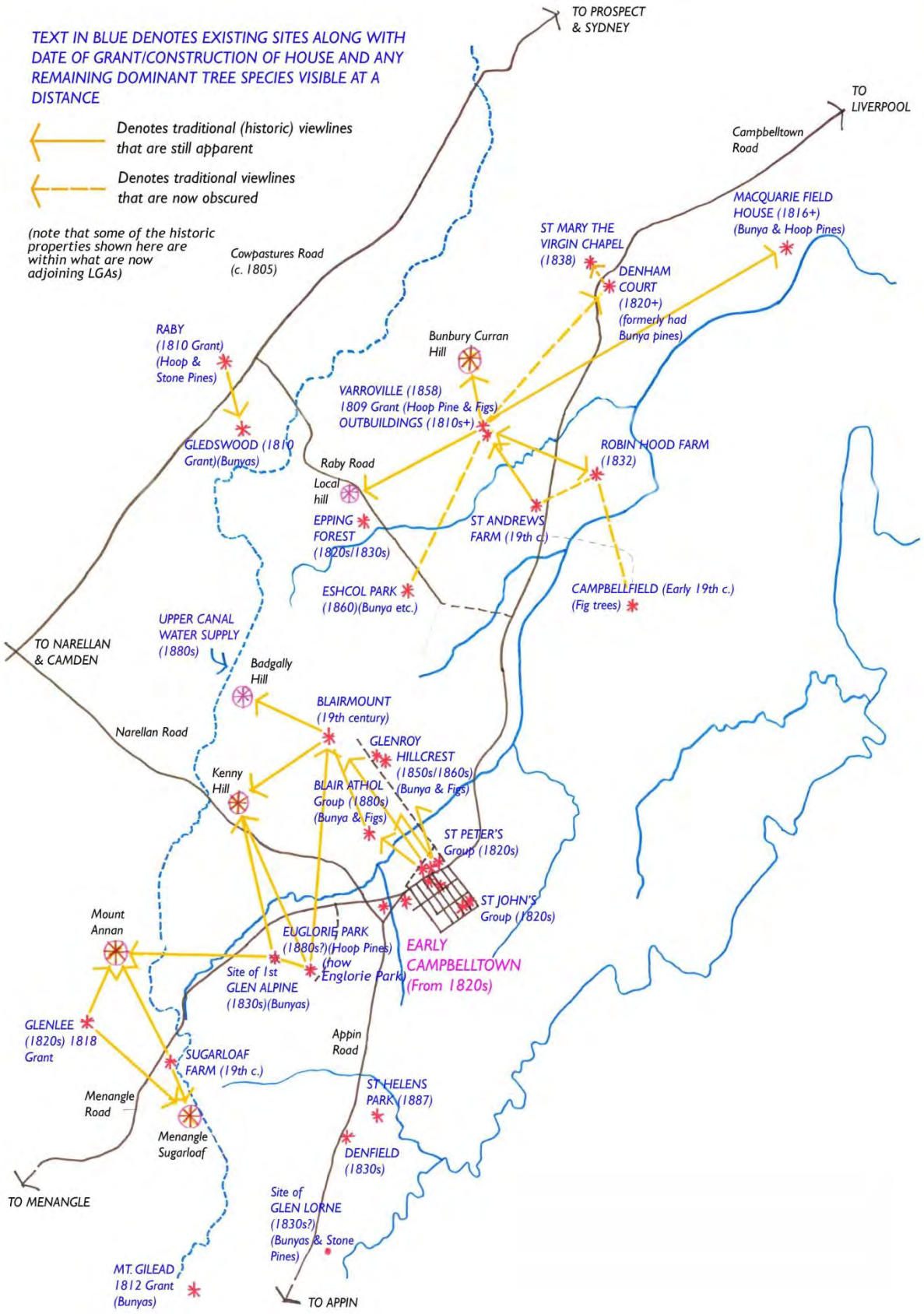


Figure 2.4. Many of the surviving original properties within the Campbelltown LGA have also retained their 'Marker Trees' – tall pines, usually Bunya Bunya or Hoop, which now rise high above the surrounding landscape and continue to provide a contextually rich way of understanding the spatial relationships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

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

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

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

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

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

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

Figure 2.12. Mt Gilead

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

Figure 2.14. Englorie Park

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

Figure 2.16. St Helen's Park

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

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

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

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

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

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

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

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

Figure 2.27.

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

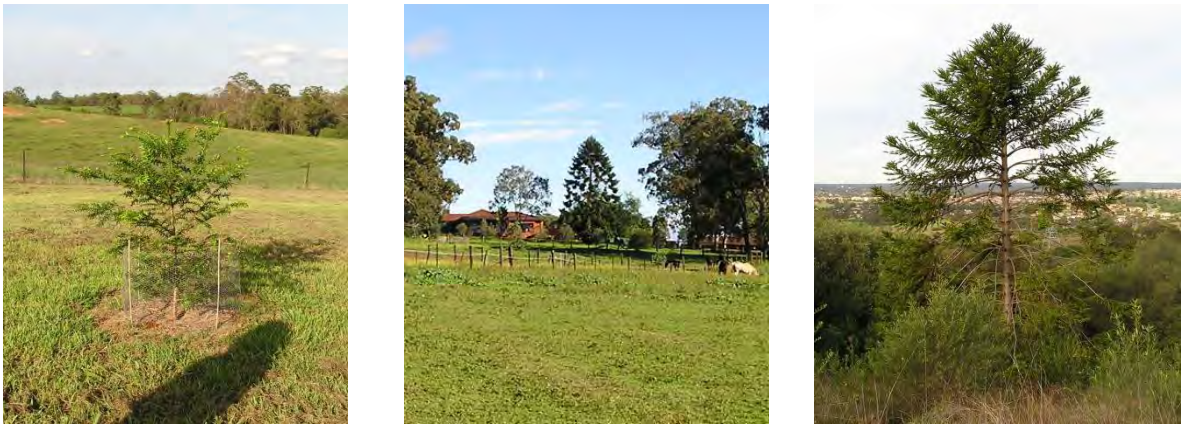


Figure 2.28 to Figure 2.30. A succession planting has also been made at Varroville (L). New trees have been planted on some properties such as this property in E-LU3 (centre) and a row of Bunyas has been planted on the ridge leading to the peak of Mount Annan.

2.2 CAMPBELLTOWN'S PHYSIOGRAPHY

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

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

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

This valley also coincides with the broad geological boundaries for the Cumberland Plain, with the ecologies of the two landscapes highlighting the different habitats supported by each. The Scenic Hills to the west are characterised by the well modulated and undulating topography typical of the Wianamatta Shale Group while the EESPLs lands fall within a transitional area between the Cumberland Plain and the coastal plateau. This transitional area is known as the Woronora Ramp[15] and its landscape features include Wianamatta Group characteristics as well as those of the more erosion-resistant, and less fertile, Hawkesbury Sandstone Group to the east.

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

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

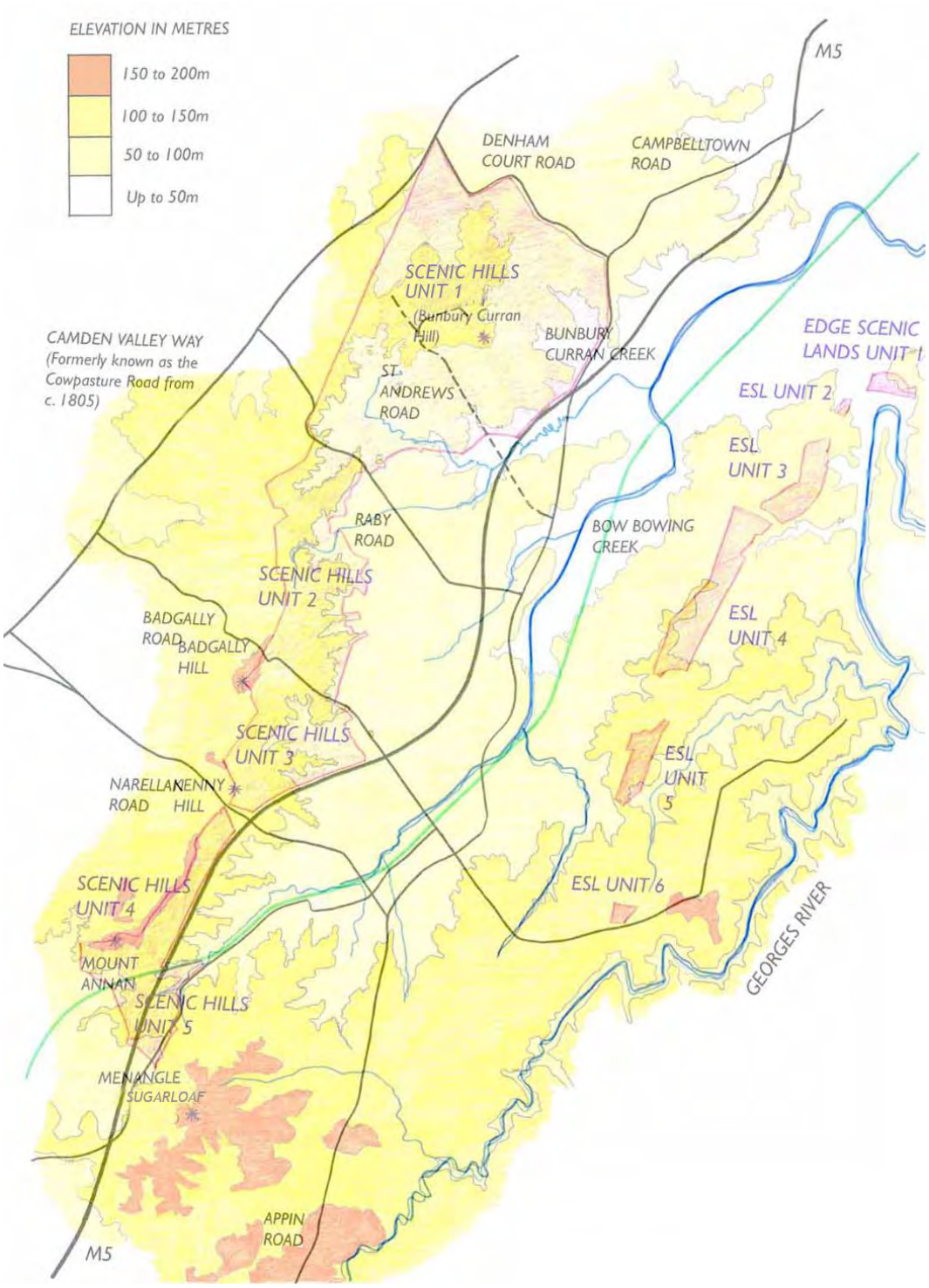


Figure 2.31 – Major landscape features of the main valley of the Campbelltown LGA. The important role that the two study areas play in defining the setting of Campbelltown's urban areas is evident when their location is overlaid on a topographic base map.

2.3 READING CAMPBELLTOWN'S CULTURAL LANDSCAPE TODAY

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

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

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

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

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

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

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

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

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

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

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

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

Figure 2.34. Varroville (SH-LU1).

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

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

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

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

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

3.0 PLANNING CONTEXT

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

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

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

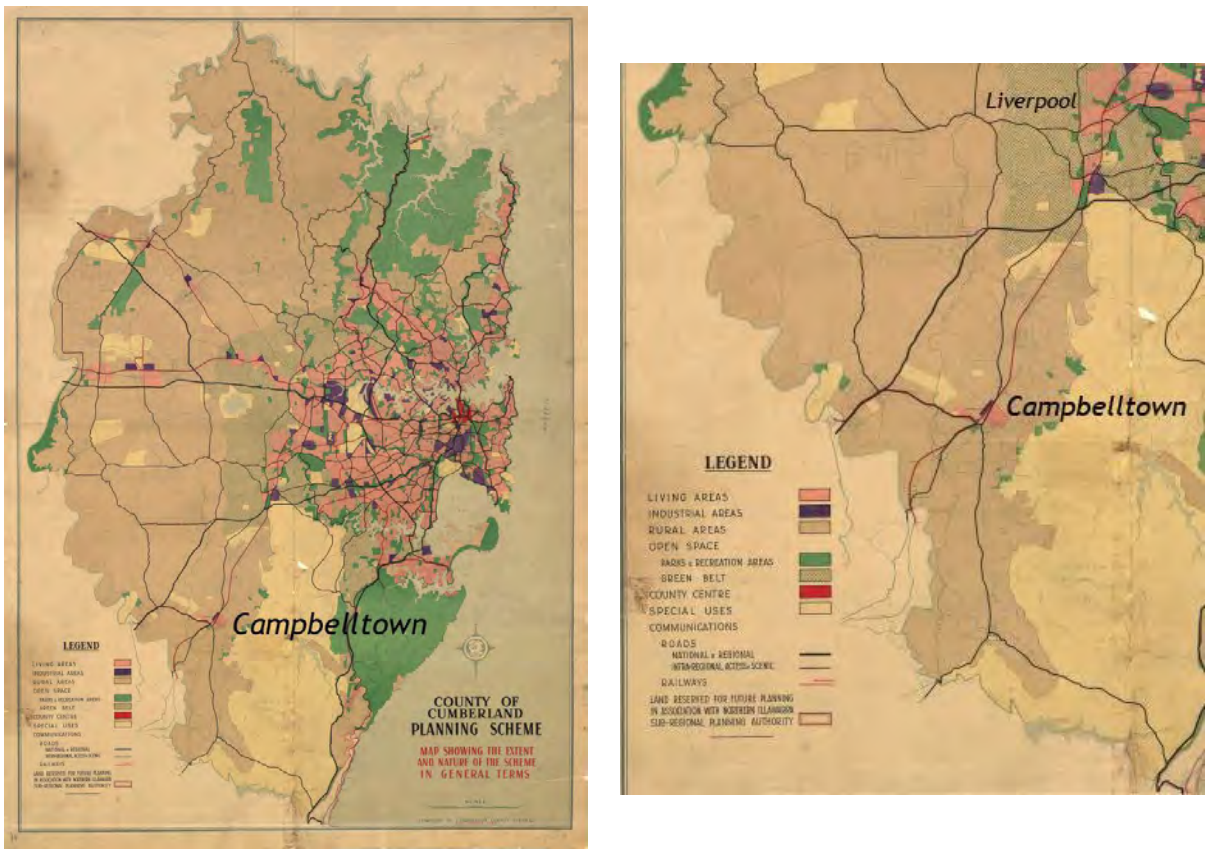


Figure 3.1 and 3.2 (detail). The County of Cumberland Planning Scheme envisaged that Campbelltown would remain as a small town set in the rural landscape (shown light brown) beyond Sydney's Green Belt (light green). Major recreation areas were reserved along the Georges River and where the University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

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

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

Sydney's expansion continued unabated after the Plan's adoption and by 1957 Denis Winston in his critique of the scheme concluded (amongst other things) that the continuing growth in population meant that if the green belt was to be protected then it would be necessary to allow controlled urban development in the area beyond the belt. He confirmed Campbelltown as a potential industrial centre[17], but noted also that no progress had been made on this since the need for local employment had been first identified in 1945.[18] He recommended therefore that to encourage the process a "really imaginative" new town be built using the model of the British New Town, with specific focus on ensuring quality planning and architectural outcomes.

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

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

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

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

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

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

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

17 Op cit p.89
18 Op cit p.81
19 Webb, for the Cumberland County Council, 1960. Campbelltown – A New City in the County of Cumberland. pp.10, 19

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

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

> *(d) to bring about a close relationship between town and country; and*
>
> *(g) to balance growth needs with conservation of the special assets of history and landscape.* [20]

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

> *3.31 (e) the urban pattern has been designed so that those who live in the cities will still be only a short distance from the countryside. A linked system of open spaces will be employed where possible, bringing the countryside further into the urban areas;*
>
> *3.32 (d) the Complex* [the cities of Campbelltown, Camden and Appin] *will have its setting formed by conservation and planting of ridges, high points, Georges River and Nepean River valleys……The rural setting around the Cities (Central and Southern Hill Lands, the Razorback ridge etc) will be encouraged. This means retaining as many as possible of the existing trees…..*

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

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

and defined the following policy direction for the Scenic Hills:

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

[20] Campbelltown Camden Appin Structure Plan
[21] Campbelltown Camden Appin Structure Plan. p48

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

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

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

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

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

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

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

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

[22] The land was reserved for open space but the viewing platform was never built
[23] Campbelltown Camden Appin Structure Plan p.48

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

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

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

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

[24] Ibid. p.95

3.2 CURRENT PLANNING CONTROLS

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

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

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

3.2.1 LEP DISTRICT 8: (CENTRAL HILL LANDS)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.2.2 CAMPBELLTOWN (URBAN AREA) LEP 2002

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

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

> *(b) to protect areas from inappropriate development, and*

(d) to maintain and improve opportunities for the community living in the City of Campbelltown to enjoy an appropriate range of social, cultural and recreational facilities, and

(e) to ensure that environmentally sensitive areas (including waterways, riparian corridors, biological linkages, remnant native vegetation and associated buffers) are protected and, where damaged, rehabilitated, and

(g) to ensure that heritage items are identified and protected, and

(i) to ensure that all development satisfies the principles of ecologically sustainable development, energy conservation and efficiency, and that the cumulative impact of development in sub-catchments is considered, and

(j) to conserve the environmental heritage of the urban area of the City of Campbelltown, and

(k) to retain the cultural significance of the urban area of the City of Campbelltown, and

(l) to conserve existing significant fabric, settings, relics and views associated with the heritage significance of heritage items and heritage conservation areas, and

(m) to ensure that any development does not adversely affect the heritage significance of heritage items and heritage conservation areas and their settings, and

(n) to ensure that archaeological sites and places of Aboriginal significance are conserved, and

(o) to allow for the protection of buildings, works, relics, trees, places and archaeological sites which have heritage significance but which are not identified as heritage items by an environmental planning instrument, and

(p) to ensure that the heritage conservation areas throughout the urban area of the City of Campbelltown retain their heritage significance, and

(q) to ensure that measures are adopted to minimise potential soil salinity problems.

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

The objectives of the 7(d4) zone are:

(a) to identify and protect land and watercourses forming part of the Georges River catchment area, and

(b) to conserve the rural character of the area by maintaining a minimum area of 2 hectares for lots used for rural living, and

(c) to protect environmentally important land and watercourses possessing scenic, aesthetic, ecological or conservation value, and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

These include:

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

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

3.3 RECENT DEVELOPMENT PRESSURES IN THE STUDY AREAS

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

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

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

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

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

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

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

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

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

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

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

The most important development proposal in the EESPLs is the Minto Renewal Project. This Project extends into the western part of Landscape Unit E-LU4, and at the time of inspection was undergoing preparatory site work in preparation for sale. The area of the Project within the EESPLs has been divided into lots of approximately 4000 m^2 which is consistent with that of the adjacent 7(d4) zone to the west. Several proposals for speculative development of individual lots are understood to have been prepared although none are of the scale proposed in the Scenic Hills. They are described in more detail in the relevant landscape unit section.

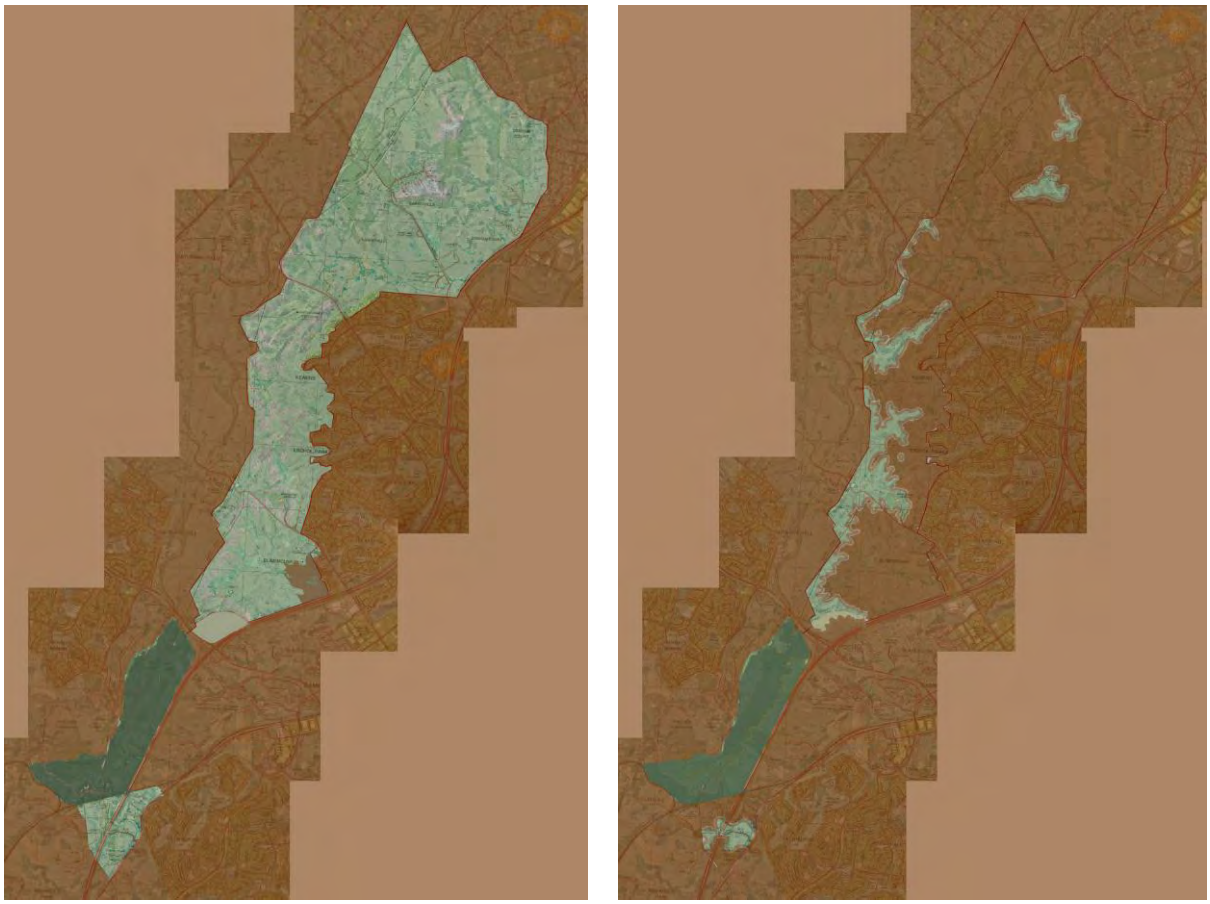


Figure 3.5. The protection of the undeveloped, rural character of the landscape of the Scenic Hills has been a priority since the earliest planning schemes in the Post-WW2 period. The area of the Scenic Hills that has been successfully protected as a rural landscape is shown on the map on the left. Improvements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

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

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

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

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

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

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

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

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

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

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

3.5.1 PROTECTING CAMPBELLTOWN'S URBAN EDGE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

In parts of the EESPLs the distinction between urban and non-urban development has been blurred where the existing LEP provides for lots of approximately 4000 m^2 between the suburban and scenic protection areas. The development on these properties is characterised by large houses facing away from the study area to capture the spectacular views over the Scenic Hills. Their primary interface with the urban areas to the west is already well defined.

Most of the Minto Renewal Area near the ridgeline is also to be developed for 4000m^2 lots and will also read as part of the urban area, although it is designated in the DCP as 'rural-residential'. The land has been cleared and properties are for sale but no construction or details of proposed developments were available at the time of writing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.5.4 OPTIONS FOR LAND USE ZONES IN THE LEP

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

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

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

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

RU2 – RURAL LANDSCAPE ZONE.

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

The objectives of this zone are:

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

extensive agriculture means:

(a) the production of crops or fodder (including irrigated pasture and fodder crops), or

(b) the grazing of livestock, or

(c) bee keeping,

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

(d) animal boarding or training establishments,

(e) aquaculture,

(f) farm forestry,

(g) intensive livestock agriculture,

(h) intensive plant agriculture.

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

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

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

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

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

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

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

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

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

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

E3 – ENVIRONMENTAL MANAGEMENT

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

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

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

2.1 Environmental Protection Zones

Objective

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

Where this direction applies

(2) This direction applies to all councils.

When this direction applies

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

What a council must do if this direction applies

(4) A draft LEP shall include provisions that facilitate the protection and conservation of environmentally sensitive areas.

(5) A draft LEP that applies to land within an existing environmental protection zone or land otherwise identified for environmental protection purposes in a LEP shall not reduce the environmental protection standards that apply to the land (including by modifying any development standards or subdivision controls that apply to the land).

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

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

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

The objectives of the E3 Environmental Management zone are:

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

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

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

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

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

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

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

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

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

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

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

E4: ENVIRONMENTAL LIVING

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

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

R5: LARGE LOT RESIDENTIAL

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

LEGISLATING FOR SENIORS LIVING

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

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

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

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

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

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

Providing that a lot is greater than 450m^2 (and not a heritage item or draft item), dwellings in a RU2 zone can be demolished, altered and added to (including adding a second storey) as complying development. This category of development cannot be refused providing that certain numerical standards (such as setbacks from side boundaries) are met. No assessment of environmental or other impacts of the development are made, and the standards cannot address issues such as the siting of structures sensitively in a rural landscape; nor can they require the development to be dark in colour and use non-reflective materials or otherwise minimise its visual impact.

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

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

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

4.0 THE LANDSCAPE OF THE SCENIC HILLS

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

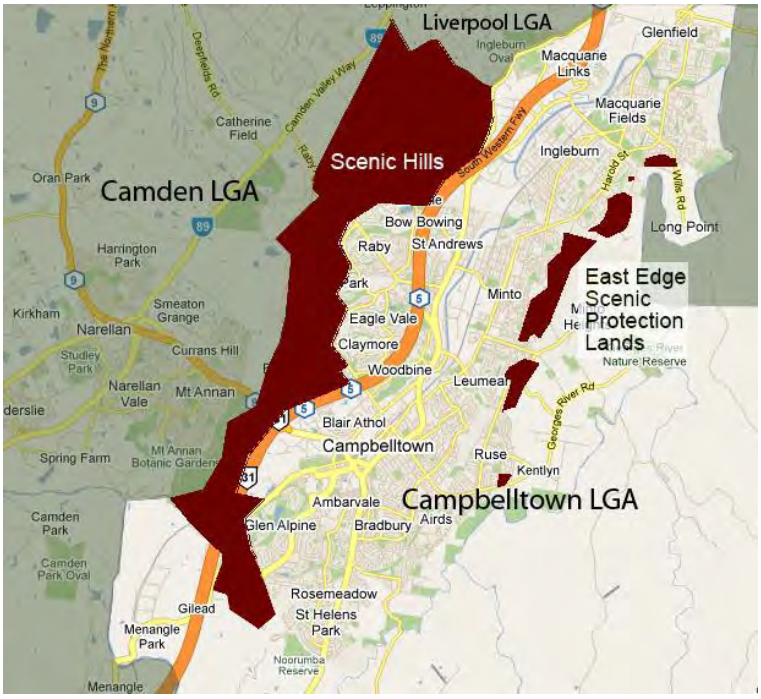


Figure 4.0.2. The Scenic Hills lie in the north-western quadrant of the Campbelltown LGA between the main urban valley and the boundaries with Camden and Liverpool LGAs.

4.0.1 INTRODUCTION

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

The Scenic Hills have been recognised as being special since the earliest days of recorded settlement. Navan Officer's 2002 Aboriginal Heritage Study[25] identified at least six known and reported Aboriginal sites or places within the Scenic Hills, suggesting that it was also an important area for its original owners. The first layer of town planning in the Campbelltown area was formalised by Governor Macquarie in 1810, when the core of the grid was laid out, including the alignment of streets and location of major public parks and infrastructure. Campbelltown Road (then known as the Appin Road) was the main thoroughfare through the district, and was followed by roads to districts such as Narellan and Leumeah. Each of these was aligned to major features within the landscape of the Scenic Hills, and where the roads continue to follow their original alignment these features remain prominent and accessible elements in the landscape.

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

[25] Officer, Navan. 2002. Ibid. p. 92

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

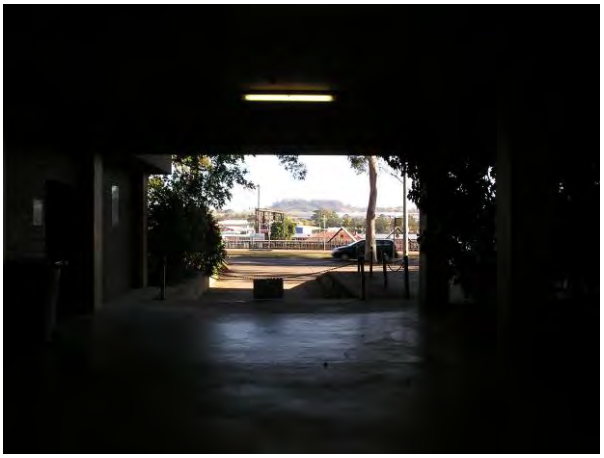


Figure 4.0.6 and Figure 4.0.7 (detail) Framed views to Badgally Hill are even to be found under Campbelltown Council's offices

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

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

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

Figure 4.011. Good views over the central part of the Scenic Hills (SH-LU2, SH-LU3 and SH-LU4) are to be found from throughout the upper part of the Georgian grid of Campbelltown, including from Hurley Park and near the old St John's Church.

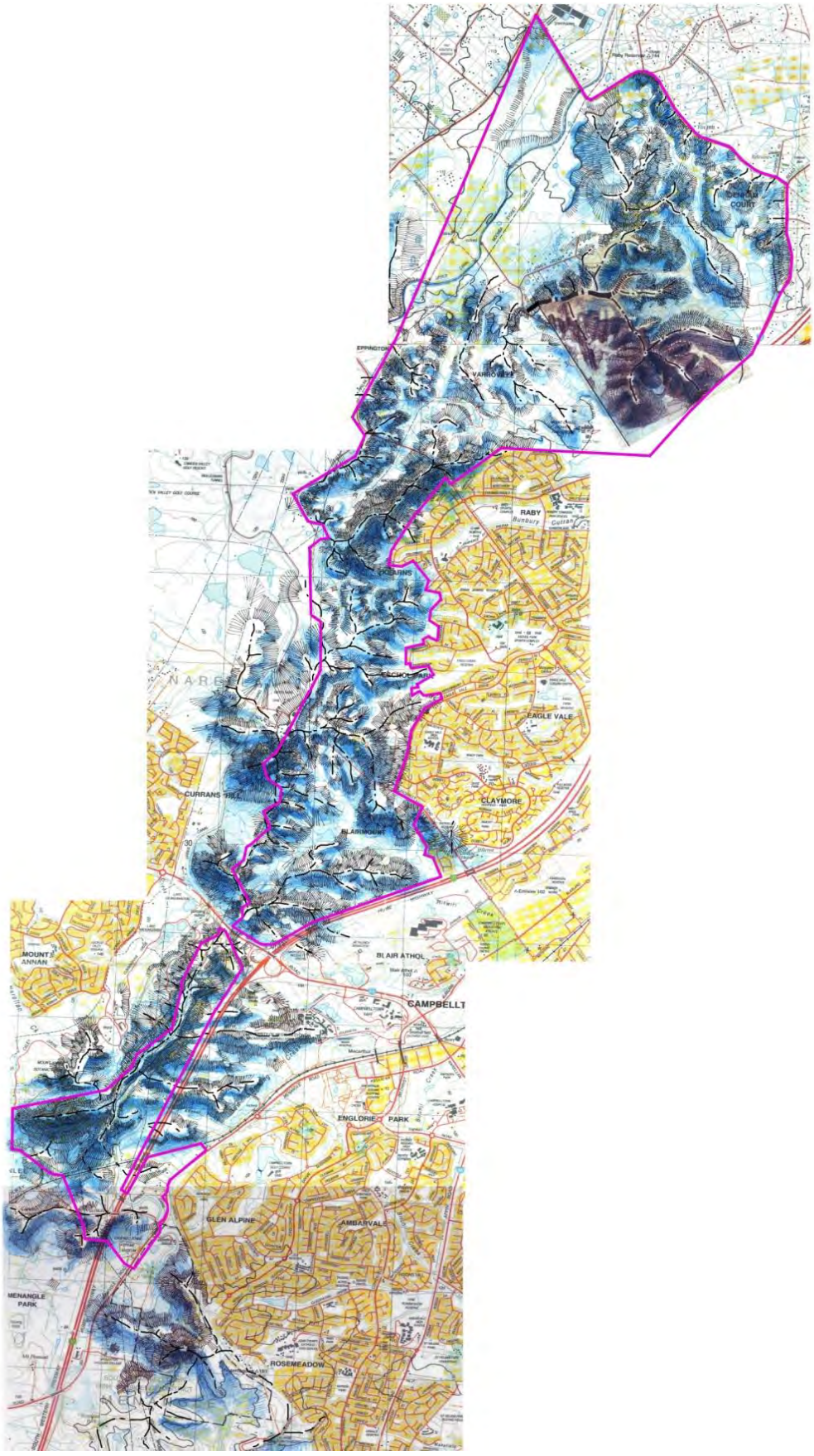


Figure 4.0.12. The topography of the landscape of the Scenic Hills is spatially complex and visually compelling as it extends along the western boundary of the LGA from Denham Court Road in the north to near Mount Sugarloaf in the south.

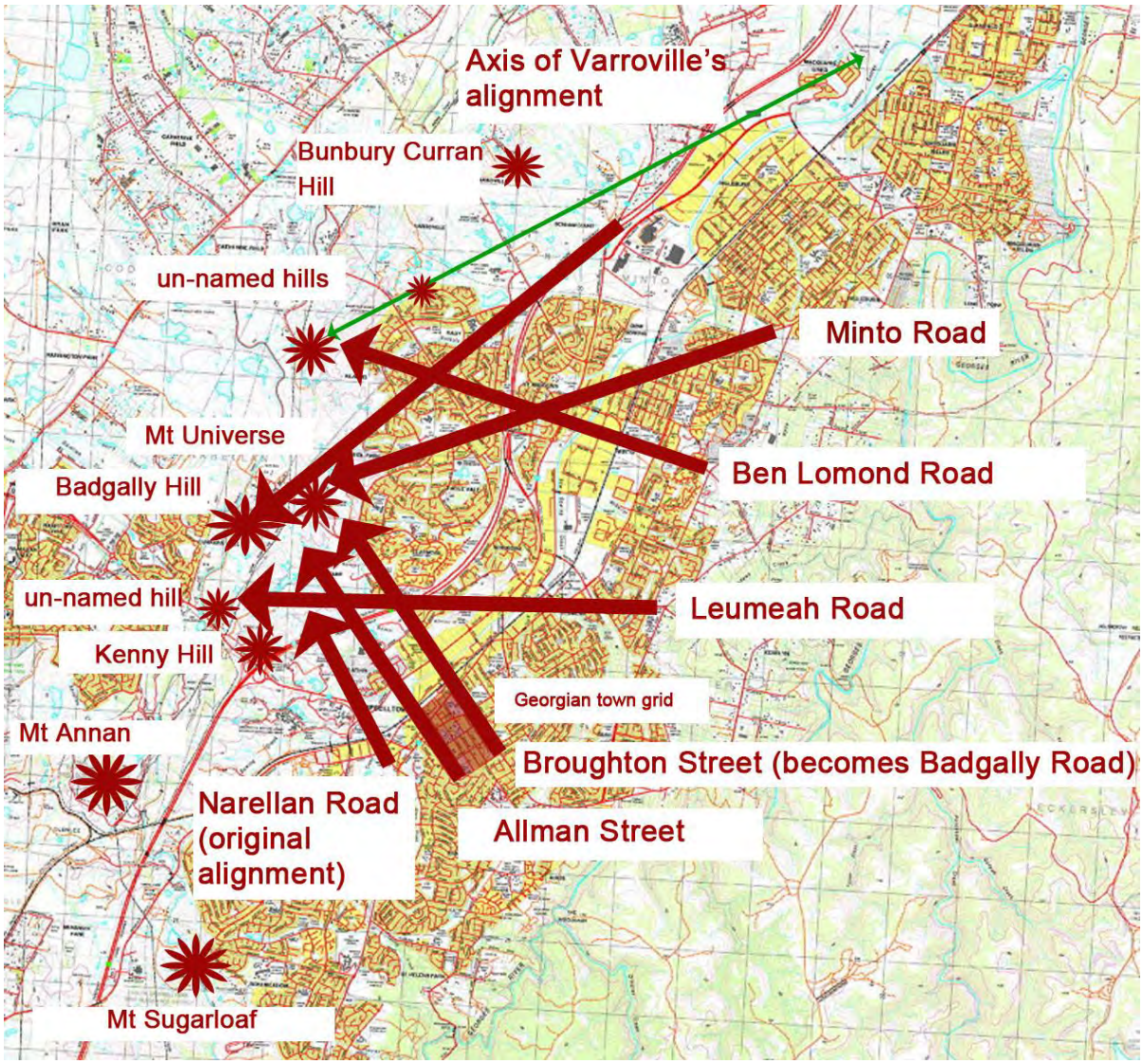


Figure 4.0.13. The streets of the original Colonial Town Grid are aligned to the grouping of Kenny Hill, Badgally Hill and Mount Universe, as are several other constructed vistas such as Minto Road and Ben Lomond Road. The high quality views and vistas from these busy streets are accessible to all the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

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

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

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

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

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

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

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

4.0.2 ISSUES AFFECTING THE SCENIC HILLS

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

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

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

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

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

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

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

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

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

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

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

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

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

4.0.3 RECOMMENDATIONS RELEVANT TO ALL LANDSCAPE UNITS WITHIN THE SCENIC HILLS

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

Protecting Campbelltown's Setting

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

Continued Protection from Inappropriate Development

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

Impacts of Urban Expansion

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

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

Future Zoning

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

Design and Siting Guidelines for Future Development

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

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

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

4.0.4 VISUAL LANDSCAPE UNITS WITHIN THE SCENIC HILLS

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

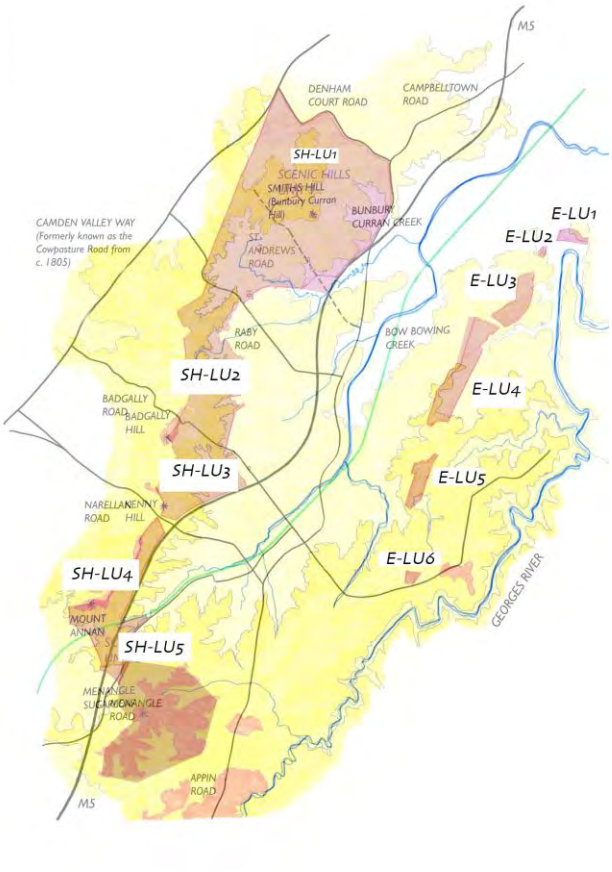


Figure 4.0.20. Location of the Landscape Units of the Scenic Hills.

4.1 SCENIC HILLS LANDSCAPE UNIT 1

DENHAM COURT ROAD – RABY ROAD (SH-LU1)

Previous page

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

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

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

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

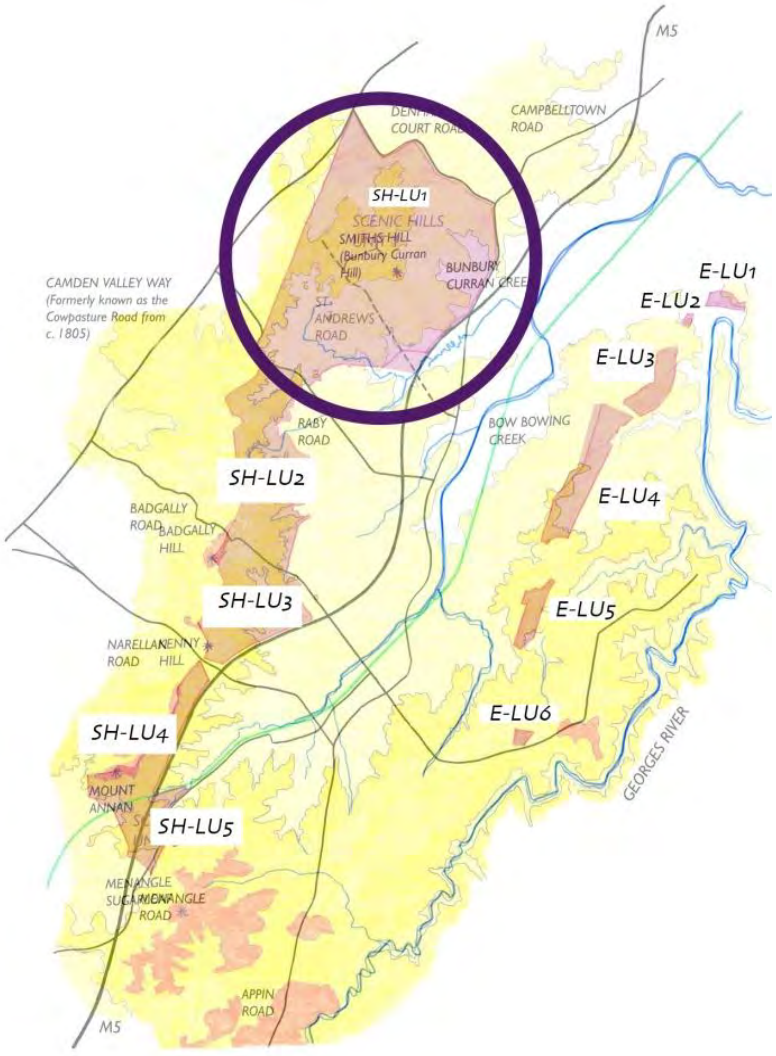


Figure 4.1.5. Location of Scenic Hills – Landscape Unit 1.

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

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

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

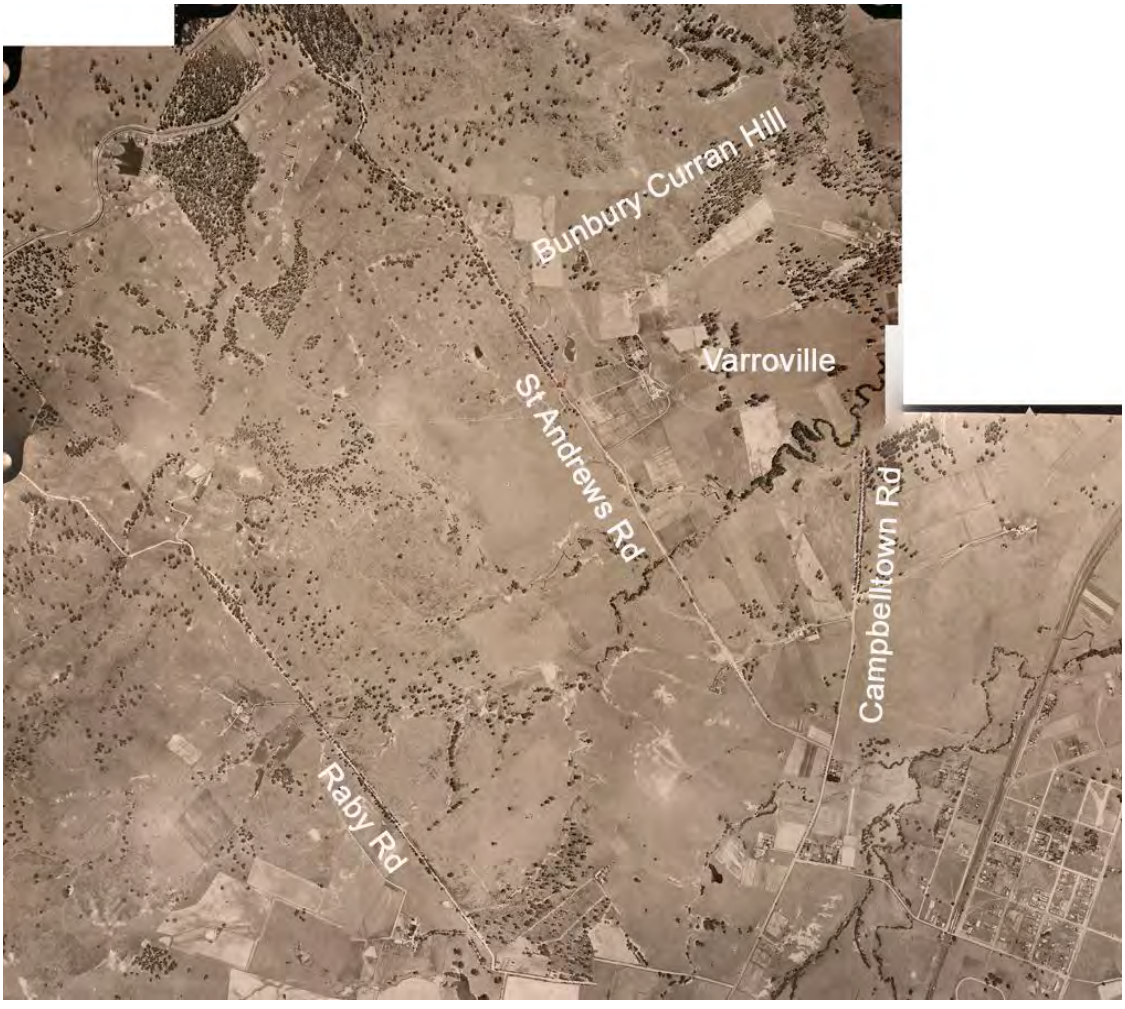


Figure 4.1.8. The 1956 aerial photography reveals that in the late 1950s the landscape of SH-LU1 was mainly cleared grassland. Much of today's vegetation is regrowth with the exception of the remnant Woodland near the western end of St Andrews Road and substantial eucalypts lining the sides of the early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

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

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

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

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

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

4.1.1 CONTEXT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

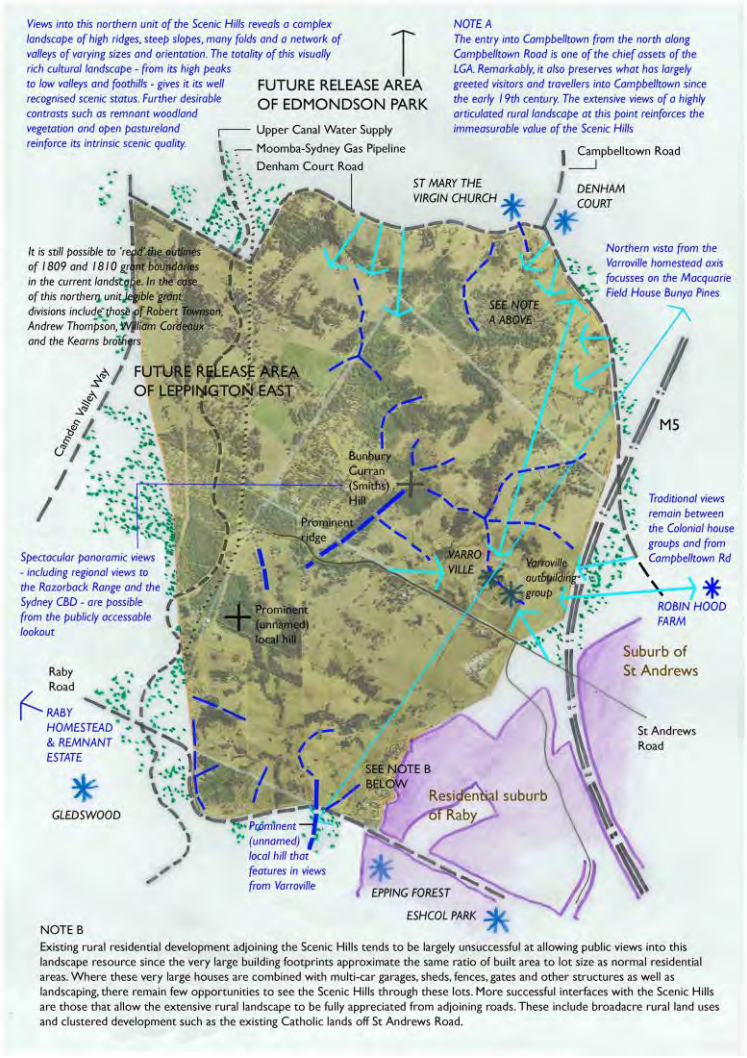


Figure 4.1.13. Topographic features and major characteristics of the landscape of SH-LU1.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

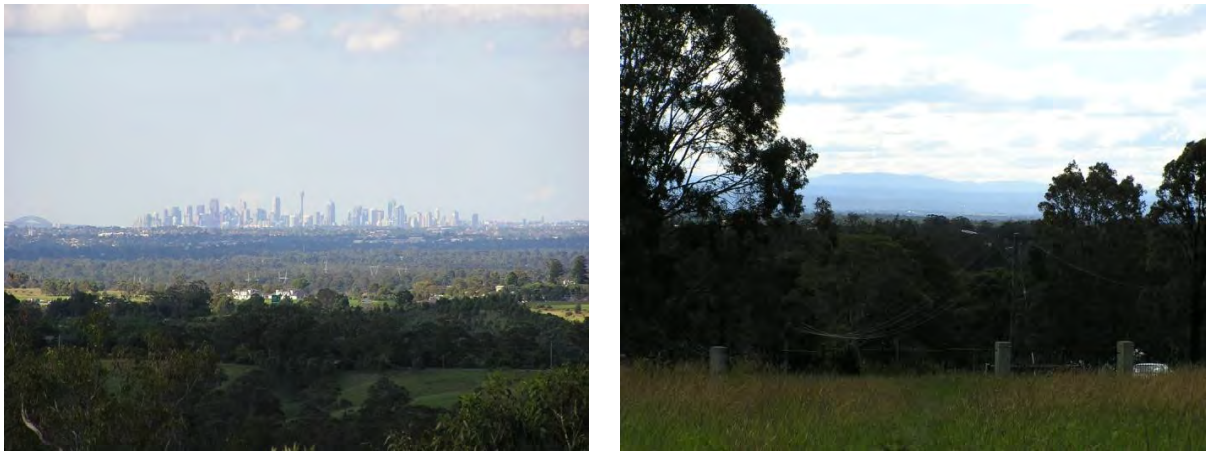


Figure 4.1.58 and Figure 4.1.59. The view from the small area of regional open space near the ridgeline of Bunbury Curran Hill is extensive, reaching from the Sydney Central Business District to the north (left) to the Blue Mountains to the south-west (right), but the eastern side of the ridge is in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

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

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

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

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

4.1.2 SIGNIFICANT VIEWS AND VISTAS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

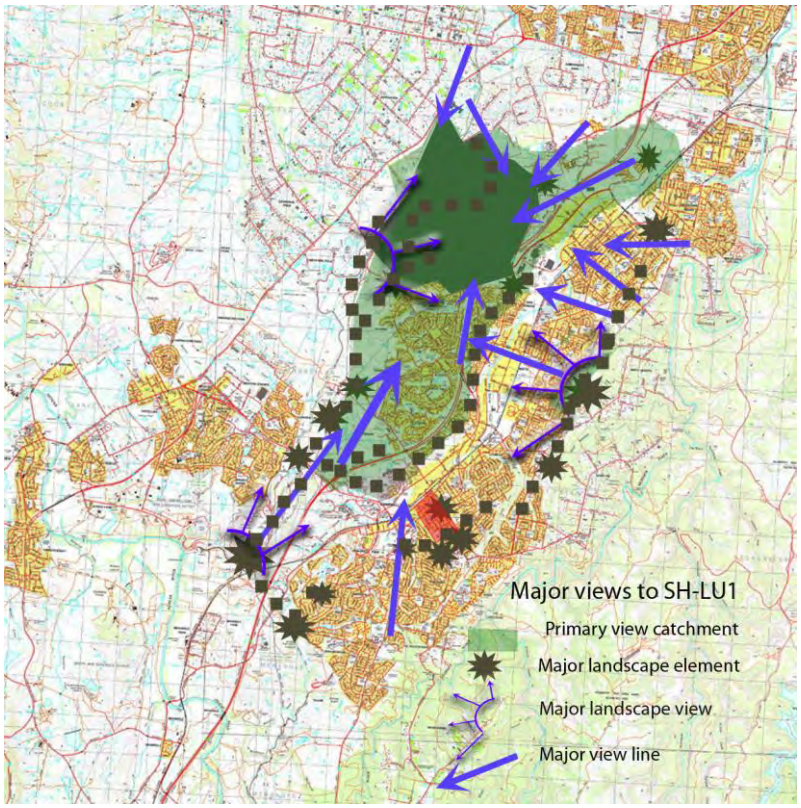


Figure 4.1.65. Major views toward and over SH-LU1. Its prominence from many parts of the main Campbelltown valley is demonstrated when the views and vistas are mapped. The topographic separation of the area to be developed as East Leppington can also be seen, with the only views in this area being of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

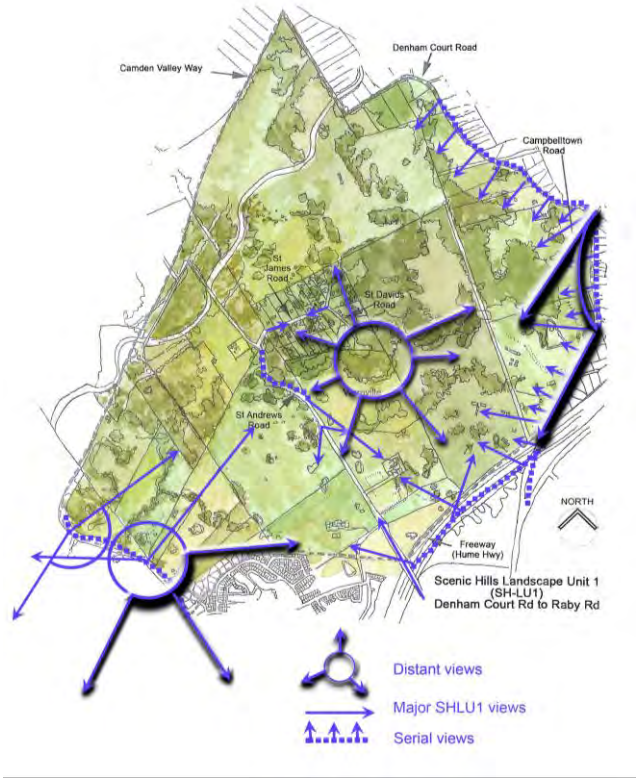


Figure 4.1.66. The views and vistas outward from SH-LU1 are expansive in their extent and high in quality. Particularly impressive views are available from Bunbury Curran Hill, the highest part of the Landscape Unit, and extend to the skyline in all directions. Those to the east and south are however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

4.1.3 SUMMARY OF LANDSCAPE QUALITIES AND VALUES IN SH-LU1

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

SH-LU1 also demonstrates the following principal characteristics:

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

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

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

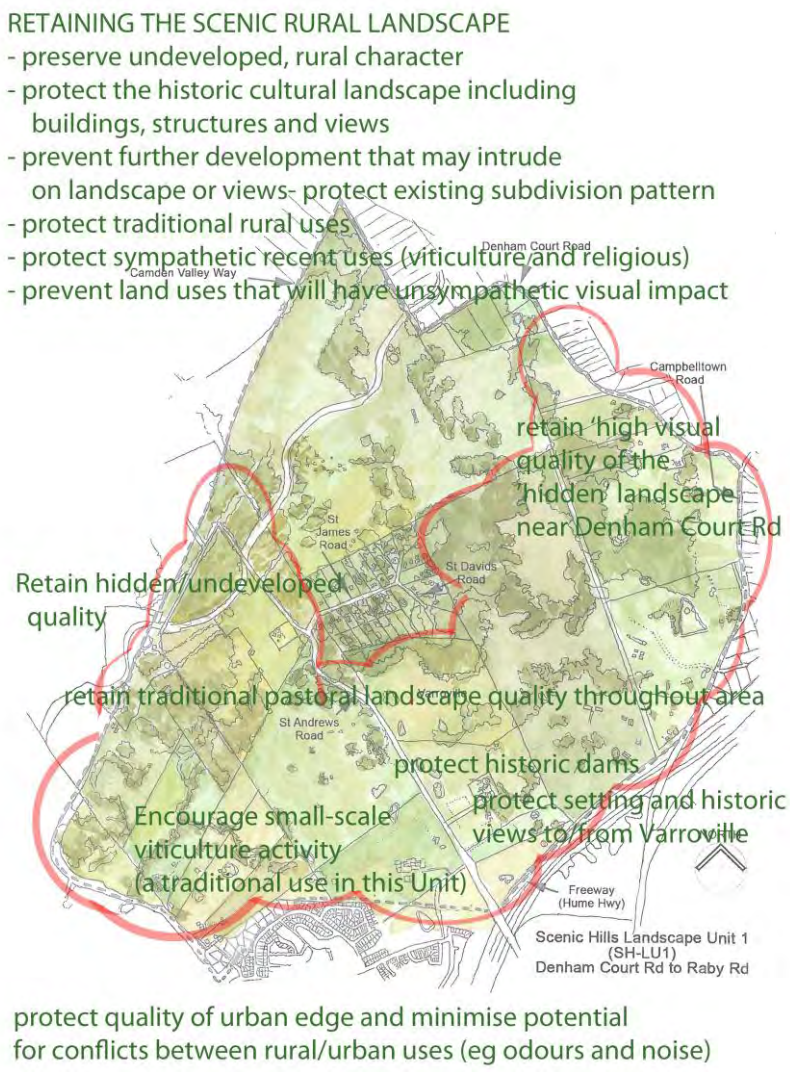


Figure 4.1.67. Priorities in the protection of SH-LU1's scenic qualities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

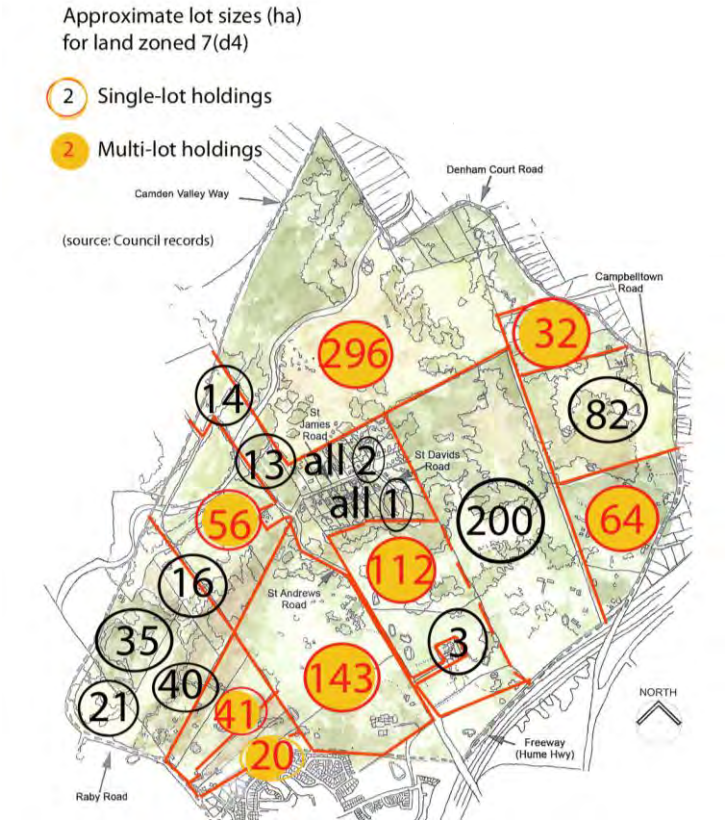


Figure 4.1.68. Land within the 7(d1) zone requires a minimum area of at least 100 ha prior to subdivision or the erection of a dwelling. Only two lots are greater than 200 hectares and therefore have the potential for further subdivision under the existing controls.

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

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

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

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

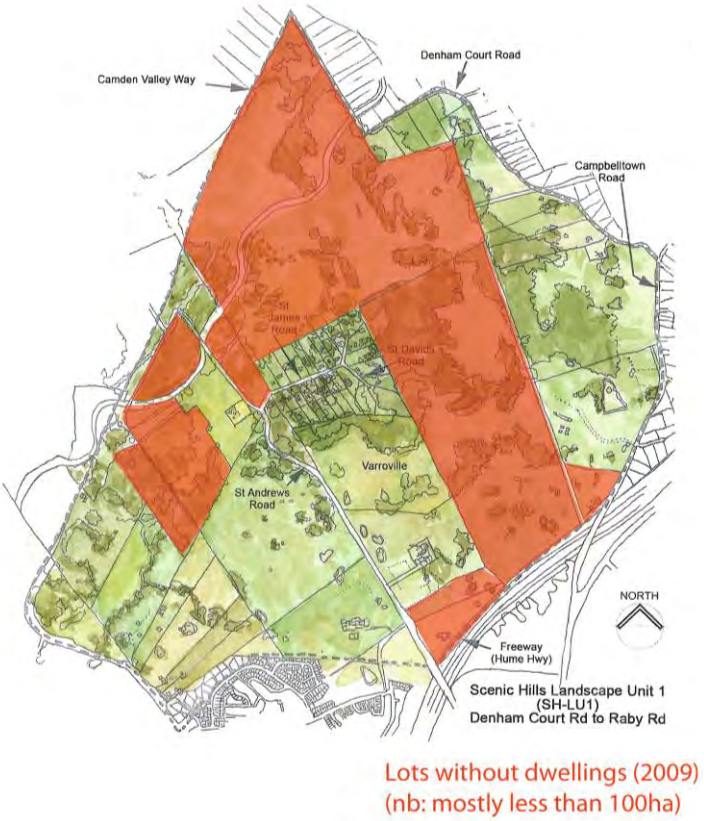


Figure 4.1.69. Summary of subdivision potential under the existing LEP. The lots greater than 200 hectares are shaded in pink. The large parcel marked Leppington East has been designated for major land release in the future, although under the existing controls subdivision into only two lots is possible.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 50 HECTARES

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

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 20 HECTARES

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

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

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

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 10 HECTARES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LOT SIZES IN SH-LU1: CONCLUSIONS

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

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

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

SPECIFIC RECOMMENDATIONS FOR SH-LU1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

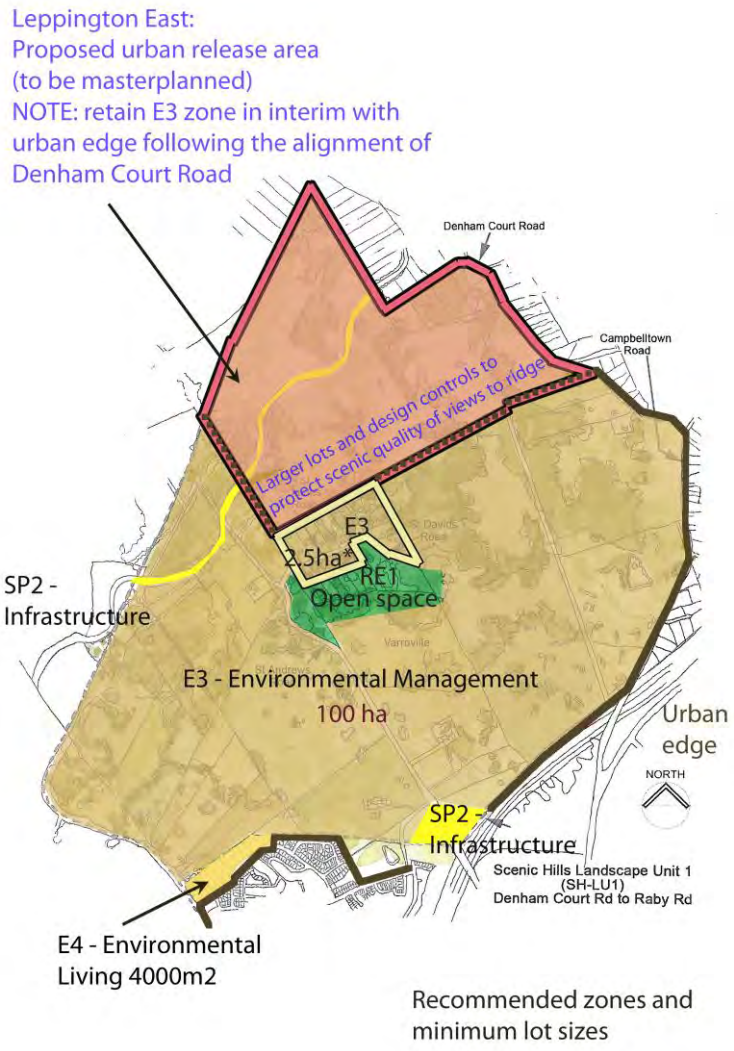


Figure 4.1.71. Recommended zoning and urban-rural edge of SH-LU1. The land shaded pink is within the East Leppington release area and once developed will be suburban in its density. If the land release does not proceed the plateau should remain recognised as part of the Scenic Hills. The large-lot residential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

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

4.2. SCENIC HILLS LANDSCAPE UNIT 2

RABY ROAD TO BADGALLY ROAD (SH-LU2)

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

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

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

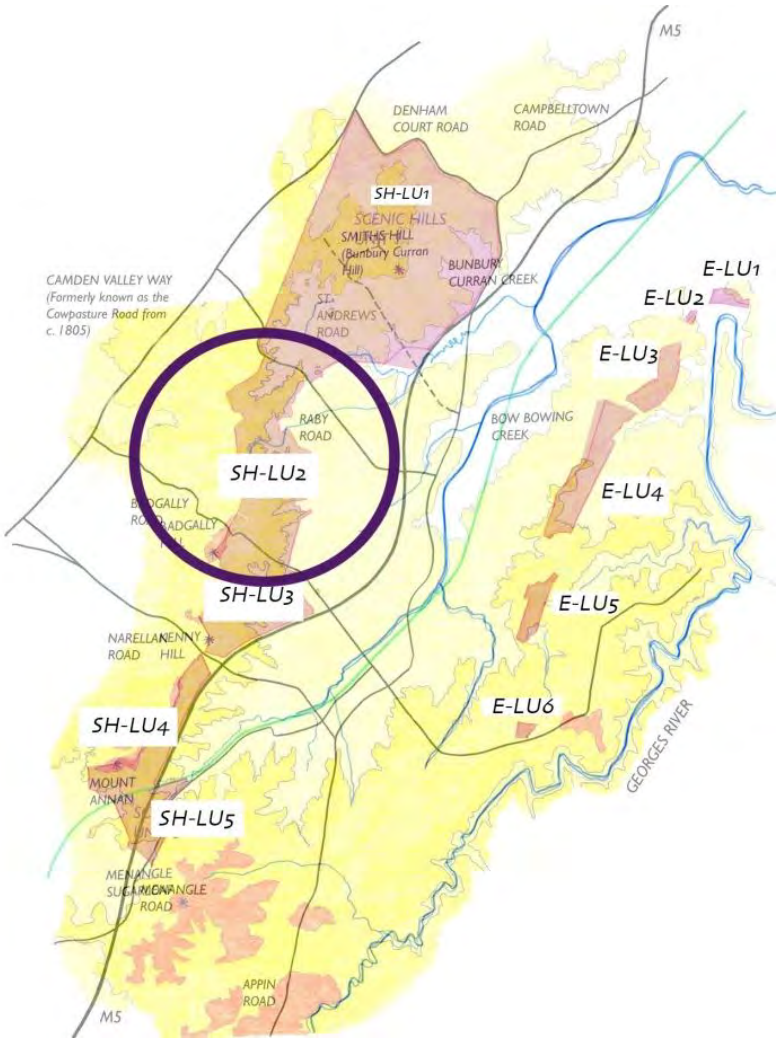


Figure 4.2.4.

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

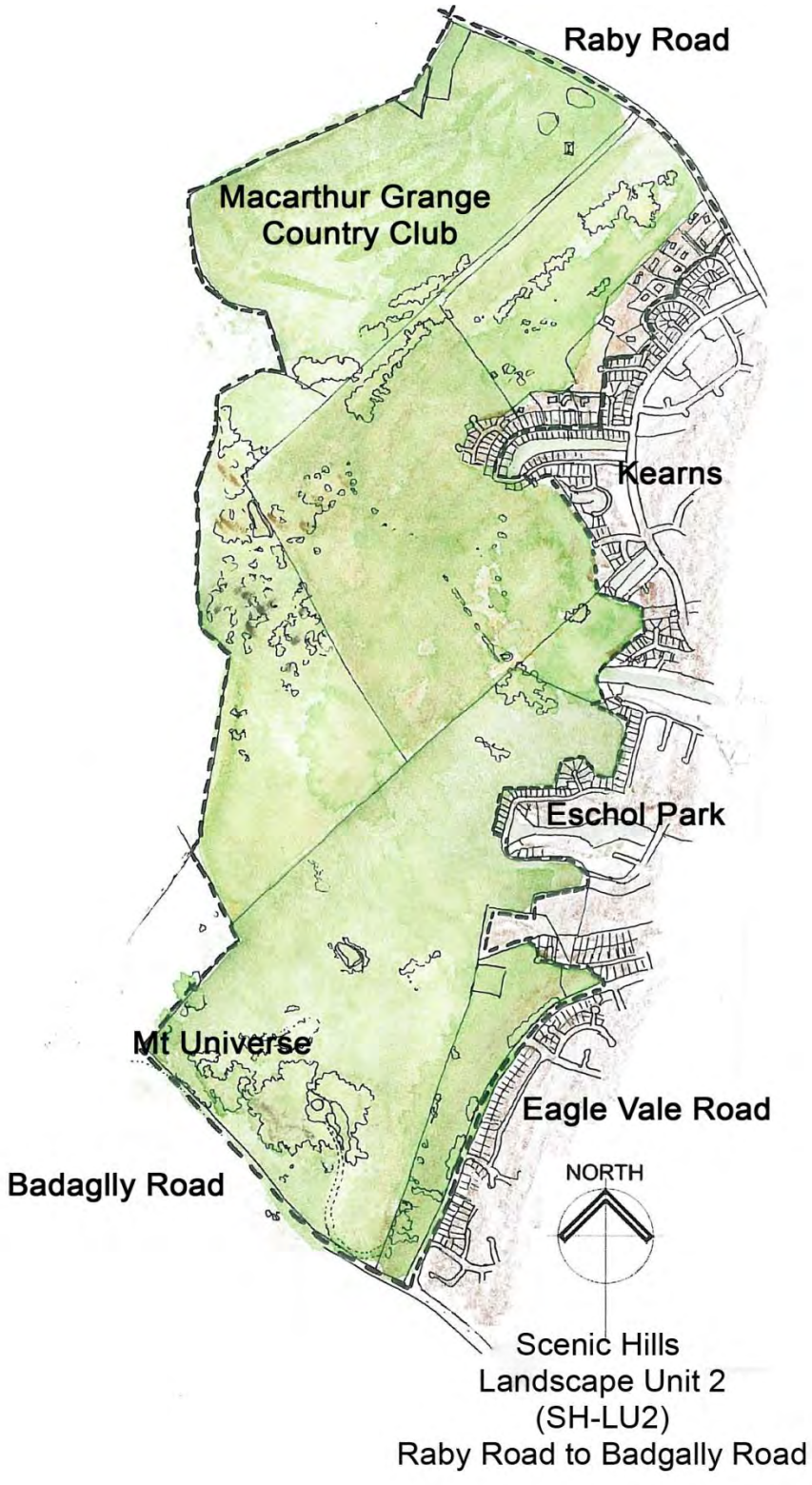


Figure 4.2.5. The prevailing visual character of the landscape is pastoral, with little evidence of any development to be seen on the eastern side of the main ridge line. On the western side of the ridge the parallel valley has been developed for use as a private golf course. The Unit also includes some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

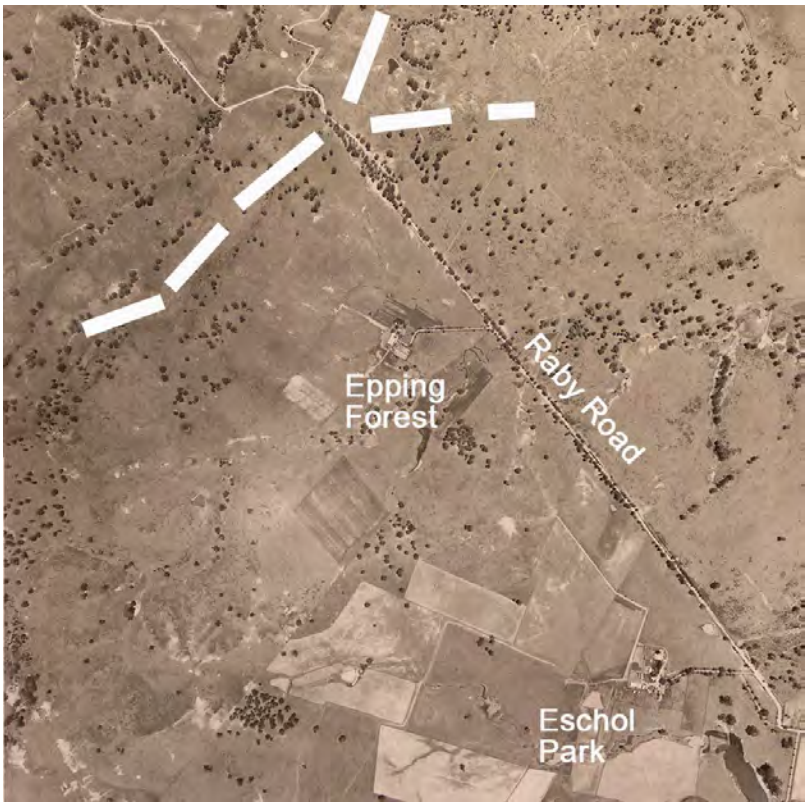


Figure 4.2.6. 1956 aerial covering the area near Raby Road shows the extent of the pastoral landscape before suburban development. (NSW Lands Department photograph)

4.2.1 CONTEXT

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

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

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

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

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

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

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

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

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

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

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

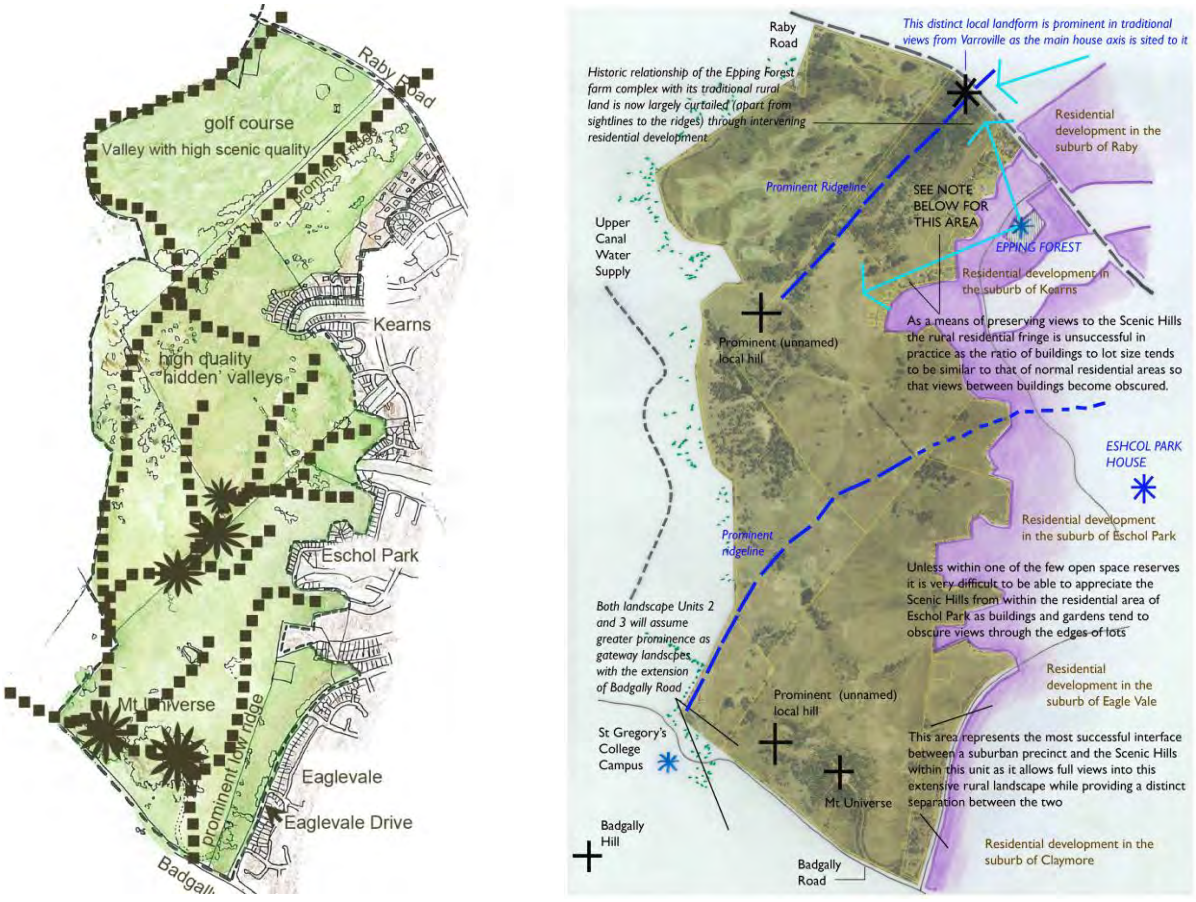


Figure 2.4.7 and Figure 4.2.8. SH-LU2 is located between Raby and Badgally Roads and is the only unit on the western side of Campbelltown's main valley that does not make physical contact with the freeway reservation. Its footprint 'on the ground' is narrower than the other units due to the steep slopes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

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

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

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

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

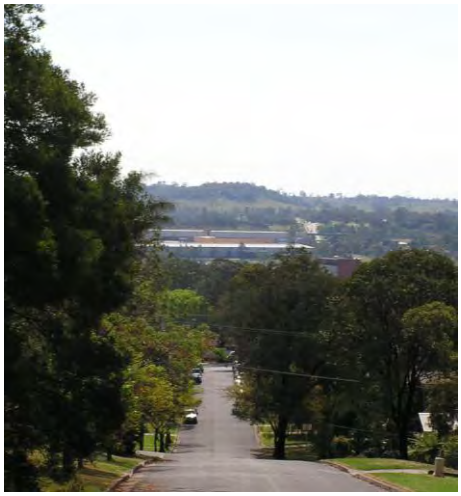


Figure 4.2.13. Badgally Road forms an extension to the edge of Campbelltown's original grid and the vista to the Unit from the east-west streets in the CBD is terminated by the green slopes of Mount Universe. The bulk of the warehouses in the main valley are intrusive in the east-west linearity of these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

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

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

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

Figure 4.2.17. Epping Forest (rear view).

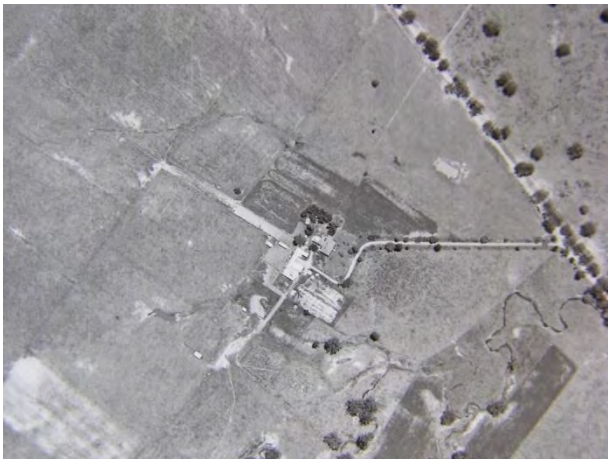


Figure 4.2.18 and Figure 4.2.19. The closest substantial evidence of the early Colonial landscape to SH-LU2 is the early Indian bungalow homestead of the Kearns brothers known as Epping Forest. Its pastoral setting extended almost to the ridge but has been disconnected from the house by the residential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

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

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

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

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

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

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

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

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

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

Figure 4.2.30. Looking to Mount Universe from Badgally Road.

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

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

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

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

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

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

4.2.2 SIGNIFICANT VIEWS AND VISTAS

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

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

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

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

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

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

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

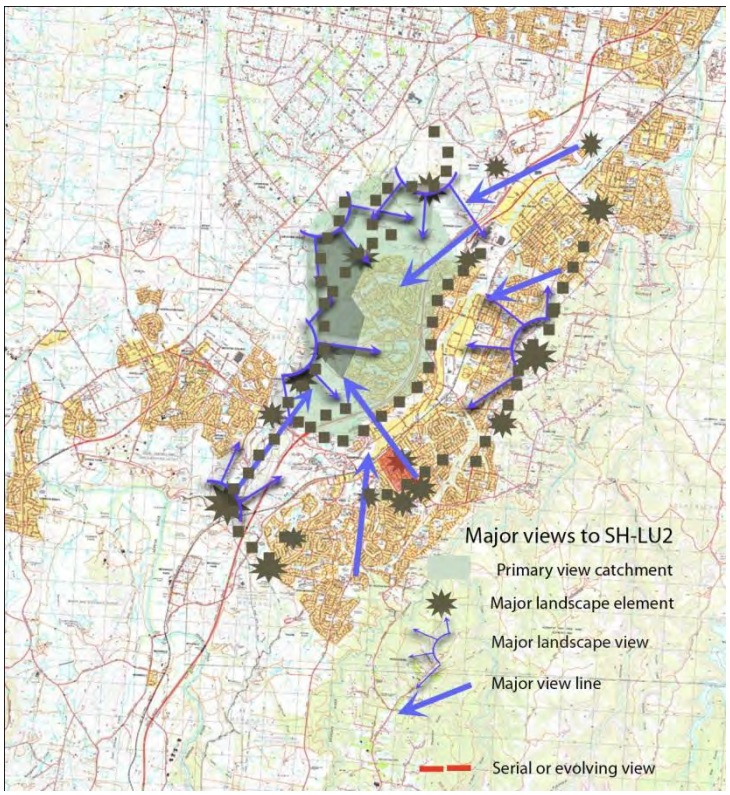


Figure 4.2.39. Views toward SH-LU2 emphasise its quality as an integral part of the Scenic Hills. They include both constructed and apparently accidental vistas as well as broad panoramic views from near and distant viewpoints.

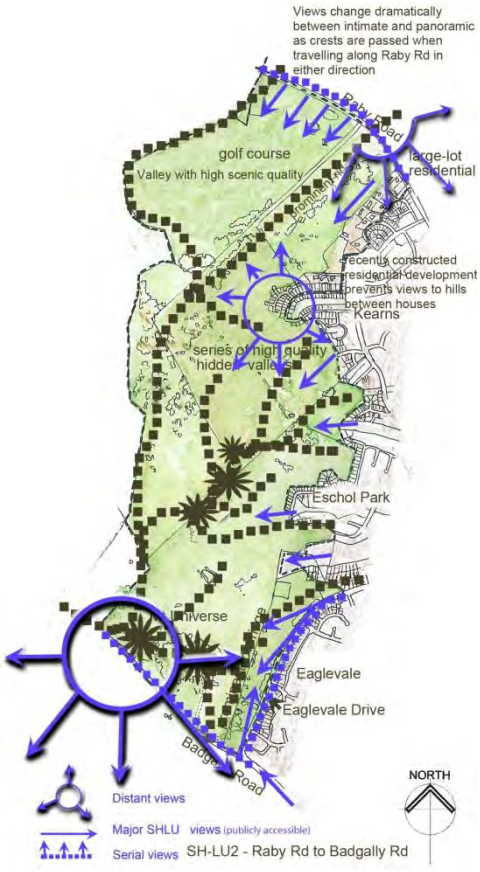


Figure 4.2.40. Views from SH-LU2 are more limited on this diagram than other Units of the Scneic Hills because the ridge was not accessible to the study team. The views identified here are found from the edge of the Landscape Unit. They are limited therefore to those areas where the edge is not blocked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

4.2.3 SUMMARY OF LANDSCAPE QUALITIES AND VALUES IN SH-LU2

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

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

SH-LU2 demonstrates the following characteristics:

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

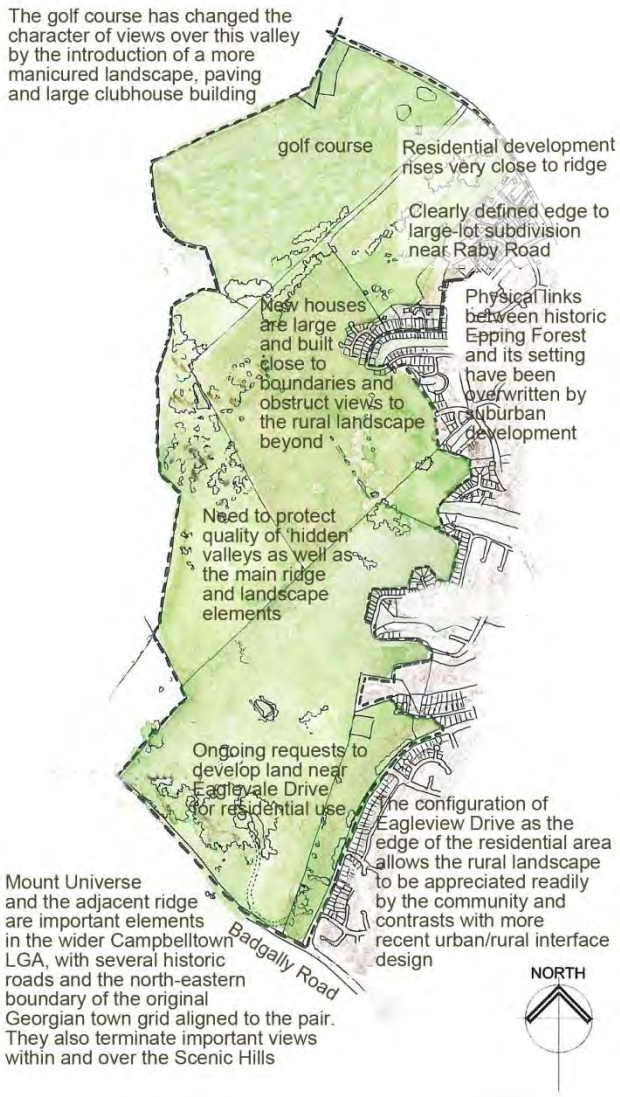


Figure 4.2.41. Main landscape characteristics and issues relevant to the development of appropriate planning controls in SH-LU2.

4.2.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF SH-LU2

The landscape has retained the substantially cleared, pastoral character highly representative of the Colonial cultural landscape layer. Most original vegetation has been cleared and the prevailing landscape is pasture grasses, with some aesthetically significant remnant mature trees scattered across the otherwise open slopes and sheltered in the valleys of watercourses. The only substantial area of vegetation is to be found on the slopes of Mount Universe.

No detailed information was available about significant ecological habitats or species within the Scenic Hills Landscape Units and the lack of internal roads prevented detailed physical inspection of parts of the area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

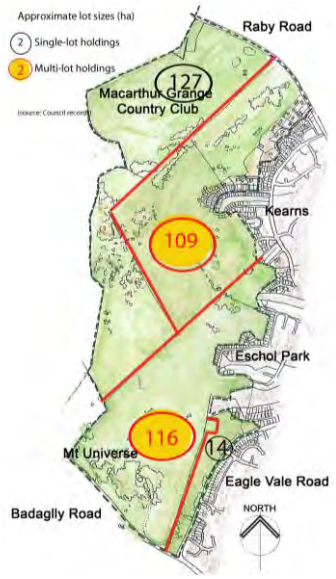


Figure 4.2.42. Distribution of lot sizes in SH-LU2 (excluding the areas zoned 7(d6) 0.4ha or smaller). Only two of the lots within the Unit zoned 7(d1) are larger than the 100ha required for the erection of a dwelling. One of these is the site of the Mount Universe 'roundhouse' and the other has been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

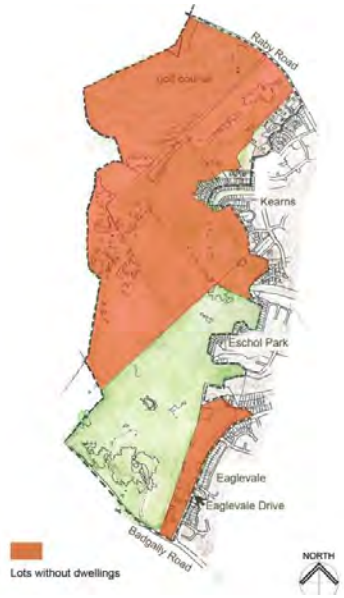


Figure 4.2.43. Distribution of lots without a dwelling. The consolidated ownership of most lots in the Unit has meant that few dwellings have been built under the concessionary provisions in the existing LEP (these allowed small-scale land owners to erect a dwelling on an otherwise undersized lot). This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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 50 HECTARES

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

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 20 HECTARES

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

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

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

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

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

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

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

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

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

LOT SIZES IN SH-LU2: CONCLUSIONS

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

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

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

SPECIFIC RECOMMENDATIONS FOR SH-LU 2

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

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

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

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

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

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

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

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

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

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

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

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

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

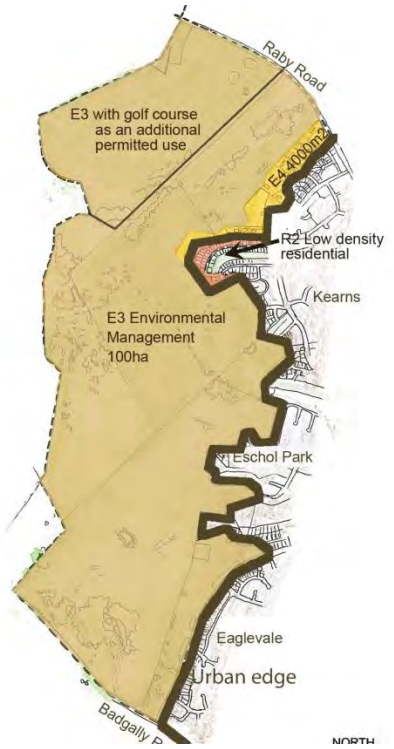


Figure 4.2.44. Recommended urban edge of development in the vicinity of SH-LU2. The area shown shaded pink (indicative only: refer to LEP 2002 zoning map for accurate boundary) near Kearns has been zoned 2b Residential under the existing LEP 2002 and will extend the urban edge if developed. Any development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

4.3 SCENIC HILLS – LANDSCAPE UNIT 3

BADGALLY ROAD TO NARELLAN ROAD (SH-LU3)

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

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

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

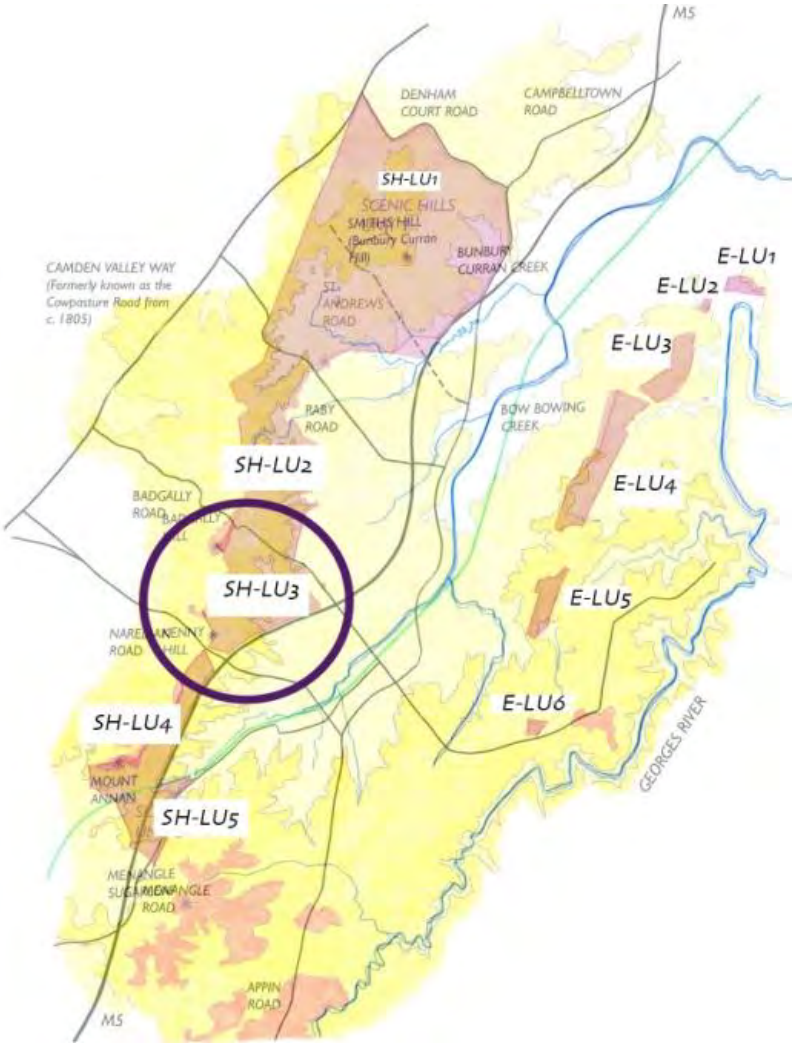


Figure 4.3.4. SH-LU3 is located in the Scenic Hills between Badgally and Narellan Roads. Its south-eastern edge is formed by the freeway and its north-western by the boundary between Campbelltown and Camden LGAs.

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

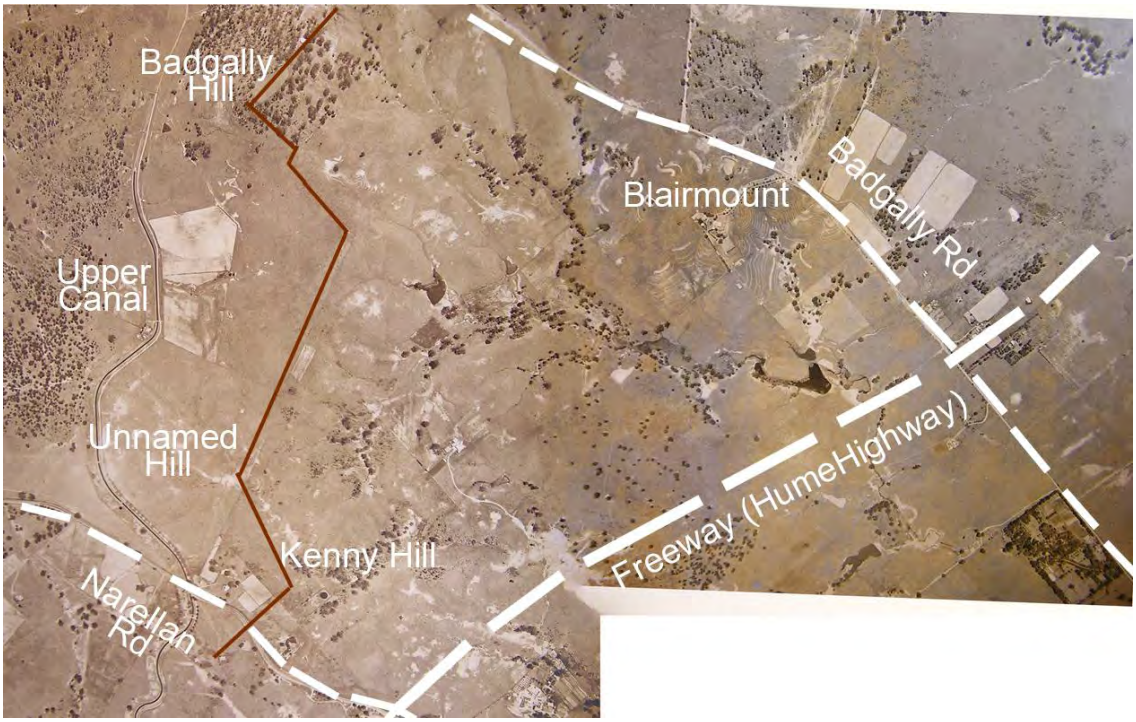


Figure 4.3.6 and 4.3.7 (below). The landscape of SH-LU3 was substantially cleared in 1956, with extensive areas showing signs of degradation and erosion, possibly relics of the prickly pear infestation of the early 20th Century. Today these same areas are covered by the lush grasses of the dairy farm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

Figure 4.3.7. 2009

4.3.1 CONTEXT

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

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

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

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

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

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

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

The earliest surviving structure within the Unit is Blairmount. Built as Belmont in the late 19th Century[27], the property on which the house stands was the site of an early attempt to rid the landscape of the pest Prickly Pear through the use of biological control. It is listed on both LEP D8 and LEP 2002 as a locally significant heritage item for its aesthetic and historic values. The aerial photographs from the late 1950's show large areas of barren ground, possibly the legacy of the infestation.

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

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

[27] Campbelltown City Council, n.d. History of Blairmount. http:www.campbelltown.nsw.gov.au

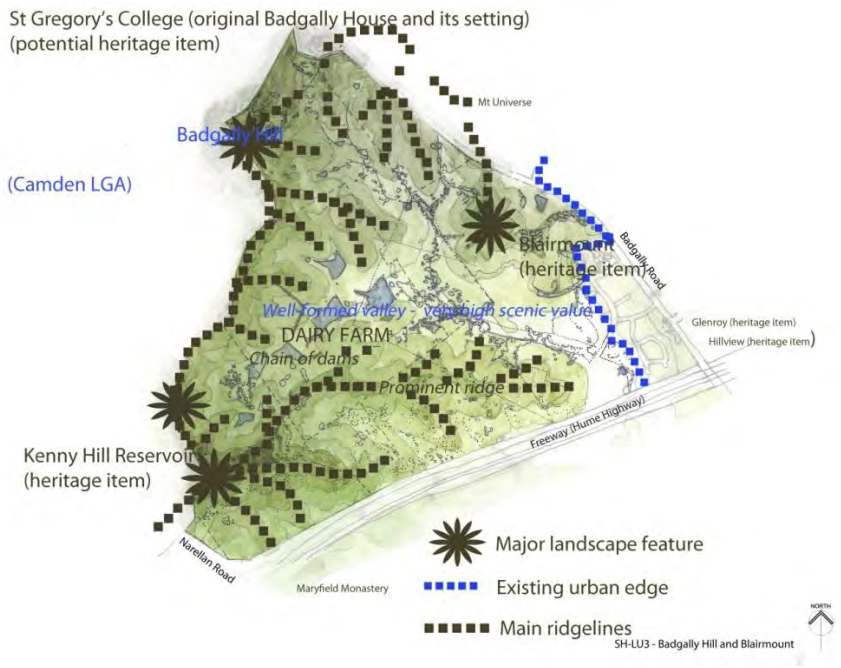


Figure 4.3.8. SH-LU3 - Primary topographic features. SH-LU3 is a y-shaped valley nestled between the prominent peaks of Badgally Hill, Kenny Hill and an un-named hill between them.

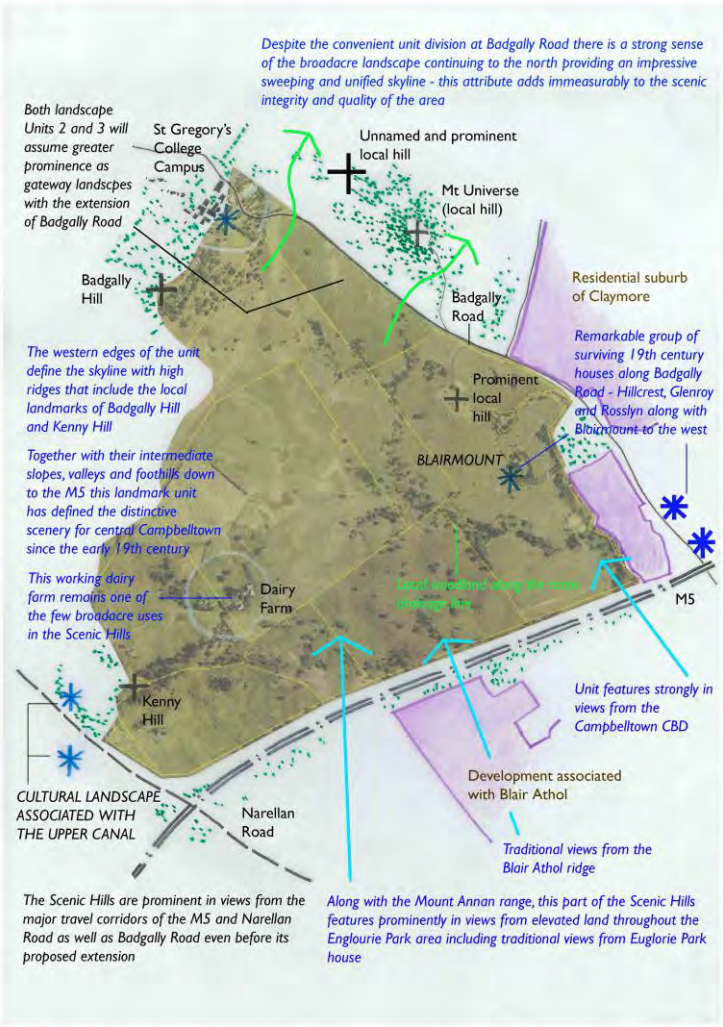


Figure 4.3.9. Main elements of SH-LU3 (note: Rosslyn was a 19th Century house on the northern side of Badgally Road which has now been demolished.)

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

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

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

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

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

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

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

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

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

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

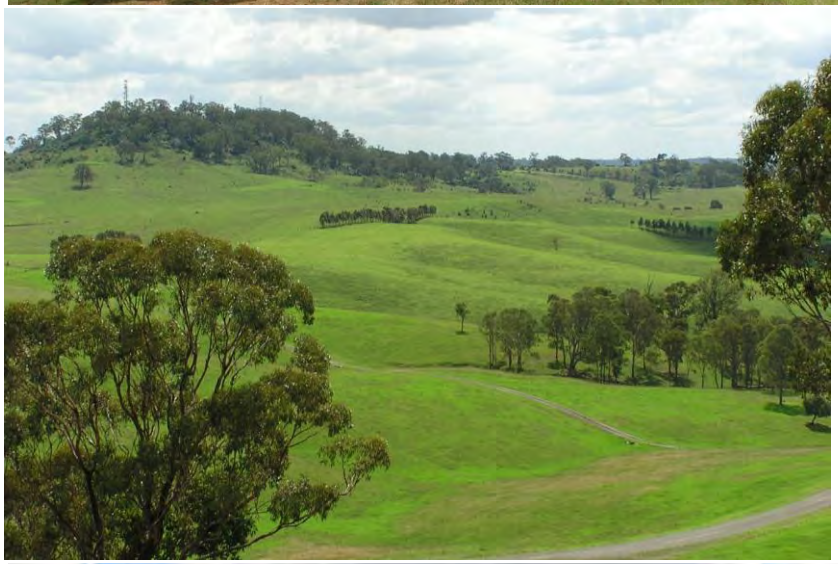


Figure 4.3.21. The pastoral landscape of the dairy farm provides rare surviving evidence of the active rural landscape which dominated the Campbelltown LGA until 50 years ago. It continues to play a very important role in the high quality of the views over the Scenic Hills. The ridge in the mid-ground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

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

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

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

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

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

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

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

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

Figure 4.3. 32 (detail). A strong physical and visual link has survived between the valley floor marked by the freeway and the Unit's ridgeline. The house on the skyline towards the right of this view is the only intrusive element in this otherwise undeveloped landscape. The adjacent houses of Blairmount and another dwelling known as new Blairmount are significantly less intrusive elements, being nestled lower on the hillside and surrounded by planting, allowing the natural landscape to form the skyline.

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

Figure 4.3.34. The spur from Kenny Hill obstructs views into the valley of SH-LU3, but also protects the quality of its pastoral landscape from the impacts of the heavily trafficked road. The depth of the Unit is revealed through the visibility of Badgally Hill in the distance.

Figure 4.3.35. The noise attenuation wall also obstructs views into the valley from the freeway and its hard edge introduces a much less sympathetic element into the landscape than the rounded shapes of the natural landscape. When travelling north the wall obstructs all views into the valley. It also advertises the presence of development beyond. The shallower viewing angles when travelling southbound allow better views over the Blairmount valley for travellers and a sense of its spatial depth and complexity can still be gained, including the foothills and lower slopes of Badgally Hill.

Figure 4.3.36. Views from Badgally Hill across the landscape of SH-LU3 to the main Campbelltown valley are panoramic and of a high quality. They extend over the City Centre, the EESPLs and the Georges River plateau toward the coast beyond.

Figure 4.3.37. The views from Badgally Hill are spectacular. The rolling topography of the Scenic Hills creates a high-quality fore and mid-ground, the urban areas of the main Campbelltown valley lie in the background and the successive ridges of the eastern side of the main valley recede toward the coast in the distance (E-LU4 is visible in this photograph). Although access to this vantage point is restricted at present the potential exists to make it more accessible to the wider community at some stage in the future. This view includes the southern slope of Mount Universe (SH-LU2) on the left of this photograph.

Figure 4.3.38. Looking to the south across the Unit towards Kenny Hill and the ridgeline from Badgally Road. Although the foreground is affected by suburban development the pastoral qualities of the view remain easily readable. The difference in visual impact of light and dark coloured roof materials is also evident in this photograph. The wide verge to Badgally Road in the foreground contributes to the sense of spaciousness in this part of the Unit. The wide area of grass to the left is the spur extending from Kenny Hill which plays an important role in sheltering the Unit from the freeway and creates a sense of enclosure within the Unit. This area has been zoned for residential development but development has not commenced.

Figure 4.3.39. Close-up of Kenny Hill from Badgally Road. The alternating bands of grassland and vegetation enhance the perception of depth through accentuating the landscape's visual recession.

Figure 4.3.40. The south-eastern slope of Kenny Hill faces away from the centre of the Unit but occupies a prominent position adjacent to the interchange of the freeway and Narellan Road, where it pairs with the lower slopes of Mount Annan and the western end of Maryfield to frame the major intersection. The views over these slopes are good in quality, being softly folded and rural in character.

Figure 4.3.41 (left) and 4.3.42 (below). Views to the south face of Kenny Hill along Narellan Road provide little indication of the quality of the landscape on the northern side. The undeveloped character of this slope is important in defining the arrival to Campbelltown from the west along Narellan Road with the paired landscape features of Kenny Hill to the north and Mount Annan to the south bracketing the entry point, reinforced by the vegetated hills of Maryfields on the north-east corner of the intersection.

Figure 4.3.43 to Figure 4.3.46 (over page). The southern slopes of Kenny Hill overlook Narellan Road and Mount Annan (SH-LU4). The views to the south-east (top); south (middle) and west (bottom) are expansive.

Figure 4.3.4. View to Mt Annan from Kenny Hill.

Figure 4.3.45. Looking to Mt Sugarloaf from Kenny Hill.

Figure 4.3.46. The views from Kenny Hill extend to the Blue Mountains in the far distance.

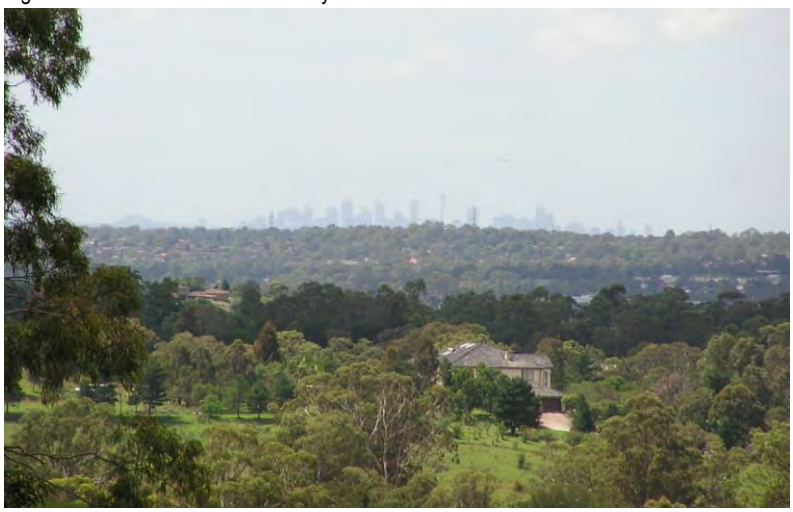


Figure 4.3.47. The views from Kenny Hill also extend north to the skyline of the Sydney CBD. The house in the foreground of this photograph is located within the Unit near Blairmount.

Figure 4.3.48 (detail). Mount Sugarloaf is a prominent element in the distance in views from Kenny Hill towards SH-LU5.

Figure 4.3.49. View to the north from Kenny Hill. The house with the orange roof is a highly visible element in many of the views towards this part of the Scenic Hills. Its impact on the scenic qualities of the landscape contrasts starkly with those of the more traditional modest rural dwellings, such as the cottage set into the hillside in the foreground and surrounded by trees.

Figure 4.3.50. Views from Badgally Road over the Unit are of a high quality and read clearly as a pastoral landscape. The grey roof nestled under the trees to the right of this photograph is the original Blairmount farmhouse surrounded by a sheltering and mature garden. The edge of a newer house is also visible near the western edge of the photograph is more recent, but also sheltered by planting which minimises its impact on the landscape and adds to its connection to the Blairmount valley.

Figure 4.3.51 and Figure 4.3.52. The original Blairmount farmhouse has survived although its setting and curtilage are now under threat from proposals for suburban development. It is listed on the LEP as a local heritage item. Interestingly, the house is not located on a major landscape prominence but rather is set down within the landscape in a more protected location that still enjoys good views and a favourable aspect. The original Blairmount house, and what remains of the original estate (although no longer in the same ownership), demonstrates a sophisticated relationship to the setting, to the landscape and to the environmental conditions of the valley. Figure 4.3.52 (r) shows the original entry gates to the property.

4.3.53. The view into the Landscape Unit from SH-LU3 looking south from Eagle Vale Road terminates at the historic Blairmount farm group

Figure 4.3.54. Aerial photograph showing the orange-roofed house (top), the original Blairmount and the new Blairmount (half out of the picture). The large building to the right is a school..

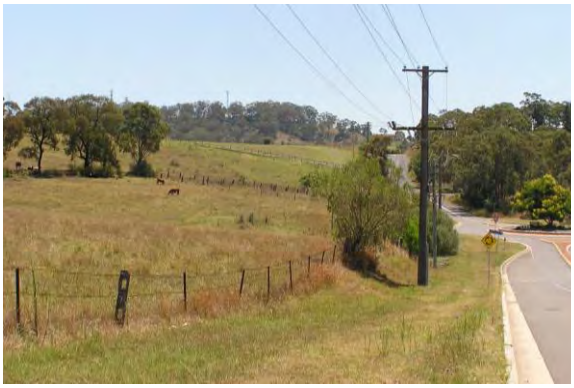


Figure 4.3.55 (looking east along Badgally Road from Badgally Hill) and Figure 4.3.56 (looking west along Badgally Road from near Eagle Vale Drive toward the private road leading to St Gregory's College). The southern slopes of Mount Universe (to the left of 4.3.55) are visually and physically contiguous with SH-LU3 and together they define the route of Badgally Road.

Figure 4.3.57. The western end of Badgally Road at present is a private road providing access to St Gregory's College. It provides excellent views over the Unit. Although this extension of Badgally Road is in private ownership, it is easily and regularly accessed by visitors to St Gregory's College and must be considered a highly accessible viewscape to the community. This viewpoint will become even more significant if Badgally Road is connected to the Camden LGA in the future.
The orange-roofed house is a prominent element in this view.

4.3.2 SIGNIFICANT VIEWS AND VISTAS

SH-LU3 is notable for the quality of its views. Exceptional views are available over the valley and its network of paddocks, gullies and dams from many different vantage points, both close and distant. Some are also of important historic significance to the settlement of Campbelltown in the early 19th Century. The integrity of this historic significance is enhanced by the continued landuse of much of the valley for dairy farming. This farm is a rare surviving example of the traditional pastoral activities identified over the years as being central to the cultural landscape of the Scenic Hills, and views over it are highly contributory.

The Unit has no internal roads and public accessibility to SH-LU3 is limited to its periphery, although these opportunities are extensive and available from many different places. Most of these views are unmarred by evidence of human occupation such as roadways or dwellings; or where visible, most structures are of traditional vernacular form and materials and sit comfortably in the landscape. The large orange-roofed house which is sited on a prominent point in the landscape is an exception to this and is discussed further below.

Particularly high quality serial views are available from along the length of Badgally Road from the freeway to the entrance to St Gregory's College, from the freeway and from the City centre and streets of the Georgian grid. Some close views into the Unit are also available from within the existing suburb of Blairmount, although their quality is often affected by structures within the development. Other opportunities are prevented by the enclosed topography of the valley and private ownership of land.

Views into the Unit from other parts of the Scenic Hills and from the main Campbelltown valley vary in their accessibility depending on the vantage point and intervening landscape, but include a wide variety of high quality and significant views and vistas, many of which are focussed on Badgally Hill, Kenny Hill and the unnamed hill on the ridgeline connecting them. These include:

- terminating vistas from the east-west streets within the original town grid, particularly Innes and Broughton Streets;
- from Mawson Park and near St Peter's Church;
- punctuating the skyline in views from Hurley Park and near St John's, at the eastern corners of the grid;
- from the freeway from both distant (north of St Andrews) and close positions;
- from Leumeah Road near E-LU5; and
- from the part of Narellan Road that follows the original alignment.

Close views into the Unit from the east are defined by the alignment of the freeway. They are directed by the long ridge extending north (parallel to the freeway) from Kenny Hill and obstructed in part by the man-made sound attenuation wall near the existing suburban development, but very good views up the valley toward Badgally Hill are available from the freeway in the space between these obstructions, although the prevailing speed of travel and direction of the valley relative to the direction of travel limits their accessibility to passengers only. Although short in duration, the ability to see to the top of Badgally Hill unimpeded by evidence of urban development is an important attribute of the landscape and contributes to the accessibility of the Unit's scenic qualities. It is also important to note that this is one of the few locations in the largely urbanised part of the Campbelltown LGA where a strong visual and physical link has survived from an important hilltop to the valley floor.

Views into SH-LU3 from the south (Narellan Road and Mount Annan Botanic Gardens) are obstructed by the southern slopes of Kenny Hill and the ridge to its west. The undeveloped quality of these same slopes brackets those of Mount Annan across Narellan Road and together they direct and define the arrival experience into the Campbelltown LGA from the west along Narellan Road. Similar impacts are achieved by the undeveloped nature of Kenny Hill and Maryfields, which contrasts with the suburban landscapes of Blair Athol and Claymore immediately to the north of the Landscape Unit. The steepness and height of Kenny Hill provides only a hint of the scale and quality of the landscape beyond the sheltering ridge, although its undeveloped character provides the traveller with an appreciation of the rural setting of the Campbelltown LGA.

Visual access from the west is at present limited to staff, students and visitors to St Gregory's College. It is understood that an extension to Badgally Road is being planned to create an additional link to the Camden LGA which will significantly improve viewing opportunities. Details of the alignment of this road and the impact of the work itself on the scenic qualities of the landscape were not available at the time of writing.

It is important to note that views over a landscape of this quality in close proximity to a major urban centre are very rare, and that their survival has been due largely to the protection of the Landscape Unit since the earliest days of the LGA's redevelopment in the post-War period. The hidden quality of much of SH-LU3 should not be used to justify its development. Its integrity as a rural landscape remains high and should be protected from development that may compromise or threaten this.

The following figures summarise the main views towards and from SH-LU3.

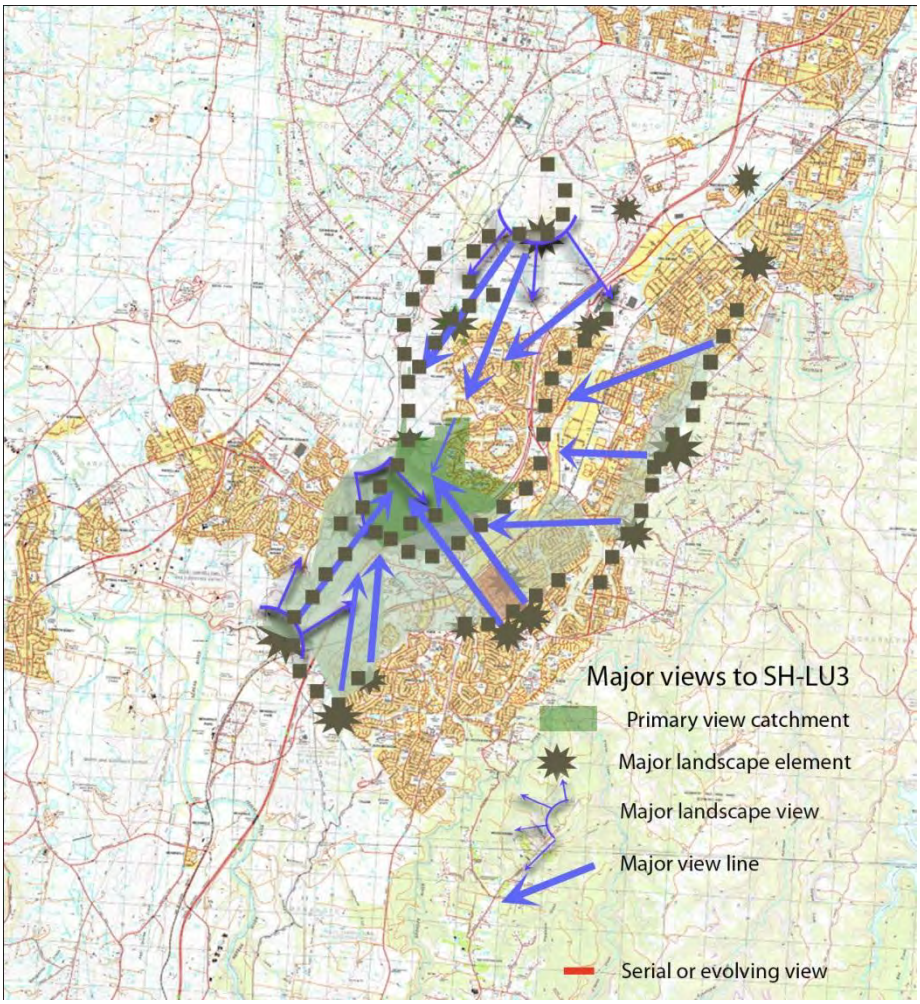


Figure 4.3.58. Significant views towards SH-LU3. This Landscape Unit is the focus of many highly significant historic and contemporary views.

Figure 4.3.59. Significant views from SH-LU3. The views available from the Landscape Unit over the surrounding landscape are also high in quality and very extensive, reaching to the Sydney CBD skyline, the eastern coastal plateau and the Razorback Range to the west. Closer, more local views over the Unit and the immediate part of the Campbelltown LGA are also spectacular. The retention of rural views of this quality in close proximity to a major urban area is very rare.

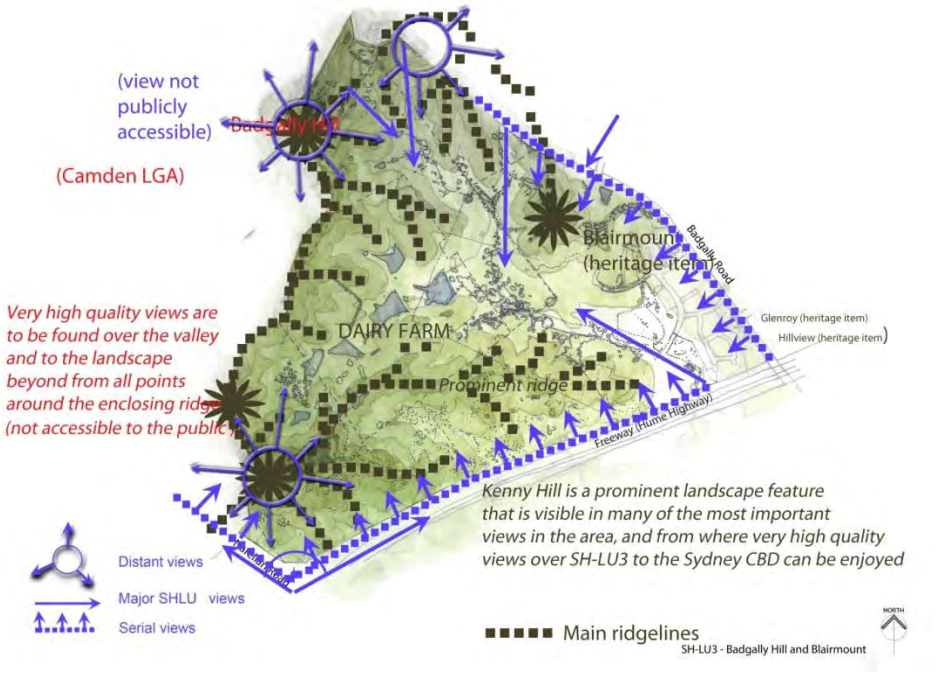


Figure 4.3.60. The landscape of SH-LU3 also plays an important role in many district views, including many that have been captured deliberately through the orientation of streets or other public features.

Figure 4.3.61 Also taken from Hurley Park towards the southern end – looking to Kenny Hill (L) and Badgally Hill (R). The skyline is formed by the prominent ridgeline between Kenny and Badgally Hills, with the unnamed hill being hidden from this viewpoint. Note the prominence of the regularly spaced row of windbreak trees following the ridge.

Figure 4.3.62. Good views over SH-LU3 are available from many viewpoints such as this one at Blair Athol. Even though the foreground of this view is visually intrusive the panorama to Badgally Hill over SH-LU3 is excellent, with the sense of recession and depth emphasised by the banding of grassland and trees and the ridgelines flowing to the skyline.

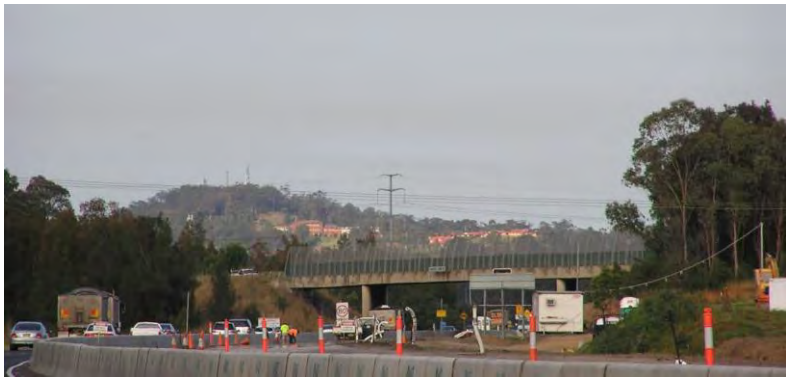


Figure 4.3.63. Badgally Hill is prominent also in views from the freeway, including from well to the north of SH-LU3, such as in this view near the crossing of Campbelltown Road.

This photograph demonstrates the importance of considering the impact of development on longer distance views as well as from adjacent properties or nearby roadways. The impact of the new buildings near the ridge (mostly within Camden LGA) could have been minimised if built of darker, more neutrally toned materials. The setting of buildings below the skyline has however allowed this development to have less adverse impact from most viewpoints than if they had risen above the ridgeline.

Figure 4.3.64 and Figure 4.3.65 (below, detail). Leumeah Road extends from the floor of the main Campbelltown Valley to the eastern ridge near the EESPLs. It was laid out in the early days of European settlement and has been aligned carefully to the group of three hills in SH-LU3, being centred on the unnamed hill between Kenny and Badgally Hills. The feature to the left of the axis is Kenny Hill. Badgally Hill is to the right and brackets the vista but is obscured by the vegetation in the foreground in this photo.

Figure 4.3.65. detail of Figure 4.3.64.

Figure 4.3.66 and Figure 4.3.67 (detail). Notwithstanding the intrusive quality of recent office buildings, the deliberately planned Georgian views to Kenny and Badgally Hills can still be found from important public spaces such as Mawson Park and continue to provide a physical reminder of the reason that the town grid was oriented in this way.

Figure 4.3.68 and Figure 4.3.69 (detail). The orange-roofed house in SH-LU3 is also prominent in views from Mawson Park.

Figure 4.3.70 The original alignment of Narellan Road near the town centre terminated at Badgally Hill as can be seen in this section which still follows the route of the early road.

4.3.3 SUMMARY OF THE LANDSCAPE QUALITIES AND VALUES IN SH-LU3

SH-LU3 is a significant cultural landscape. It is important for its intrinsic aesthetic qualities as well as its role in the settlement and evolution of the landscape of the central part of the Campbelltown LGA. It is also highly significant because it continues to demonstrate the qualities of an undeveloped rural landscape, including being the location of one of the few traditional rural land uses surviving from Campbelltown's Colonial and Victorian periods.

SH-LU3 demonstrates the following significant aesthetic and landscape qualities:

- The town plan laid out by Governor Lachlan Macquarie was oriented to the main features within the Unit, including Kenny and Badgally Hills, the unnamed hill and Mount Universe (within SH-LU2), and the vistas from the internal streets and public places each focus on a part of the group.
- It is located adjacent to two of the most important access points to the Campbelltown LGA, the Hume Highway and Narellan Road; and its undeveloped, rural character does much to establish the quality of the arrival experience from the north, south and west and establish the character of the LGA in the minds of residents and visitors alike;
- The landscape is defined by its strong physical and visual sense of enclosure which results in a 'hidden' quality to the pastoral landscape within.
- High quality views are available into and towards most parts of the landscape.
- High quality views to the surrounding area, the historic centre of the Campbelltown LGA and distant views over the remainder of the Scenic Hills are available from vantage points throughout the Unit. Views are also available to distant features such as the Sydney CBD to the north-east and the Blue Mountains National Park to the south-west.

- Badgally and Kenny Hills; and the unnamed hill and ridge connecting them are amongst the most significant in the Campbelltown LGA. They provide the foci for many historic and aesthetically important views.
- The visual and physical relationship between these hills provide a ready reference for spatial orientation when moving through the central parts of the Campbelltown LGA and when arriving from Camden.
- The ridge connecting these hills and continuing to the east along the alignment of Badgally Road and north from Kenny Hill parallel to the alignment of the freeway establishes the strong sense of enclosure found within the Unit; and their undeveloped pastoral qualities enhance their scenic value.
- The three-dimensional spatial and visual qualities of the landscape are critical to this scenic value. The slopes below the ridge and hills play an important role in establishing the sense of intimacy and enclosure that is so important in this Unit.
- Both the readily visible and hidden valleys of the Unit are of very high rural, scenic and historic cultural value.
- The landscape within SH-LU3 has remained substantially undeveloped and allows the viewer to appreciate the original spatial depth and complexity of the landscape of the Campbelltown LGA before its major development in the second half of the 20th century.
- The landscape also demonstrates potential heritage significance as the location of an early and successful attempt to use biological control techniques to eradicate the pest Prickly Pear which was endemic in the valley in the early part of the 20th Century.
- Badgally Hill plays a critical role in the scenic landscape of the Campbelltown LGA. It is the highest point in the main valley and is visible from throughout the local government area.
- The centre of the Unit is dominated by the visually and historically highly contributory dairy farm with its network of paddocks and dams. This farm is one of the few traditional rural uses of any significant scale to have survived the development of Campbelltown in the 1970s and 1980s.
- The lower slopes near Badgally Road have been developed for suburban purposes in the past. This development is not within the Unit but has had an impact on the quality of its north-eastern edge, intruding into important views across the valley towards Kenny Hill and the ridgeline connecting Kenny and Badgally Hills.

4.3.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF SH-LU3

No detailed information was available about significant ecological habitats or species within the Scenic Hills Landscape Units. The aerial photographs reveal that in the late 1950s substantial areas within the Unit were eroded and denuded of vegetation (see Figure 4.3.6).

It is possible that these were the relics of the period when the area was infested with Prickly Pear (the valley was the location of one of the first successful eradication programs for this noxious weed). It was noted during the fieldwork that most of the valley has been cleared and planted with paddock grasses and the main evidence of surviving early vegetation is found on Kenny and Badgally Hills and some mature trees in the gullies.

4.3.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF SH-LU3

The land within the Unit falls partly within Campbelltown LEP District 8 (Central Hills Lands) (LEP D8) and partly within Campbelltown Urban Area LEP 2002 (LEP 2002).

All of the area within LEP D8 is zoned 7(d1) Environmental Protection (Scenic) with a 100ha minimum lot size. It is also subject to an 'escarpment preservation area' control which prescribes urban design requirements to ensure that new development will blend successfully with the surrounding landscape.

The primary aim of LEP D8 is to ensure that the Central Hills Lands retain the character of a rural landscape and provide a strong functional and aesthetic contrast to the urban areas of the LGA. The objectives of the zone and the detailed controls focus on the need to protect these scenic and environmental qualities through facilitating appropriate land uses such as agriculture and other low impact activities and by empowering Council to refuse development that would not satisfy this objective.

The evidence of the fabric, land uses and documentary records in the area within LEP D8 reveal that the pattern of development has remained stable since the introduction of the LEP, and indeed that there has been little development since the 1950s. The only significant development has been the erection of the dwellings near Blairmount which have altered the prominence of the wholly rural character of this part of the landscape.

Most of St Gregory's College lies within the Camden LGA. The part within Campbelltown LGA is within the 7(d1) Environmental Protection 100ha zone. Schools are permissible with Council's consent within this zone, but the College has occupied the site since the 1920s and no consent is required for its continuing operation.

A large area towards the east of the Unit is within the area of LEP 2002 and is zoned for a variety of uses. The aims and objectives of LEP 2002 focus on the urban landscape of the main Campbelltown valley, although it also contains provisions to facilitate the conservation of the scenic and environmentally significant landscapes (see Section 3) of the edges and surrounding areas.

The zoning of the land within LEP 2002 is complex and includes areas of standard suburban subdivision (Residential 2(b); 6(a) Local Open Space, 6(c) Private Open Space and 5(a) Special Uses (drainage) (see Figure 4.3.71). The area covered by these zones has been identified by the NSW State Government as a low priority 'greenfield' site under its Metropolitan Development Program (MDP), although it has not been designated as a Release Area. The land above the 92m contour is zoned 7(d1) Environmental Protection (100ha minimum) which is consistent with the zoning of the adjacent land in LEP D8 and this

land is not included in the MDP. No significant development has occurred in these zones since the LEP was gazetted in 2002.

Of particular relevance to this report is the area zoned 1(d) Rural Future Urban in LEP 2002. The outer edge of this zone is rectangular in plan and bears little evidence of a meaningful relationship with the features of the landscape of SH-LU3 other than its general orientation along the primary drainage line. The rationale for the identification of this arbitrary footprint in IDO 27 is not known. The area does not correlate with any land parcel or landscape feature and does not demonstrate consistency with the topographically influenced planning principles that informed development in the late 20th Century. The zone does not permit development for non-urban uses at the present time, and it has not been identified as future urban on the Department of Planning's Metropolitan Development Program. Council is not obliged to allow urban development on this land, although there may be an expectation of future development potential by the owners of the property. The boundary between the 2(b) and rural landscapes follows the 92m contour. No documentation was found that provided the reason for this zone being made, but it has been suggested that the 92m contour defines the limit of water reticulation at the time.

If standard urban development was to proceed in this area the impacts on the scenic qualities of the Unit are likely to be similar to those seen in other recent developments such as at Blair Athol and Kearns. The following Figures demonstrate some of the likely impacts of development in according with the existing zones.

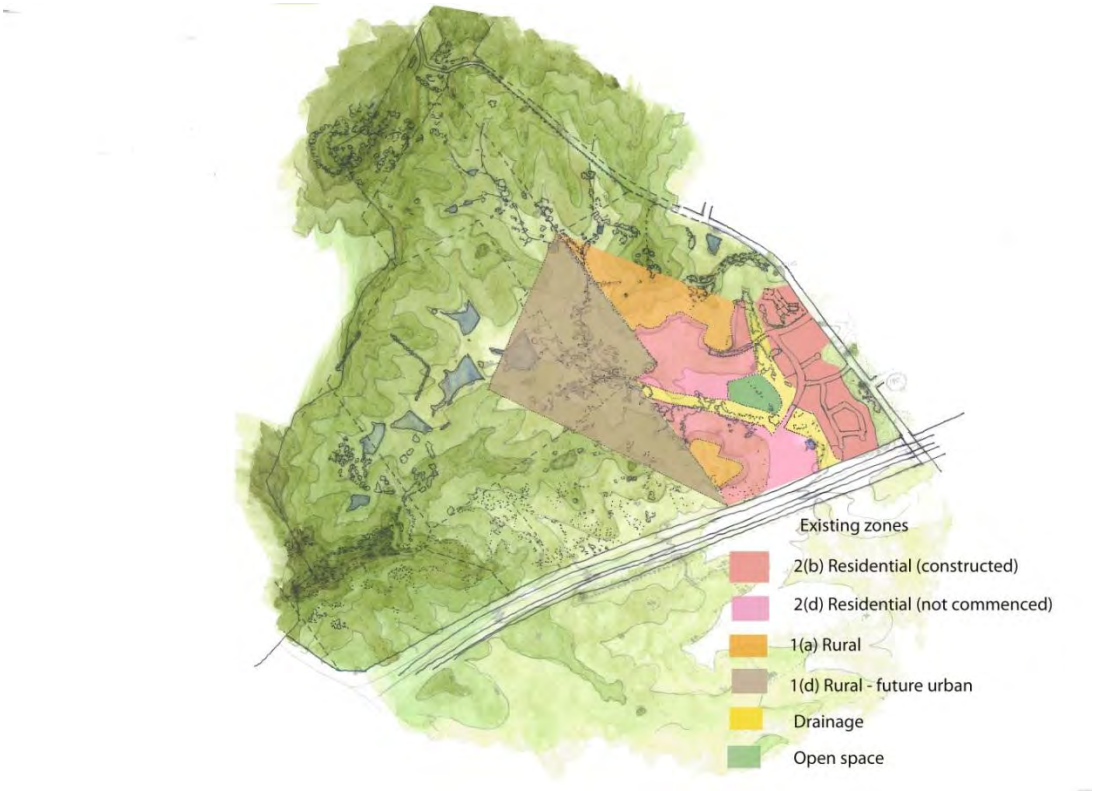


Figure 4.3.71. Indicative location of existing zones within the area of LEP 2002. Refer to the gazetted copy of the zoning map for exact boundaries.

4.3.6 EXISTING LOT SIZES AND THEIR IMPACT ON THE VISUAL QUALITIES OF SH-LU3'S LANDSCAPE

The minimum lot size required for the subdivision of land and/or the erection of a dwelling under LEP D8 is 100 hectares. The aggregated area of the land within the rural/environmental protection 100ha minimum areas in the two instruments is approximately 327ha. This would suggest that the total capacity of the 7(d1) zones is three dwellings. The earlier subdivisions in the area had however created twelve parcels by 1974 (one of which is St Gregory's College). The largest of these parcels was approximately 65 hectares. LEP D8 includes concessionary provisions for the erection of dwellings on undersized lots in certain circumstances including if the lot was in separate existence in 1974 (and not part of a larger holding in the same ownership) or if the dwelling was to provide accommodation for farm employees. No similar clauses exist in LEP 2002.

Most of the lots in LEP D8 existed in their current form prior to 1974 but no dwellings appear to have been erected under this clause, possibly because they were part of a larger property in the same ownership and therefore excluded. One dwelling was found to have been erected using the concession for rural workers accommodation (on the dairy farm).

All other development within the Unit has occurred within the parcel of land surrounding the original Blairmount house. The history of the development of this land is complex. It is partly within LEP D8 and partly within LEP 2002. In 1974 the land was in single ownership and occupied only by the historic house Blairmount. Two smaller lots were located to the east near where the freeway is today. The Blairmount property appears to have been subdivided subsequently into two lots – one of only 1.1 hectares containing the heritage item and its driveway; and the balance of nearly 60 hectares (which by then had incorporated the two smaller lots to the east) was then developed by the erection of at least two, and possibly three (three consents appear to have been granted) dwellings on the same parcel. The justifications for these consents are unknown. The area now contains the original Blairmount; a house approved in c1989 (under IDO 27) known as new Blairmount; the large house with the orange roof (1999) approved under LEP D8 and a dwelling and garage development (2002) (also under LEP D8).

The minimum lot size required for subdivision within the area zoned Rural 1(d) Future Urban is 40 hectares. No development has occurred within this zone. LEP 2002 does not specify a minimum lot size for the land zoned Residential 2(b) that has not yet been developed, but if the pattern seen in the adjoining suburban area is followed a standard small-lot subdivision could be expected.

Figure 4.3.72 and 4.3.73. Lots without evidence of a dwelling. All except one of the existing lots in the Unit existed prior to 1974 and are eligible therefore to utilise the concessionary provisions in LEP D8 for the erection of a dwelling. None of these lots appears to have taken advantage of this clause, possibly because they were part of a larger holding in single ownership in 1974. One dwelling has been erected under the concessionary provision for the construction of housing for rural workers.

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

The 7(d1) Environmental Protection (Scenic) zoning in LEP D8 has protected the rural/agricultural qualities of the landscape relatively effectively. No non-rural land uses have been approved other than the dwellings described above (the school predated the LEP), and the character of the landscape has remained predominantly pastoral and therefore consistent with the aims and objectives of the zone. The main intrusive element has been the subdivision to excise Blairmount from its curtilage and the subsequent erection of the dwellings described above on the balance of the land. It is not possible to comment on the role of the LEP in the approval of these developments.

Some development has also occurred within St Gregory's College, including the erection of new accommodation buildings within the 7(d1) Environmental Protection zone. These are visible only in distant views and not from within the Unit, and although generally sympathetic, some elements are visually intrusive in views to Badgally Hill (see Figure 4.3.63). Their construction is consistent with the historic use of the land as a boarding school, although its recent construction and materials used have meant that the new buildings are clearly visible even from a distance.

The degree to which LEP 2002 has protected the visual and scenic qualities of the landscape is more difficult to identify since none of the zoned land within the Unit has been developed with the exception of the dwellings noted above. In this respect the comment can

be made that the existing controls have protected the scenic qualities very effectively, although it must be noted that there are areas of land that have been zoned for development that has not occurred.

4.3.8 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU3

The likely impacts of introducing additional land uses or significant increases in development density into an area can be difficult to predict without details of the proposed new use and its density. In the case of the Scenic Hills it is highly probable however that any new urban or pseudo-urban use or increase in the density of development will have a direct and potentially serious adverse impact on the scenic qualities of the landscape for several reasons, including:

- New land uses will irreversibly change the balance of pastoral and urban landscapes within the Unit.
- Introducing new land uses in the vicinity of the original Blairmount farm will be likely to further compromise its visual setting and curtilage.
- Introduction of structures associated with a new land-use will further compromise the ability to appreciate and interpret the wider historic pastoral landscape of the Scenic Hills as a substantially undeveloped landscape dominated by grassed paddocks and used for the grazing of animals by:
    - altering the balance of built and natural elements within the landscape;
    - obscuring existing significant elements or views;
    - introducing new elements into existing significant views. The evidence of recent developments within the Scenic Hills demonstrates that the preference of many contemporary owners is to locate new structures on the highest point within the site to maximise views. Surrounding planting is then kept to a minimum so that views are not obscured. Development such as this will be prominent in any view over the subject land;
    - introducing contradictory elements such as non-rural built forms; and
    - non-rural and non-residential land-uses will be likely to demand buildings of a scale and footprint which will be bulky and visually disturbing elements within the rural landscape. Non-residential land-uses also demand extensive car parking facilities and other infrastructure such as formal gardens, fencing and gates that have the potential to have significant impact on the scenic landscape.

The quality of the landscape of SH-LU3 is vulnerable to the effects of development due to its enclosed topography, the importance of the subtleties of its landforms such as the many minor ridges and gullies and the quality of its undeveloped pastoral character. These together define the visual richness of the landscape of SH-LU3. Any development within the Unit is likely to be highly visible in local views and potentially also in the important views towards the area from throughout the LGA.

Development of the 'external' slopes of SH-LU3 (i.e. those facing to the perimeter roads) would be highly intrusive in views towards the Scenic Hills. Any development of this area will create a permanent barrier between the Unit and the wider landscape of the Campbelltown LGA. The undeveloped, pastoral quality of the landscape as it is seen from 'outside' would be lost. Even the erection of a single dwelling or other structure (including signage) in this visually sensitive location would have an adverse impact on the qualities of the landscape.

Three areas within SH-LU3 require particular consideration: the area zoned 2(b) Residential the adjacent land zoned 1(d) Rural (Future Urban) and the area zoned for rural uses but lower than 118m.

LAND ZONED 2(b) RESIDENTIAL

The land in SH-LU3 zoned 2(b) has been zoned for residential development for many years has been identified as a 'greenfield' site under the NSW Department of Planning's Metropolitan Development Program. It has not however been identified as a priority under this program, nor has it been identified as an urban release area. Any development will have an impact on the scenic quality of the Unit and the most sympathetic outcome would be the land being re-zoned to a non-urban land use consistent with the remainder of the Scenic Hills landscape. The long-standing implication that this part of the valley would at some stage be developed must be acknowledged in the contemporary planning process however and the potential implications of its development addressed in this Visual Study, together with recommendations to help minimise the impact of this development on both the landscape.

Although poor quality development cannot be justified on the basis that its impacts can be ameliorated by screen planting, the circumstances of this development suggest that extensive planting will be necessary to minimise its impacts on the rural landscape.

The area affected by the 2(b) zone (and ancillary zones such as drainage and open space) is situated low in the valley, and although this will help to minimise the visibility of the development from some viewpoints, it will still be obvious in views up the valley from the freeway. Unless particular attention is given to the design of the footprint and edges of the development the remaining significant views between the valley floor near the freeway and Badgally Hill will be obscured by development or a 8-10m high sound wall. It may be necessary to reconfigure the footprint of the urban and open space areas in this valley to protect this visual relationship.

The design and management of the perimeter of any development will also require careful consideration. The external edge should not be defined by back fences or a wall of houses built boundary-to-boundary. It should be formed by a public road which is open and unimpeded by development on the 'rural' side to facilitate extensive views over the landscape for the community. The development should also be subject to a master-planned approach which includes requirements for the planting and maintenance of canopy-forming trees on private property and along the streets; and strict requirements about the design, scale, form, siting and materials of dwellings or other structures within the Unit. Any development should be designed so sensitively and with such high attention to detail that it

complements the rural landscape rather than compromises it. Standard residential subdivision could not address the special needs of the landscape of the Scenic Hills and should not be countenanced.

Figure 4.3.74. (from Badgally Hill) The shaded area shows the approximate footprint of the land which has been zoned Residential 2(b) (including ancillary drainage and open space areas) under earlier planning instruments when viewed. This area has been identified by the NSW Department of Planning as a 'greenfield' development site under its Metropolitan Development Program.

LAND ZONED 1(d) RURAL (FUTURE URBAN)

The question of the future zoning of the area zoned 1(d) Rural (Future Urban) is a more challenging one. The area extends deep into the main valley of the Unit with an arbitrary boundary that does not demonstrate any evidence of sensitivity to the qualities of the landscape. It would be impossible to screen or mitigate the impacts of the development successfully if developed in accordance with the suggested zone and the prevailing character of the Unit would inevitably change from rural to suburban. This would erode the unique qualities of the landscape of the Unit and affect those of the Scenic Hills as a whole. It would also compromise the long-standing and widely recognised need to ensure that the footprint of the urban area remains a compact one.

Figure 4.3.75. The shaded area in this Figure covers part of the approximate area of the valley which was zoned 1(d) Rural (Future Urban). The edge of this zone follows an arbitrary boundary that does not respond to any property boundary and is contrary in its essential geometric footprint to all other development of the period.

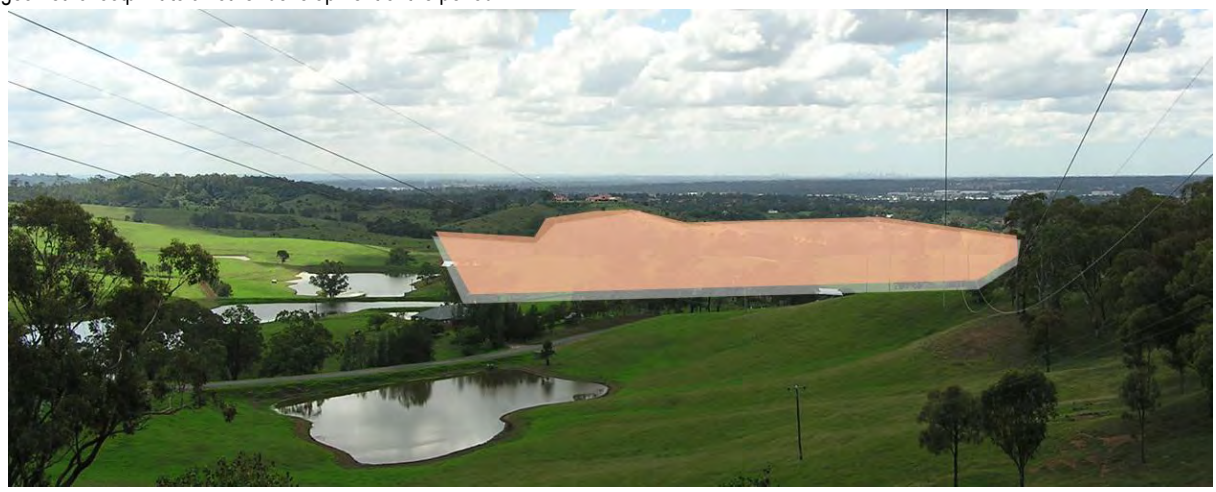


Figure 4.3.76. Approximate extent of the current 1(d) Rural-Future Urban' zone (viewed from Kenny Hill).

Figure 4.3.77 Approximate extent of development potential available under the existing LEP 2002 viewed from Blair Athol. The area shown shaded to the left of the photograph is within the Rural-Future Urban zone and that to the right has already been zoned Residential 2(b) (the area shown shaded in the 2(b) includes open space and drainage reservations).

Figure 4.3.78 and Figure 4.3.79. Development of a scale and density similar to that found in Blair Athol (left and below) or Kearns (right) should not be permitted because it prevents visual access between the development and the landscape and allows no space for the growth to maturity of trees to a scale which could be capable of forming a canopy screen over the two storey roofs of development.

Any development within SH-LU3 will have the potential to have a significant adverse impact on the scenic qualities of the Scenic Hills and on the setting of the City of Campbelltown in the LGA. No development should be considered, even in the areas zoned Residential 2(b) already unless careful attention is given to the design and management of the urban-rural interface and the public domain elements and the scale, density and materials used in the new development. If this area was to be developed in the manner suggested by the zoning, the undeveloped and high-quality pastoral character of the Landscape Unit would be lost.

Figure 4.3.80. Although considerable development has occurred in the Blairmount valley, particularly near the freeway, the landscape of SH-LU3 has retained a strongly pastoral character as can be seen in this view from the freeway over the Unit to the skyline. The shaded area provides an indication of the extent of the 2(b) zoning under LEP 2002.

IMPACT OF EXTENDING THE URBAN FOOTPRINT TO RL118

The study team is aware that the land within the Unit has also been the subject of proposals for the extensive subdivision and development of the valley up to 118m. This is close to the height of the base of the house with the orange roof. It is understood that this RL (reduced level)[28] has been proposed because this is the level to which reticulated water is now available. If this development was to be approved in SH-LU3 similar proposals would be

[28] It should be noted that the RL118 was the level quoted in a preliminary development proposal submitted to Council. No base level was identified to 'reduce' from and it is assumed (and confirmed by the graphic material submitted) that a height of 118m above mean sea level was intended.

likely throughout the landscape of the Scenic Hills as shown in Section 3.0. The following Figures show the approximate location of the 118m contour in SH-LU3.

Figure 4.3.81. The white line shows the (approximate) level of 118m and provides an indication of the impact that development to this height would have on the scenic landscape of SH-LU3.

Figure 4.3.82. The RL 118 contour extends almost to the entrance to St Gregory's College near the top of Badgally Hill.

OTHER LAND USES

The primary land use of SH-LU3 should continue to be rural – and any other development (including the erection of a dwelling house) should be only ancillary to this.

The introduction of other land uses such as commercial would also be likely to have a significant impact on the scenic qualities of the Unit through both the scale and bulk of buildings and the potential for ancillary implications such as the need for car parking areas, signage and the like.

The expansion of the existing institutional use of St Gregory's College or the introduction of similar uses elsewhere in the unit would also be of concern due to the aesthetic impact of the scale demanded by contemporary schools and religious facilities. St Gregory's College is sited prominently near the peak of Badgally Hill. Most buildings and educational activity

are located further to the west within Camden LGA, but one of the early buildings (a 1940s block) is positioned at the crest of the ridge surrounding the Unit. Its prominence in views towards the area is ameliorated by its dark coloured materials and adjacent canopy planting which softens views towards the ridge from most locations. The resolution of this land use is acceptable in the context of the historical development of this landscape unit but intensification or further institutional development should be discouraged through the zoning and density provisions of the new local environmental plan. Caution should be used if new buildings are proposed in order to ensure that they will be set well below the ridgeline in either close or distant views.

4.3.9 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU3

The existing density controls apply both to the minimum lot size for further subdivision and to the site area required for the erection of a dwelling. Up to four of the existing rural lots may have at least the potential to construct a dwelling under the existing zoning depending on their eligibility for the concessional development provisions under LEP D8.

The development of the area zoned 2(b) Residential under LEP 2002 will introduce urban elements and densities into the landscape and may result in the loss of its rural qualities and would not be supportable if the land had not already been zoned for this purpose. This area is an identified site under the Metropolitan Development Program and its eventual development is likely. Its development will have an impact on the scenic qualities of the Unit. It will only be possible to achieve the nominated density with acceptable impact on the Unit and the wider landscape of the Scenic Hills if its footprint is reconfigured to respect the complex topography, protect the visual link from the freeway to Badgally Hill by keeping it free of development, if the perimeter is formed by an accessible road and not by private property and if strong urban design requirements are adopted for the private and public domains.

The adoption of suburban densities are not the only option that should be considered in the context of this landscape, so the potential impacts of retaining the rural land use focus but reducing the minimum lot size were also assessed. The scope to achieve additional development potential was found to be limited due to the small sizes of existing lots and the likely impacts of development at that density.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 50 HECTARES

If the minimum lot size of the land zoned 7(d1) was to be halved from the existing 100 hectares to 50 hectares the distribution of existing lots would mean that the number of potential additional lots/dwellings would be minimal because properties are already smaller than 50 hectares in size or have a house already.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 20 HECTARES

If the minimum lot size for development in SH-LU3 was to be reduced to a density of one dwelling per 20 hectares up to five additional dwellings would be potentially achievable. These would mostly be located on the upper slopes of the Unit. These slopes form a prominent part of many of the views towards and over the Unit, and are strongly pastoral in

their visual character with little or no potential to screen or soften the impact of any structures such as houses, outbuildings, fences and driveways.

It is considered that there is no capacity for a decrease in the minimum lot size in SH-LU3.

4.3.10 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF SH-LU3

The following recommendations are made to ensure the conservation of the visual and environmental significance of SH-LU3's cultural landscape. They should be read in conjunction with the recommendations for the whole landscape described in section 4.0.

SPECIFIC RECOMMENDATIONS FOR SCENIC HILLS LANDSCAPE UNIT 3

- It is very important that the scenic qualities of SH-LU3 are not interpreted as being significant only when viewed from a major public place or identified viewpoint. If this were to occur, the Scenic Hills would lose their integrity as a unified and spatially complex landscape, and one where the 'hidden' areas are valued as much as the grand panoramas.
- The scenic qualities of SH-LU3 are defined by the sense of enclosure formed by the surrounding hills, and these hills form the backdrop to the views towards and over the Unit.
- The scenic qualities of SH-LU3 are also defined by the depth of the views which extend from the valley floor adjacent to the freeway to the top of the highest peak of the Scenic Hills (other than Mount Sugarloaf which is recommended for inclusion in SH-LU5).
- The ongoing protection of the scenic quality of the town's setting was a major commitment when Campbelltown was first developed as a satellite city and it is important that this continues to be respected through the designation and protection of significant viewscapes throughout all stages in the planning process and by preventing the sprawl of urban development.
- Recognise and protect the quality and integrity of the sequential views when entering the Campbelltown LGA from the west along Narellan Road; when exiting the freeway to Campbelltown when heading east to the city centre and when arriving in the main valley when travelling north along the freeway. The serial and bracketing qualities of the eastern and southern edges of the landscape are significant sequences in the arrival experience and should be protected from development that would introduce new or visually intrusive elements.
- Recognise and protect the importance of the quality of the spatial depth and integrity of the undeveloped landscape in SH-LU3 by preventing other development that will introduce new structures or land uses into the Unit.
- Recognise and protect the significance of the essential landforms of the Unit as an enclosed one. This hidden quality is highly significant and provides an intimate contrast to the broader and more panoramic views from the other side of the ridge.

This quality cannot be protected through an intensification of development or land-use activity. It should remain part of the non-urban landscape of the Scenic Hills.

- Protect the existing visual links between the edges of the Unit and the valley landforms from interruption or compromise (of its scenic values) through the introduction of unsympathetic land uses within the enclosed area or on the external faces (for example, on the south or eastern slopes of Kenny Hill).
- Recognise and protect the historically significant and otherwise constructed views towards the Unit, including from within the Georgian town grid and public spaces such as Mawson Park, Hurley Park and the area around St Peters.
- Do not permit overbridges or similar structures to interrupt the significant vistas identified in this report.
- Blairmount House: recognise the original visual curtilage of Blairmount as being integral to its heritage significance. Respect its historic contribution in any future planning in the vicinity of the property. No development (including within the land already zoned Residential 2(b)) should be considered until a detailed visual and historic curtilage study is completed by an independent heritage expert. This study should define the historic, visual, legal and contextual curtilages of Blairmount and ensure that any development, (whether a single house on an existing rural lot or greenfield development on the land zoned residential) will protect and not compromise the setting of the house, its garden and outbuildings. The curtilage study should also ensure that the strong visual connections to the valley, Kenny Hill, the ridgeline and the remainder of the Unit are conserved without compromise.
- Badgally Hill: It is recommended that the public be allowed to access the main eastern ridge so that this highly significant view is available to the wider community over the main Campbelltown Valley to the EESPLs and beyond, to the south over the hills of Mount Sugarloaf and Mount Annan, to the intermediate landscape. No structure that may break or compromise the skyline in either close or distant views formed by the ridge should be permitted.
- It is understood that consideration is being given to upgrading and re-aligning part of Badgally Road to provide a further link between the Campbelltown and Camden LGAs. No details are available about its alignment or detailed design, but care should be taken to avoid significant areas of cut and fill or other engineering solutions likely to have a significant impact on views towards the area.
- Further subdivision of the high quality landscape in the valley beyond the land already identified as Residential 2(b) in LEP 2002 would have a significant adverse impact on the scenic qualities of the landscape. If development is to occur within the area zoned already for urban purposes the principles for development described in Appendix 1 should be used:
    - The achievement of the nominal development density may not be possible due to the need to ensure that the development does not have any significant adverse impact on the scenic or environmental values of the landscape (including impacts on views);

- The developed area are to be defined by a perimeter road with no development between the road and the rural landscape. This will ensure that the aesthetic and historic context of the landscape remains able to be appreciated by the community on a daily basis;
- The urban edge should be planted with Cumberland Plain Woodland species and extend in drifts into the surrounding landscape where appropriate (eg in drainage depressions);
- Lots are to be large enough and the footprint and non-porous surfaces of development limited to ensure that adequate space is available on private property for the growth and viable survival of native eucalypts and trees capable of forming a canopy over a two-storey house;
- The scale of development are to be limited to ensure that the canopy planting will provide effective softening to the development and help it to blend with the landscape of the Scenic Hills;
- Setbacks from side boundaries are to be sufficient to allow visual transparency and texture to the streetscape and avoid a wall-like effect;
- The quality of the skyline views surrounding this Unit is to be protected from compromise by development near the ridgeline. Any new development within the landscape unit should be required to be located sufficiently lower than any nearby hilltop or ridgeline to prevent the development interrupting the skyline in close or distant views. This is consistent with the historic development model of the Colonial cultural landscape which covers the Scenic Hills and helps to ensure that new development respects the scenic qualities of the area; and
- Design controls are to be implemented to ensure that the siting, materials, colours and landscaping of any new building near a ridgeline or prominent point will not harm the scenic or cultural landscape values of the landscape within which it is set.

- The arbitrary rectangular extent of the existing zone 1(d) footprint should be reviewed and any development of this land should be achieved in a manner more responsive to the subtleties of the topography and scenic qualities of the Unit, including the need to minimise the impact of development on these qualities. It should be recognised that expectations of yield will potentially need to be downgraded.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED URBAN EDGE: SH-LU3

It is recommended that the existing footprint of the Scenic Hills be retained, including the area within LEP 2002. It is recommended that the land zoned Residential 2(b) should continue to be managed as part of the landscape of the Scenic Hills. This will ensure that even if development occurs, the scenic qualities and values are able to be regulated through detailed design controls.

The landscape is an enclosed one and there is no effective capacity to absorb development without significant impact on the scenic, environmental and historic values of the Unit. Retaining the development within the curtilage of the Scenic Hills will help to ensure that the designers, developers and eventual residents of the development remain cognisant of the high level of environmental and aesthetic sensitivity of the landscape and the need for the new development to sit lightly within this. It is recommended also that when the development is completed the urban edge be adjusted to follow the alignment of the perimeter road recommended in this report.

The recommended boundary of the urban edge is shown in Figure 4.3.83 below.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED LAND USE ZONES: SH-LU3

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

- It is recommended that the land within SH-LU3 be zoned E3 Environmental Management in accordance with the Standard Template zones as described in Section 3.
- The land already zoned for residential 2(b) and associated infrastructure such as drainage and open space has been identified in the Metropolitan Development Program. If for some reason the development does not proceed this land should be incorporated within the non-urban land zoning E3 and the urban edge should continue to follow the alignment of the existing suburban development.
- It may be necessary to reconfigure the footprint of the MDP development to reduce the impact of the development on the scenic qualities of the Landscape Unit including preventing urban development on the slope adjacent to the freeway. The area of land and/or capacity identified under the MDP are not to be increased because such expansion would be contrary to the need to retain the setting of the developed parts of the Campbelltown LGA as a compact city in a notable rural landscape.
- Any expansion of the urban area, and in particular the recent proposal to extend development to a height of RL118 within the Unit should not be supported, and the statutory controls worded to prevent demand for this type of development into the future.
- It is recommended that the minimum lot size in the Unit remain 100 hectares.
- No further concessional lot entitlements are appropriate.

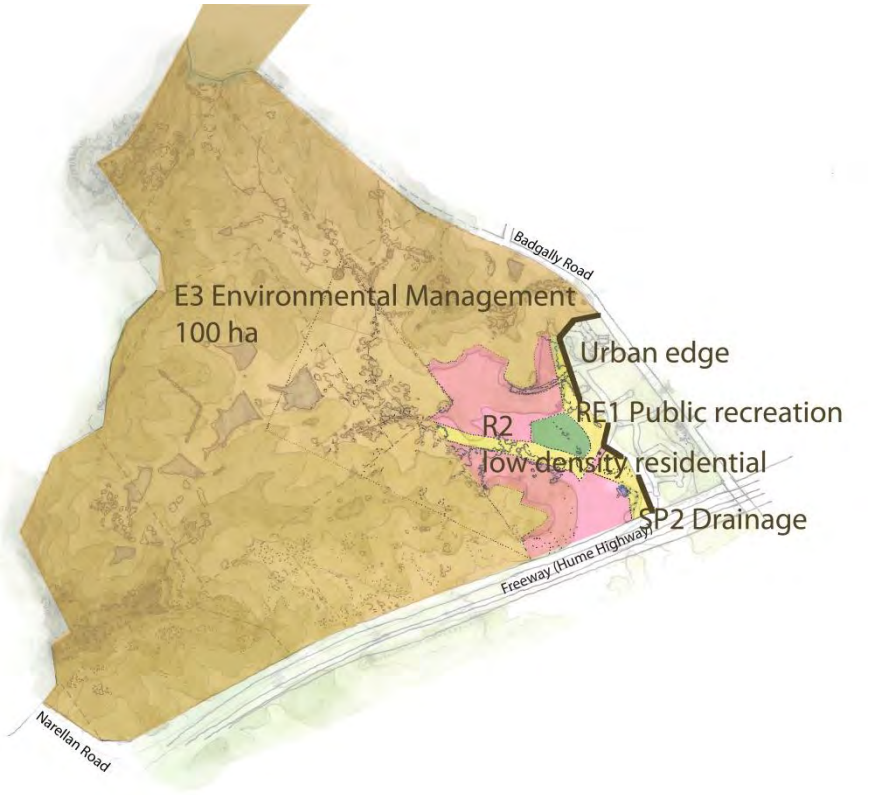


Figure 4.3.83. Zones for SH-LU3. The 2(d) zone under LEP 2002 has been shown as it exists in LEP 2002 in recognition of the expectations of development potential established by the earlier zoning. It should be noted however that any development in this area will have an adverse impact on the scenic values of this Unit as a high quality rural landscape, and the preferred option would be to zone the area that has not been developed as E3, the same as the remainder of the Scenic Hills. Of particular concern is the adverse impact that development on the slopes adjacent to the freeway will have on this highly visible part of the Unit.

The area zoned 1(d) Rural – future urban has also been shown within the area recommended to be zoned E3 in recognition of its scenic and environmental vulnerability.

The issue of zoning in this valley needs to be resolved as part of the preparation of the Comprehensive LEP. Resolution of this issue may include the need to reduce or reconfigure the footprint of development to ensure that the environmental sensitivity of the Unit continues to be respected. Special attention will also need to be given to the design and form of the urban-rural interface. (note that the 'urban edge' shown is that of the existing edge).

4.4 SCENIC HILLS – LANDSCAPE UNIT 4

MOUNT ANNAN BOTANIC GARDEN (SH-LU4)

Figure 4.4.1. The Mount Annan Botanic Garden was formed around remnant Cumberland Plain Woodland

Figure 4.4.2. Mount Annan has a distinctive profile when viewed from the east (taken from the freeway at the crossing of the Upper Canal)

Figure 4.4.3. Mount Annan is one of the few publicly accessible peaks in the Scenic Hills. Spectacular views are to be enjoyed from the ridge to the south and east.

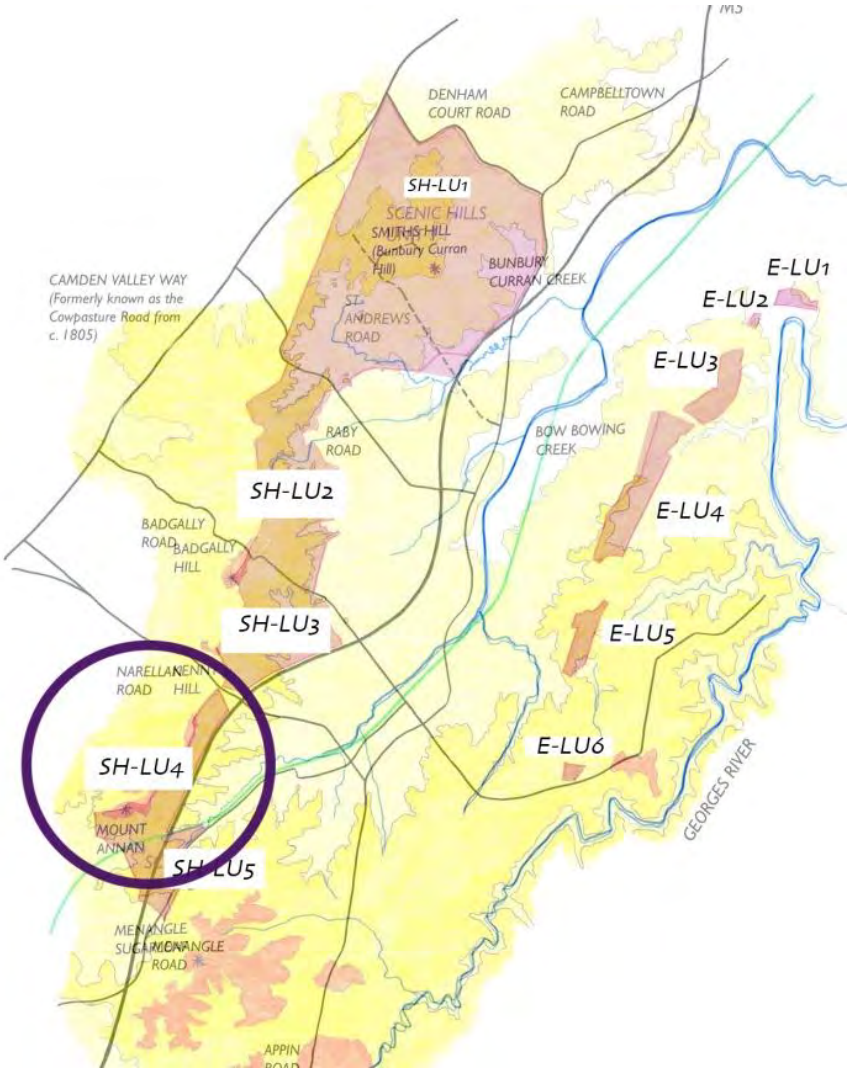


Figure 4.4.4. Location of SH-LU4.

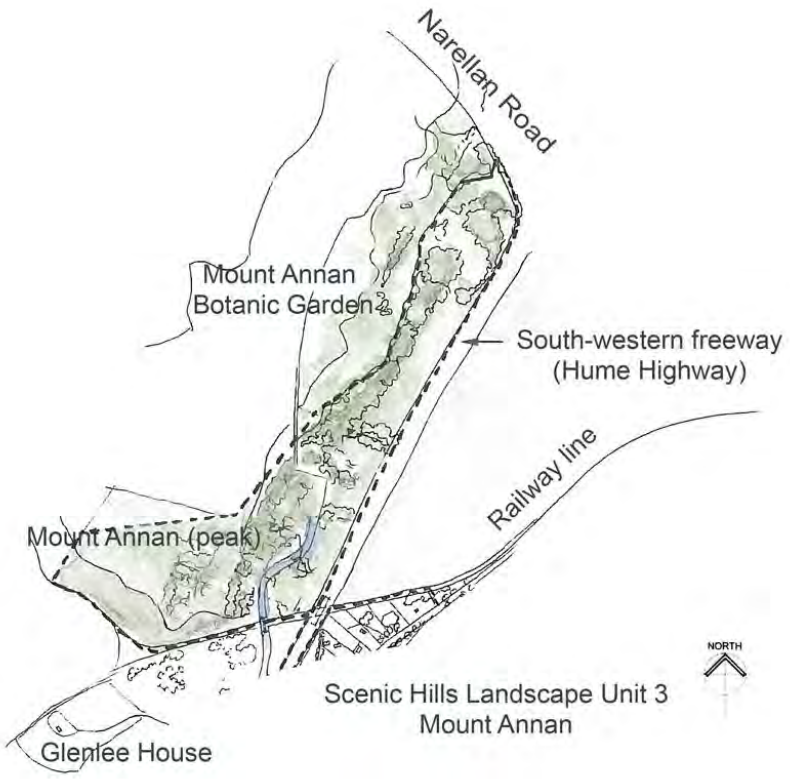


Figure 4.4.5. Main features of SH-LU4. The landscape of SH-LU4 is visually and physically contiguous with the westerns half of the Garden which is within the Camden LGA. Although excellent panoramic views are available over the surrounding landscape from the ridgeline near the peak of the hill, the landscape of the northern part is more self-contained and inward- focussed.

4.4.1 CONTEXT

Scenic Hills Landscape Unit 4 (SH-LU4) is the site of the Mount Annan Botanic Garden (the Garden extends also into the Camden LGA). It is situated near the main point of arrival to the urban area of Campbelltown from both the south and the west and plays an important role in many local viewscapes.

The topography of the landscape is distinctive and is comprised of a long ridge extending from Narellan Road in the north to the main railway line in the south. The ridge rises gradually to a peak of over 190m at the southern end. This is the highest readily accessible point in the Campbelltown LGA and spectacular panoramic views are available in all directions.

SH-LU4 is located at the intersection of several important regional features. It marks the edge of the area currently regarded as the greater Sydney Metropolitan area, being situated at the south-eastern corner of the Cumberland Plain where it meets the Nepean River and the pastoral districts of Menangle Park and Appin beyond to the south. Once the narrow gap between Mount Annan and the hill near Glenlee are broached when travelling south the character of the landscape changes dramatically as the tight, intimately scaled and visually intricate landforms of the Scenic Hills fall away to the broader plains to the south. The

northern end of the Unit, together with Kenny Hill to the north and the slopes of Maryfield to the north-east, similarly bracket the arrival to the Campbelltown LGA from Camden.

Mount Annan is a place of high cultural significance for the Aboriginal nations, and was part of the 'Yandel'ora' - the 'land of peace between peoples' which had been set aside by the owners, the D'harawal as a special place where all the nations from the eastern seaboard of Australia would meet to determine laws, settle disputes and arrange marriages.[28]

Mount Annan was purchased by Magistrate William Howe in the 1820s and incorporated into his Glenlee Estate (Glenlee remains to the south of Mount Annan and the two still enjoy a strong visual relationship). The use of the land during the 19th Century is not known in detail, but a dairy farm had been established over the northern part (near Narellan Road) by the 1940s until acquired by the Macarthur Development Board.

It was identified as part of the Scenic Hills scenic protection landscape during the regional planning process of the 1960s and 1970s and reserved from any urban development. Part of the Unit was then used as a horse riding school from the late 1970s to the 1980s when the location of a dedicated Australian Native Botanic Garden was announced in 1985 as a major Bicentennial project.

The Garden contains a series of structured displays, themed garden areas, areas of remnant Cumberland Plain Woodland and native grasslands, together with low-impact recreational facilities and park infrastructure. The Upper Canal of the Sydney Water Catchment Authority, the AGL Moomba to Sydney gas pipeline and several major electricity lines also pass through the Garden with differing impacts on the scenic qualities of the Unit. The Unit is also adjacent to a major coal washing facility and Transgrid electricity substation.

The richly undulating topography along the ridge has allowed the creation of a series of internal precincts which are used for different planting zones. The roads and pathways are however mainly focused on the features of the Garden, with views outwards from the site ancillary to the attractions within.

The outer slopes of the Garden are undeveloped in their character and, like SH-LUs 2 and 3, reinforce the contrast between the 'hidden' and 'exposed' attributes found throughout the landscape of the Scenic Hills. In the case of SH-LU4 the undeveloped eastern slopes lying parallel to the freeway provide little indication of the Garden above.

[28] Spackman and Mossop in association with Envionmetrics. . Mount Annan Botanic Garden Site Master Plan for the Royal Botanic Gardens and Domain Trust . 2000. p17 . http://www.rbgsyd.nsw.gov.au/_date/assets/pdf_file/0008/42578/SiteManagementPlan.pdf.

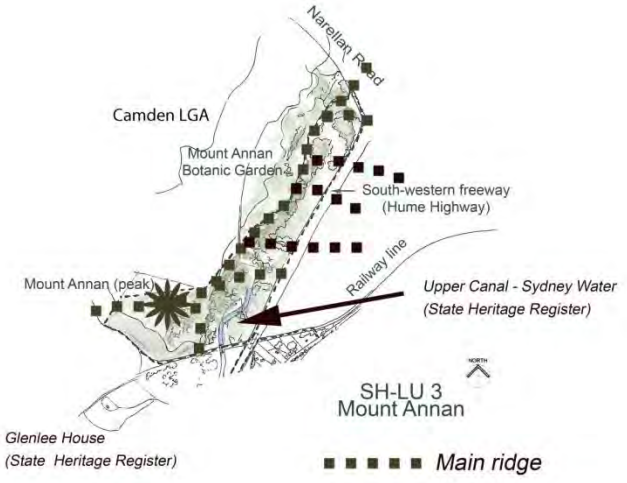


Figure 4.4.6. and 4.4.7 (below).

Primary topographic features of SH-LU4. The long ridge is a prominent element in the Landscape Unit as it rises to the peak of Mount Annan in the south. The smaller spur ridges to the east are also defined clearly.

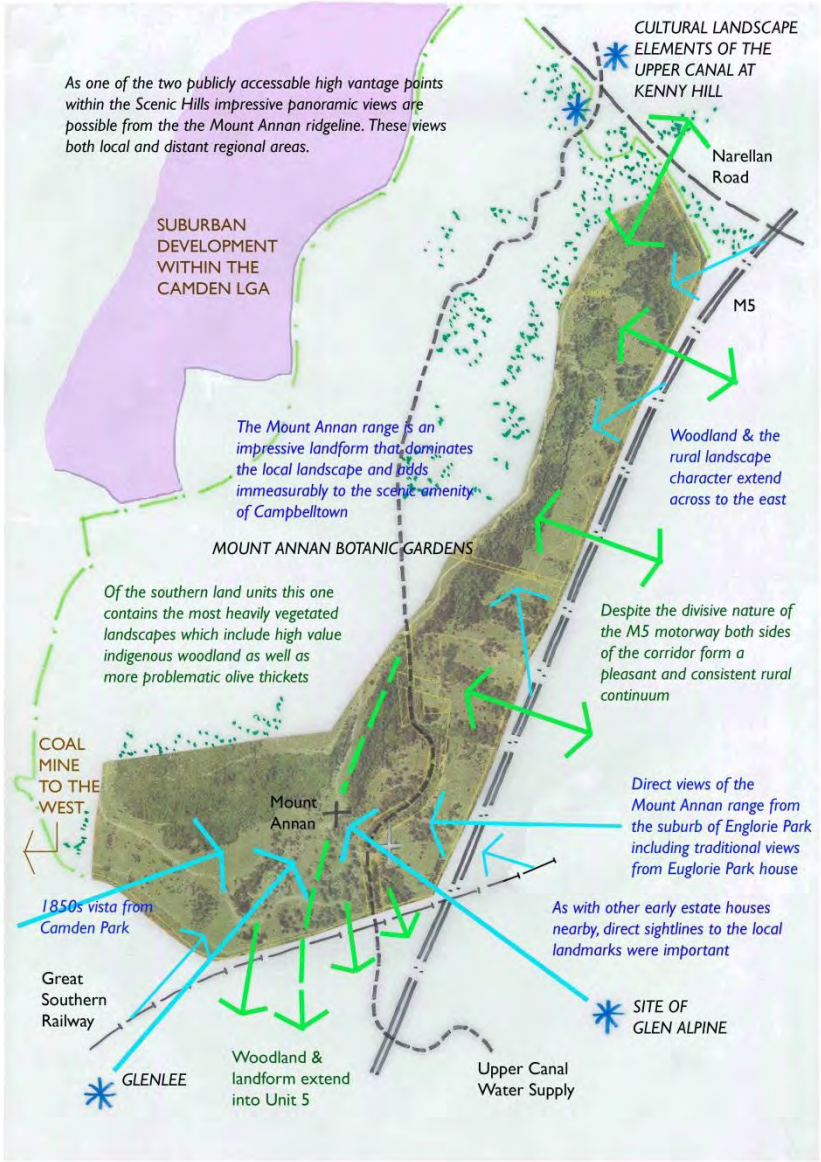


Figure 4.4.8. The location of SH-LU4 at the southern edge of the Scenic Hills also provides opportunities for spectacular views over the landscapes of the Scenic Hills, the eastern plateaus of the Georges River, the landscape of Camden and the lower pastoral landscapes of Menangle Park and Mount Gilead to the south from throughout the Unit. They are of a very high quality, such as these taken from near the summit of Mount Annan looking toward Mount Sugarloaf and SH-LU5.

Figure 4.4.9. One of the best opportunities for the public to appreciate the full extent of the profile of SH-LU4 is from the site of the first Glen Alpine house to the east of SH-LU4, where the ridge stretching from Narellan Road (right) to Mount Annan (left) forms the skyline.

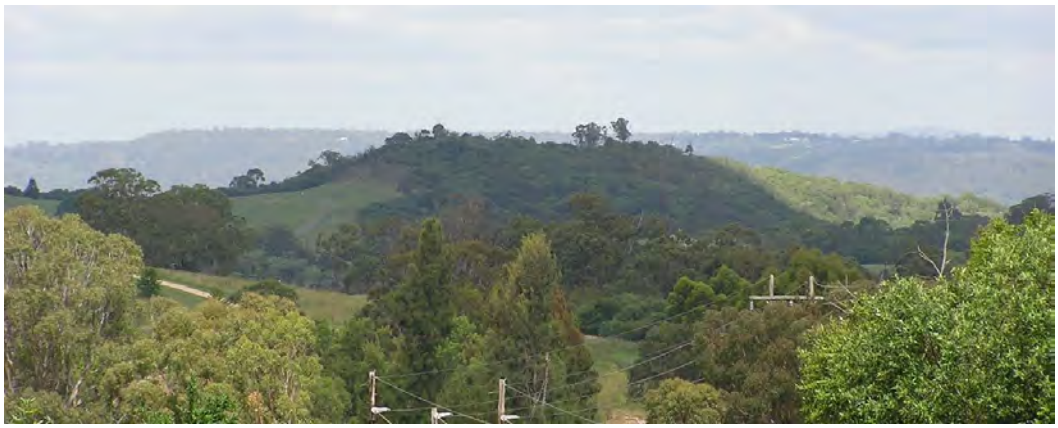


Figure 4.4.10. Looking over the Botanic Garden and Mount Annan from Kenny Hill (the slope on the right side of the hill is within the Camden LGA).

Figure 4.4.11. When approaching the Unit from the north the views over the peak of Mount Annan are obscured by its lower slopes and Kenny Hill is more prominent in the viewscape.

Figure 4.4.12. Once the Narellan Road intersection is crossed the landscape of SH-LU-4 becomes more prominent as can be seen in here (looking south) and in Figure 4.4.13 below (looking north). The eastern edge of SH-LU4 abuts the south-western freeway to Canberra, which is one of the busiest non-urban roads in NSW. This part of the Botanic Garden has remained undeveloped, with remnant Cumberland Plain Woodland on the upper part of the slope and cleared areas closer to the road, which then link to the undeveloped pastoral landscape of the University campus to the east (which is not part of the study area). This undeveloped face both allows the original vegetation of the region to be visible from the public domain and hides the more structured character of the Garden landscape to the west of the ridge. The Unit demonstrates attributes characteristic of all the Scenic Hills landscape units in that much of the Unit is 'hidden' from main roads.

Figure 4.4.13. Looking north along the eastern edge of SH-LU4 – little indication of the quality of the landscape to the west is available from this edge..

Figure 4.4.14. View to the north-west, Mount Annan area, February 1985. (Weeds in foreground.) Photo: B. Briggs
Figure 4.4.15. View of Mount Annan, February 1985. Photo: B. Briggs
(both images in Wilson, Edwin and Barbara Briggs (July 2006) Birth of a Garden - Mount Annan Botanic Garden, near Campbelltown, south-west of Sydney. http://www.rbgsyd.nsw.gov.au/annan/history/Birth_of_a_garden.)

Figure 4.4.16. Mount Annan includes significant areas of endangered Cumberland Plain Woodland which are conserved as a feature of the Garden.

Figure 4.4.17. Although the topography and layout of the Garden encourages a focus on the plantings, views to other elements of the scenic landscape are available and provide a sense of context.

Figure 4.4.18. The opportunity for views in other parts of the Garden are constrained by the internal topography of the Unit.

Figure 4.4.19. The African Olive is an introduced species that has naturalised and become a significant pest in this and other Units of the Scenic Hills.

Figure 4.4.20. The Unit forms part of an important wildlife and ecological corridor between the Scenic Hills and the Nepean River. Native animals can be found in the remnant areas of Cumberland Plain Woodland in particular.

Figure 4.4.21. The contrast between urban and rural development has largely remained consistent in views from SH-LU4 as a result of ongoing commitment to the early policy to ensure that the urban footprint of Campbelltown remains compact and tightly defined. The area to the south of SH-LUs 4 and 5 is however coming under pressure for urban development.

Figure 4.4.22 and Figure 4.4.23. External views from Mount Annan enhance the experience for visitors and allow the setting of the Unit, and that of the Scenic Hills, to be appreciated by the wider community. From the northern part of the Unit looking to the east (left) and to the north (Badgally Hill) (right).

Figure 4.4.24 and Figure 4.4.25. The State-significant property Glenlee originally extended to include Mount Annan. The visual link between the two areas remains strong, although this will be compromised by the proposed Menangle Park development.

Figure 4.4.26. Glenlee house is oriented to John Macarthur's Camden Park Estate, but William Howe purchased the land which included Mount Annan and incorporated it into the Glenlee Estate in the 1820s. Mount Annan frames views towards the house and continues to provide a strongly defined setting and visual curtilage for the house that reads as a single landscape today. The foreground of this landscape is within an area proposed for major urban development. It is not part of the study area and urban design controls should be developed to ensure that the impact on the visual and historic links between Glenlee and Mount Annan are minimised. (This photograph was taken from the north of Menangle Park Paceway and this perspective is not currently accessible to the public.)

Figure 4.4.27. The emergence of a row of marker trees planted in recent years along the climb to the peak of Mount Annan is becoming a prominent element of the skyline when viewed from the freeway below and from suburbs such as Glen Alpine and Englorie Park. They are a somewhat incongruous element from this perspective as they rise above what appears to the casual viewer to be a hillside of natural bushland.

Figure 4.4.28. The southern face of the Unit is prominent in views from Glenlee and Menangle Park. This face is overgrown with the invasive species African Olive. The recently developed Transgrid substation is screened in this view from by the trees in the foreground, which are within the adjacent Landscape Unit (SH-LU5).

Figure 4.4.29. The provision of major regional infrastructure is a prominent element in many views of SH-LU4. Some, such as these high-voltage power lines are highly visible and visually intrusive (looking to SH-LU4 from SH-LU5).

Figure 4.4.30. Other infrastructure is less visually intrusive in views towards the Unit, such as the Sydney Water Supply Upper Canal which is seen here near where it is crossed by the freeway (in SH-LU5). This viewpoint provides a good position from which to appreciate the long, gradual rise of the ridge from Narellan Road in the north (r) to Mount Annan in the south (l).

Figure 4.4.31 and 4.4.32 (right). The original Glen Alpine estate was sited to enjoy excellent views over the ridge and skyline of Mount Annan, and these can still be appreciated from the public park surrounding the site of the house.

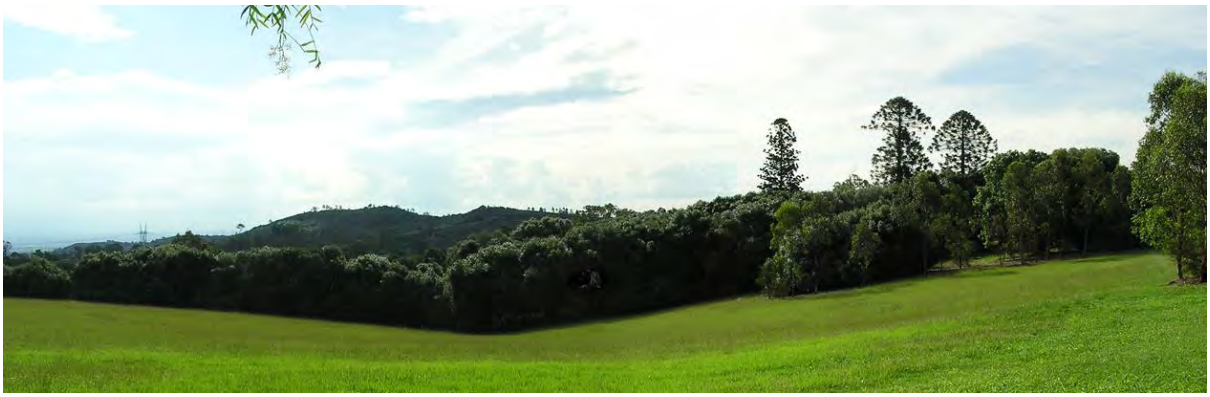


Figure 4.4.33. The skyline of Mount Annan and the main ridge are visually distinctive and form a strong silhouette when viewed from the former Glen Alpine estate to the east.

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.

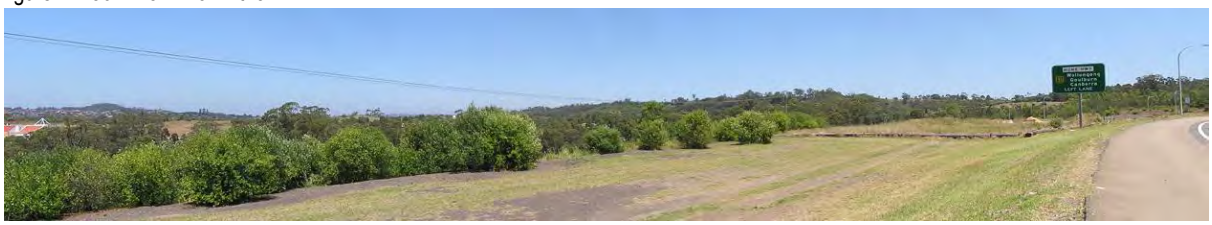


Figure 4.4.37. SH-LU4's ridge defines the skyline in most views towards the Unit, although when travelling west along Narellan Road its profile is unobtrusive.

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.

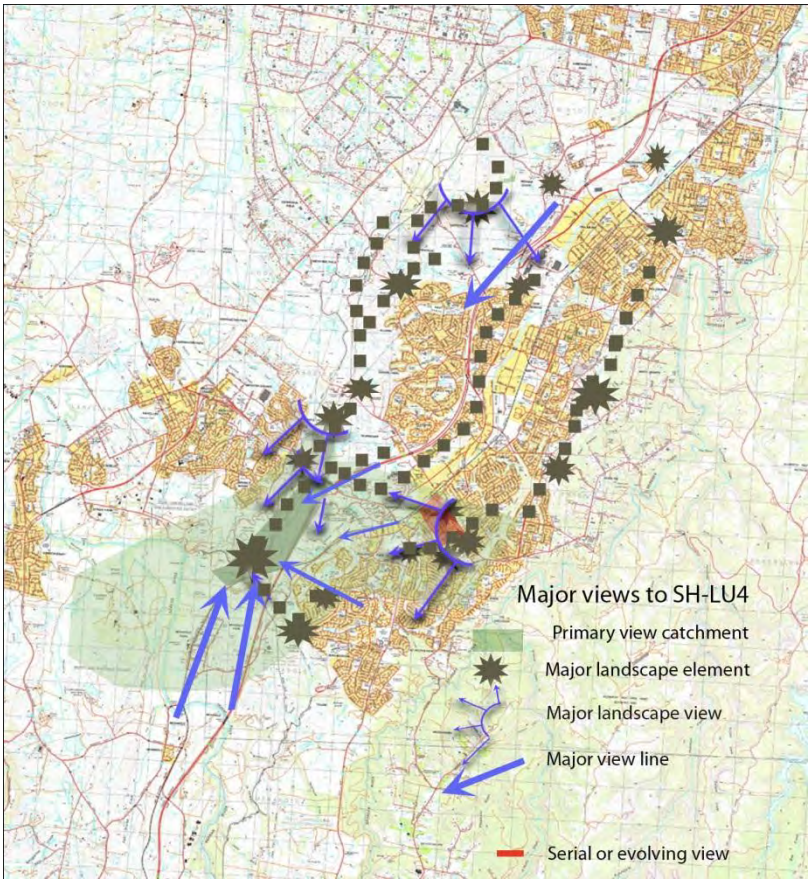
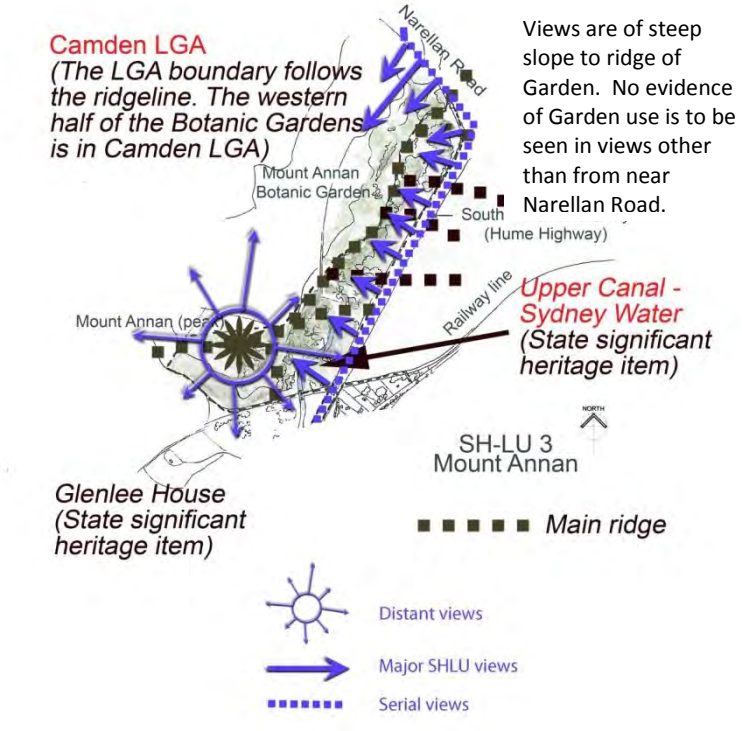


Figure 4.4.42. Significant views towards SH-LU4 from within the Campbelltown LGA.



Views are of steep slope to ridge of Garden. No evidence of Garden use is to be seen in views other than from near Narellan Road.

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 Plan[33] 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).

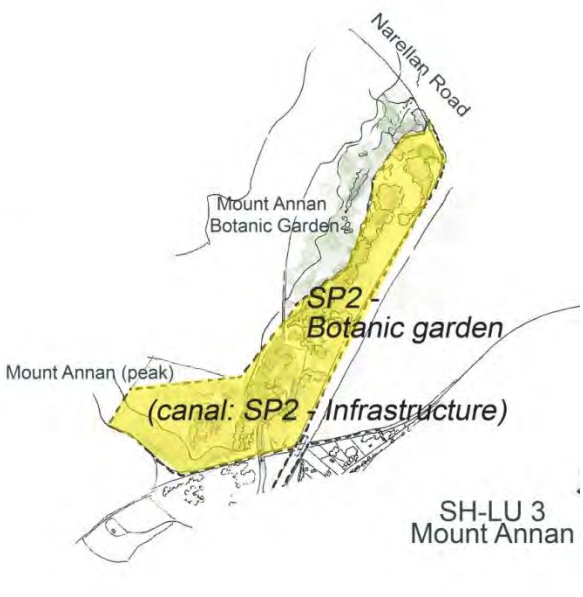


Figure 4.4.44. Recommended zones - SH-LU4. The whole Unit should be zoned SP2-Botanic Garden, and no urbanisation should be permitted within the Unit.

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

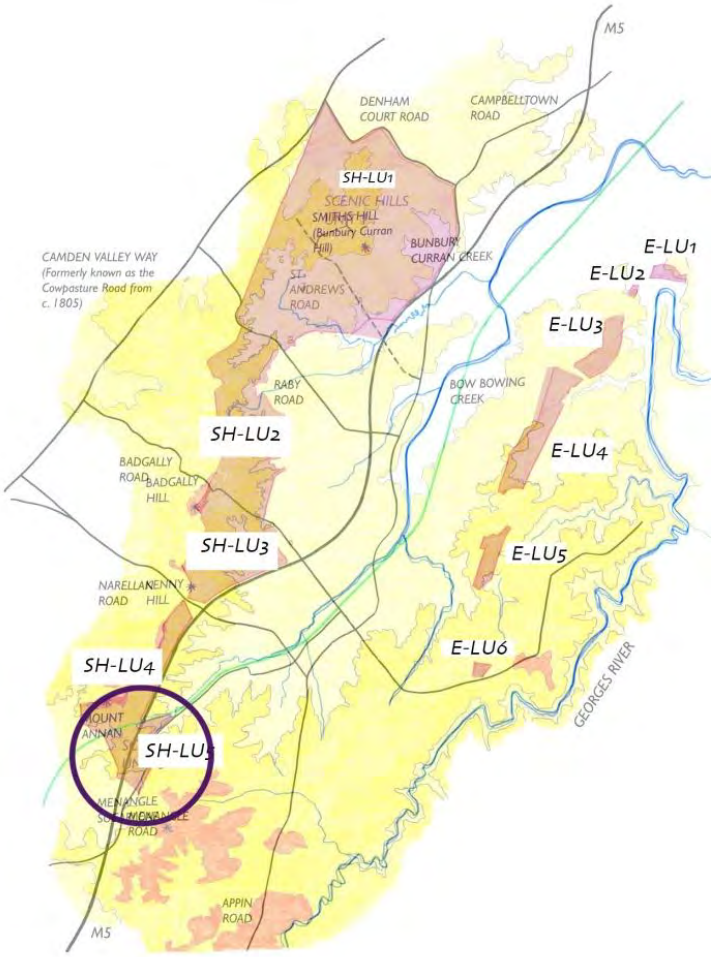


Figure 4.5.3. SH-LU5 is located to the south of the main urbanised valley of the Campbelltown LGA at the southern tip of the Scenic Hills.

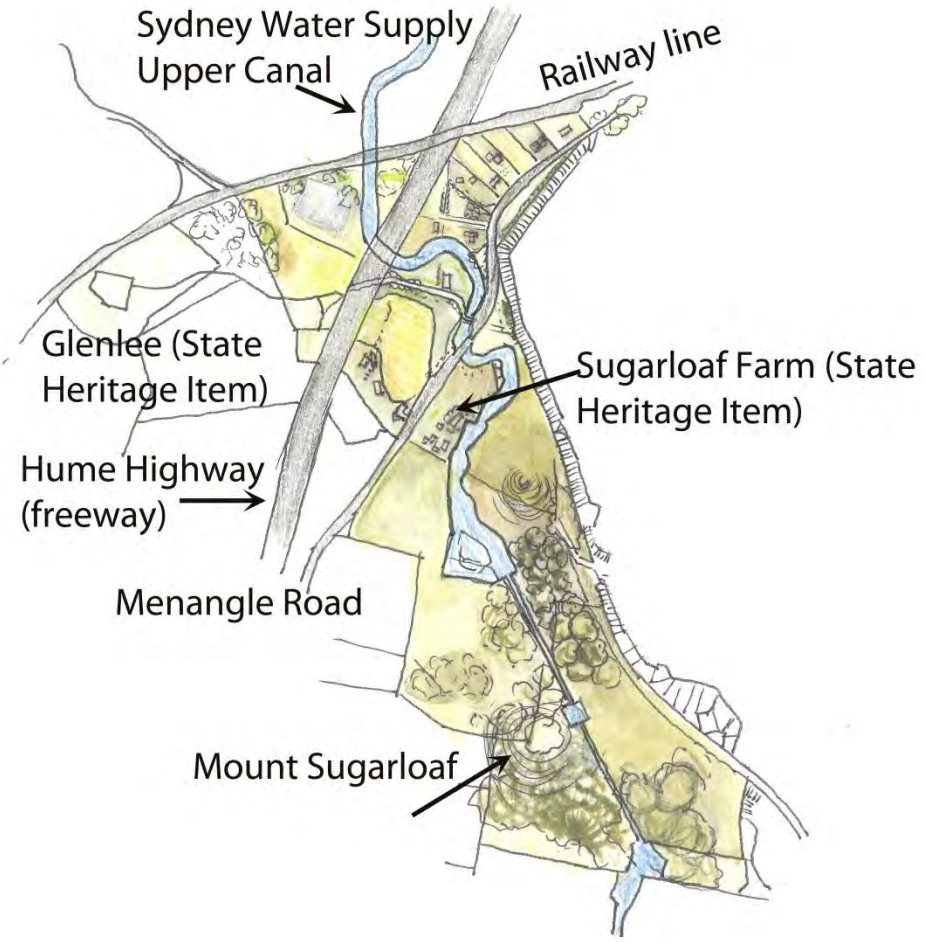


Figure 4.5.4. SH-LU5 – Main landscape features. Much of the land within this Unit is relatively low and without spectacular qualities with the exception of the sharply expressed ridge where the freeway crosses the southern part of the Unit; and the important landforms of the Mount Sugarloaf group immediately 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

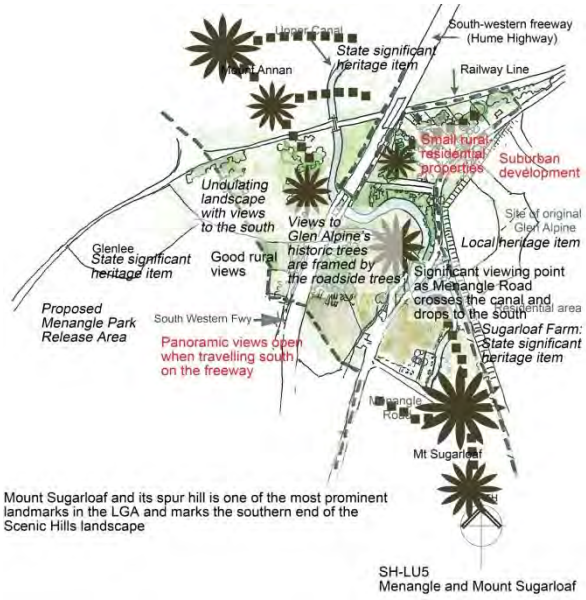


Figure 4.5.9. Landscape features of SH-LU5.

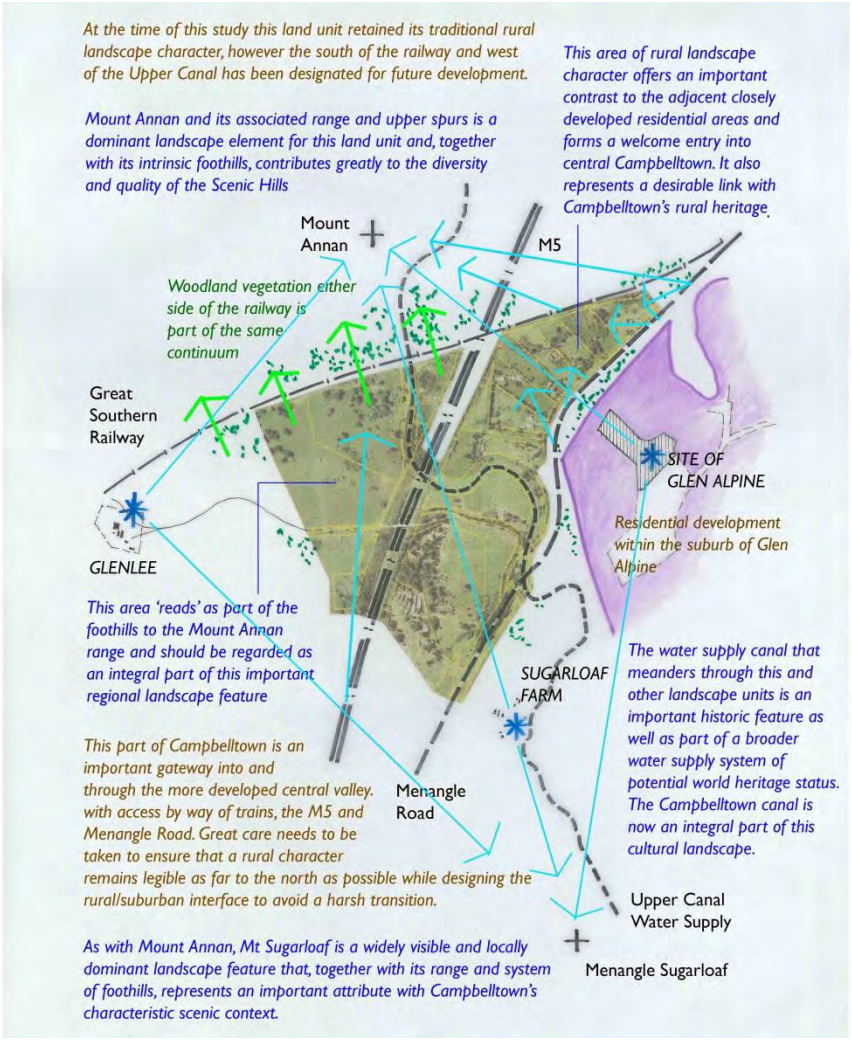


Figure 4.5.10. Main elements of SH-LU5. This Unit is a relatively small one that plays an important role in defining the southern edge of the main Campbelltown valley. It is semi-rural in character, with large-lot residential development and some small-scale agricultural activity such as market gardening 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 theCampbelltown 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.

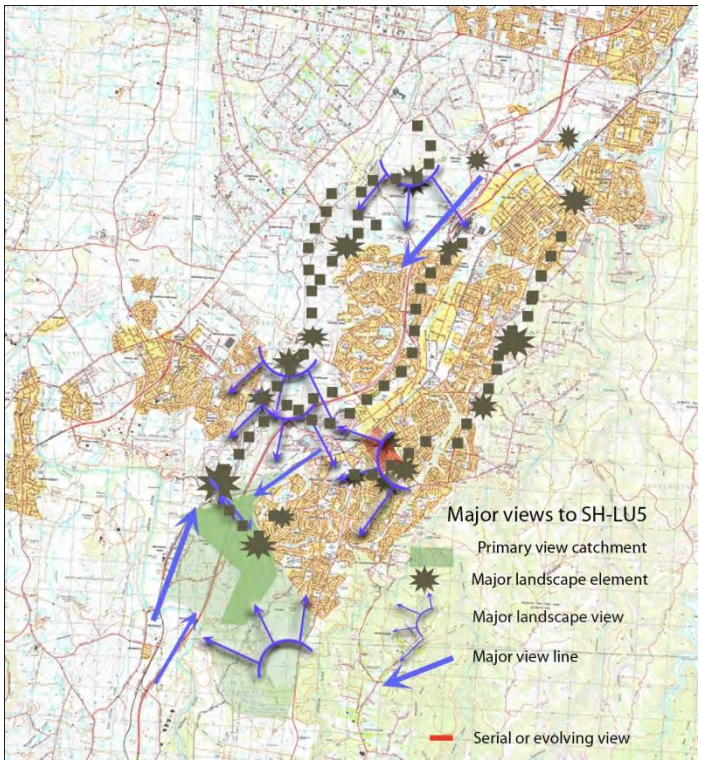


Figure 4.5.46. Significant views towards SH-LU5 from within the study area. Many additional views are available to Mount Sugarloaf from other areas, including Glen Alpine, Menangle Park and the southern suburbs of Campbelltown.

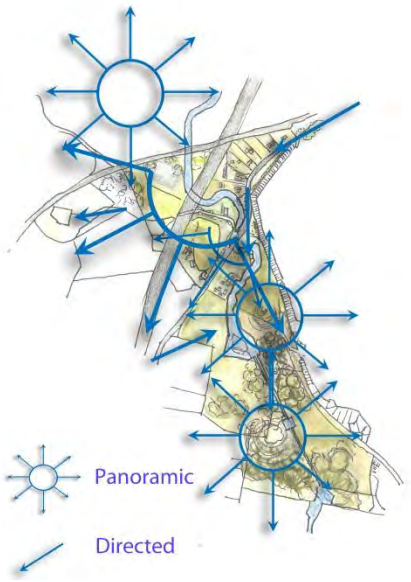


Figure 4.5.47. Significant views from SH-LU5

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.

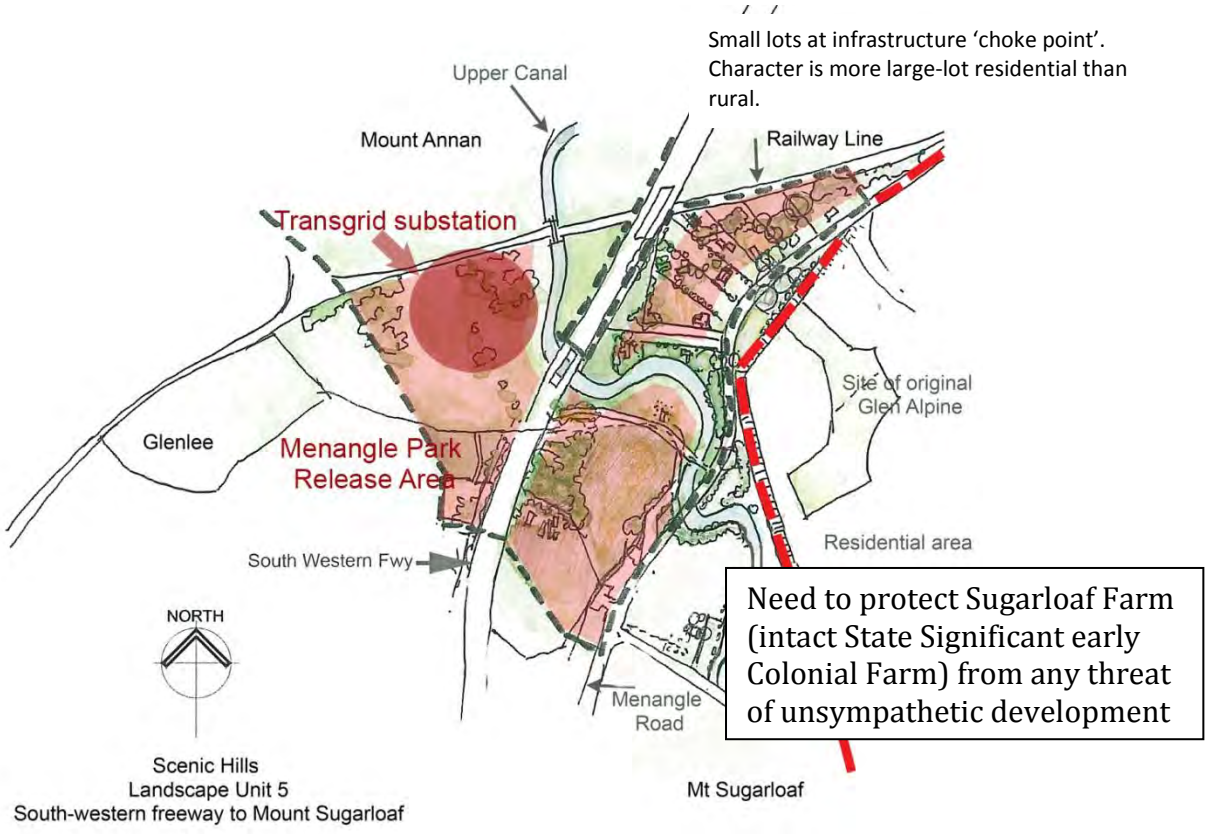


Figure 4.5.48. Current issues in SH-LU5

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.

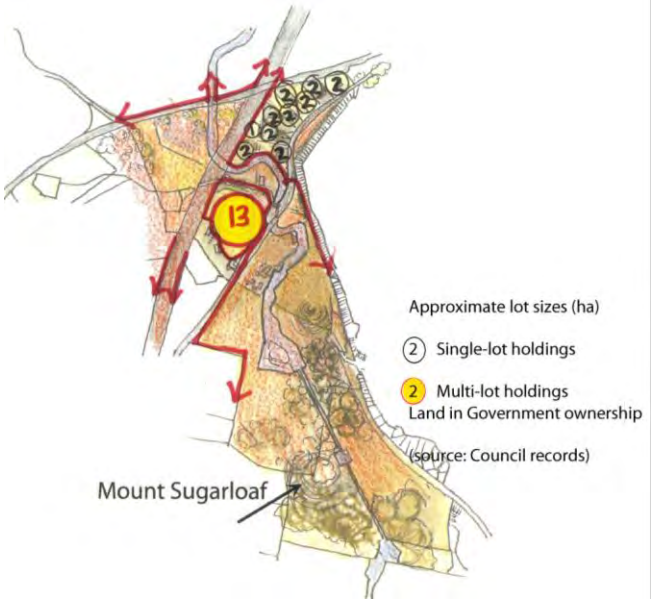


Figure 4.5.49. Distribution of lot sizes in SH-LU5. The lots near the northern end are within the area zoned 7(d4) 2 hectares minimum lot size (LEP 2002) and the remainder are either Special Uses or in the 7(d1) 100 hectares minimum lot size zone (LEP D8 or LEP 2002).

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 4000m^2 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 (4000m^2)

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 1500m^2

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.

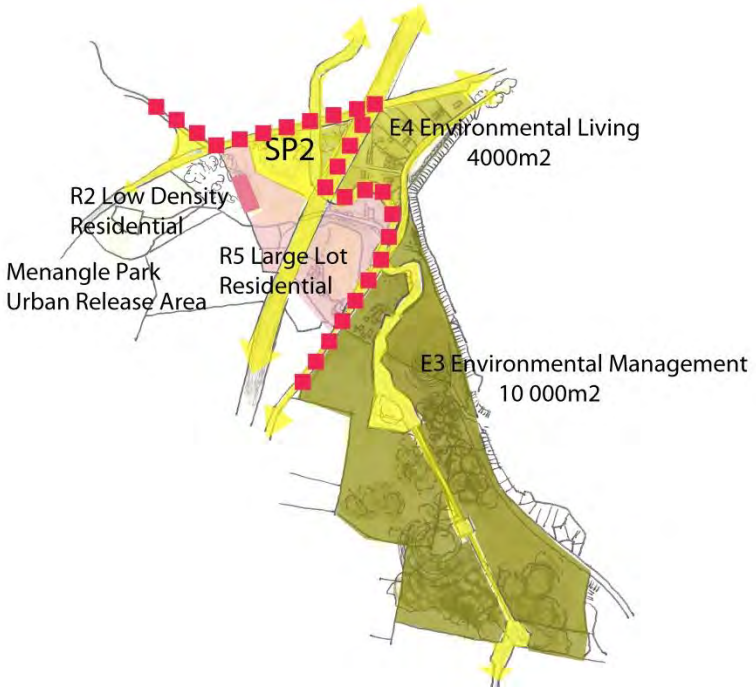


Figure 4.5.51. If the proposed release of the Menangle Park area proceeds under the State Government's Metropolitan Development Program and land within the Scenic Hills is included within the development area it is recommended that this be recognised through an overlay on the urban edge and that the 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 SCEME 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.

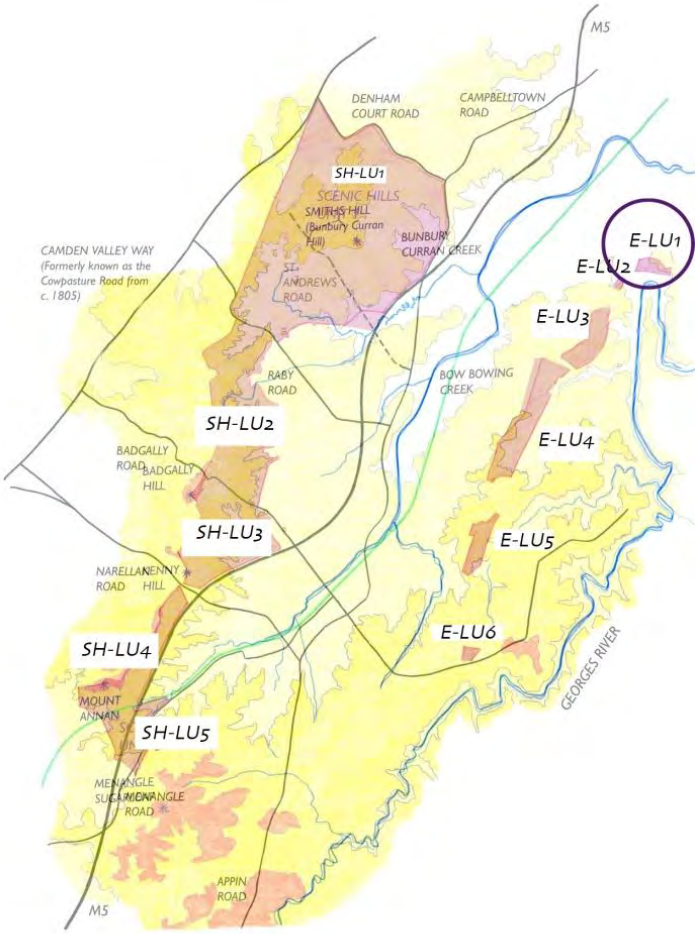


Figure 5.1.5. Location of East Edge Scenic Protection Lands Visual Landscape Unit 1.

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.

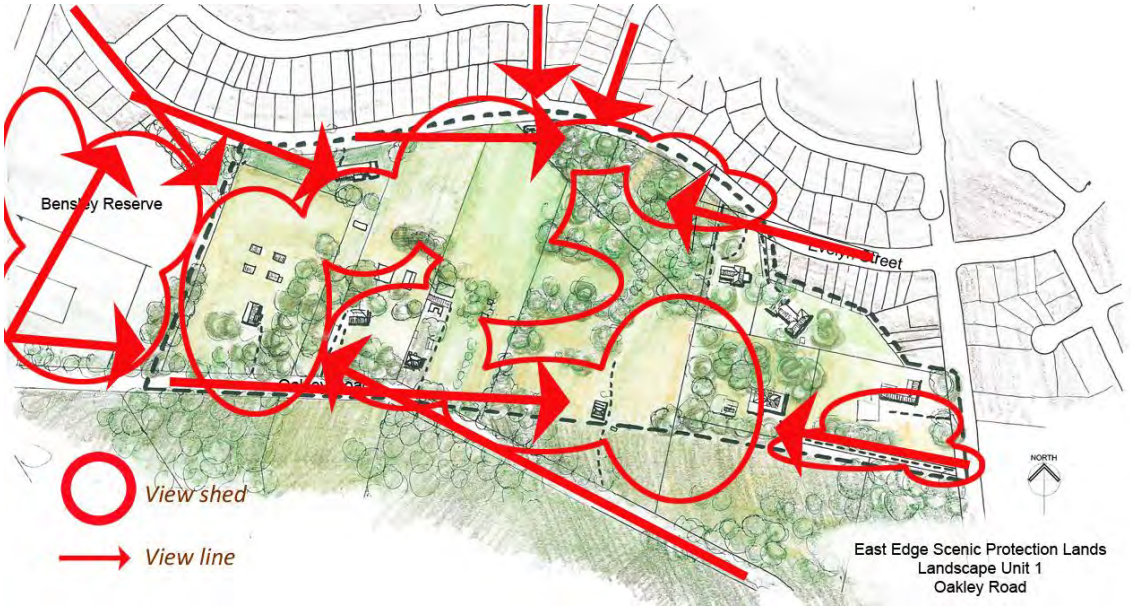


Figure 5.1.45. E-LU1 contains no internal roads and accessible views are limited to those available from the peripheral roads. Most of these views are good in quality, with those from Evelyn Street mainly over cleared paddocks toward bushland, and those from Oakley Road being more enclosed by the surrounding 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 Travers[36] (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 is 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 4000m^2 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 4000M^2

If the minimum lot size was reduced to 4000m^2 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 4000m^2 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 Oakey 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.

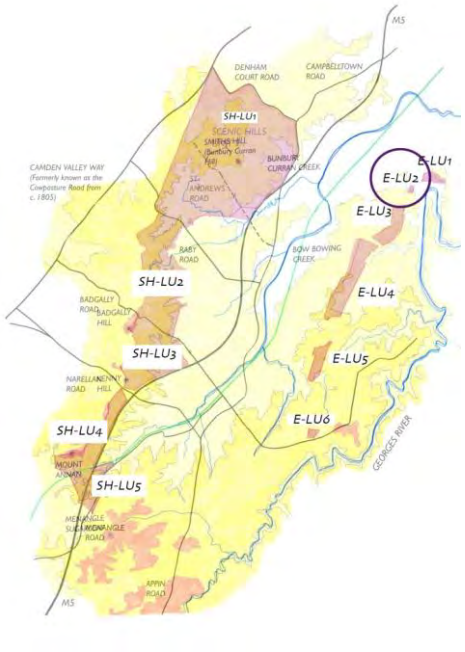


Figure 5.2.1 Location of East Edge Scenic Protection Lands Visual Landscape Unit 2.

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 2240m^2 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 19thCentury sandstone cottage is located at the focal point of the Unit and includes its original setting.

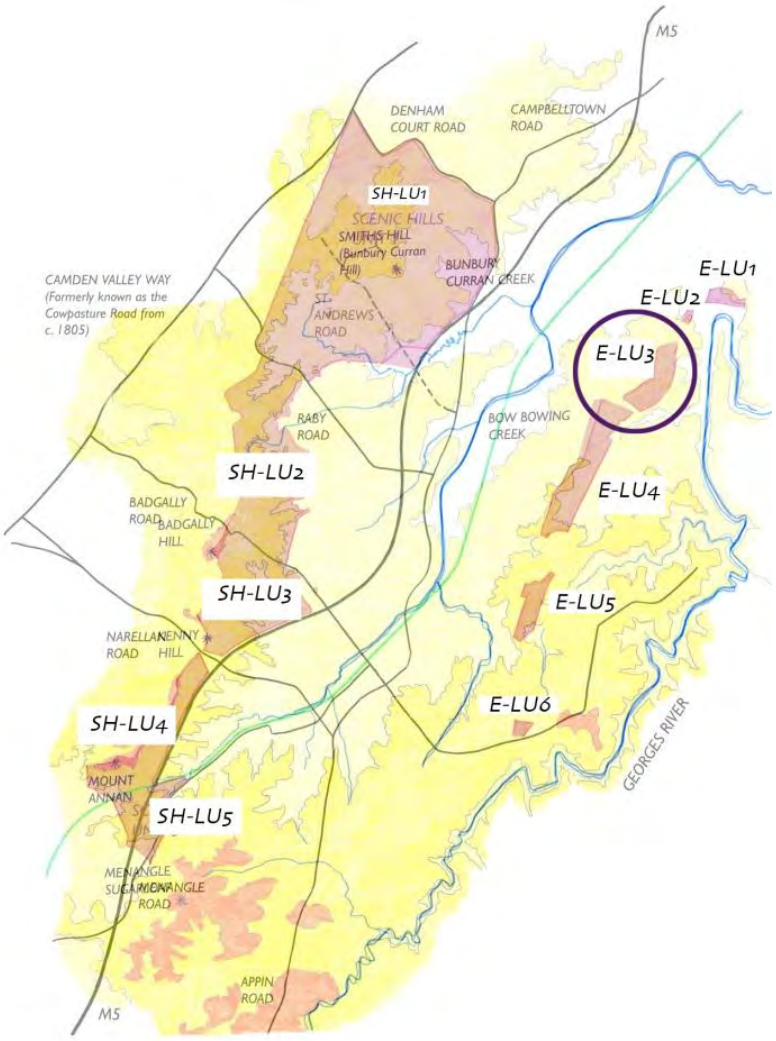


Figure 5.3.5. Location of East Edge Scenic Protection Lands Visual Landscape Unit 3.

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.

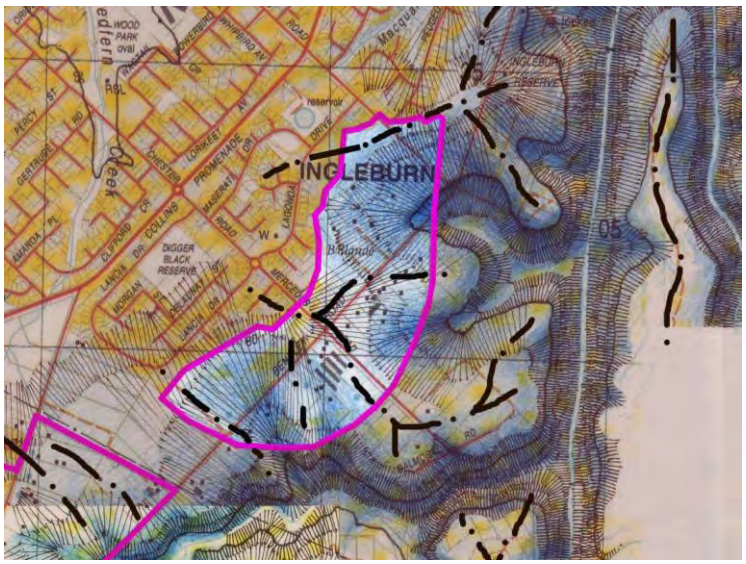


Figure 5.3.7. E-LU3 is located to the south-east of Ingleburn. The Unit describes an arc between the residential areas to the north-west and the Georges River Nature Reserve to the east and south.

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 skyine.

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.

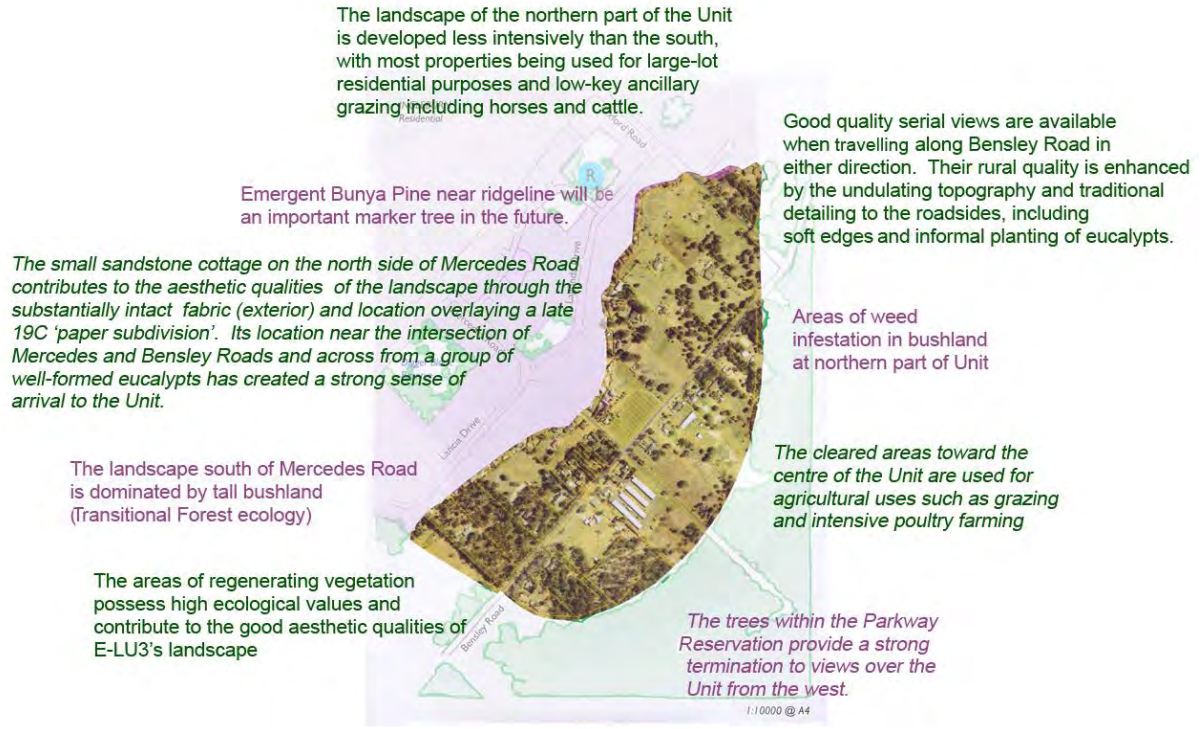


Figure 5.3.58. Summary of the visual and scenic qualities of the landscape within E-LU3. The scenic qualities of the area are derived mainly from the mature trees and their relationship with the cultural landscape. Although the southern portion of the unit is well vegetated with some pockets of high 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).

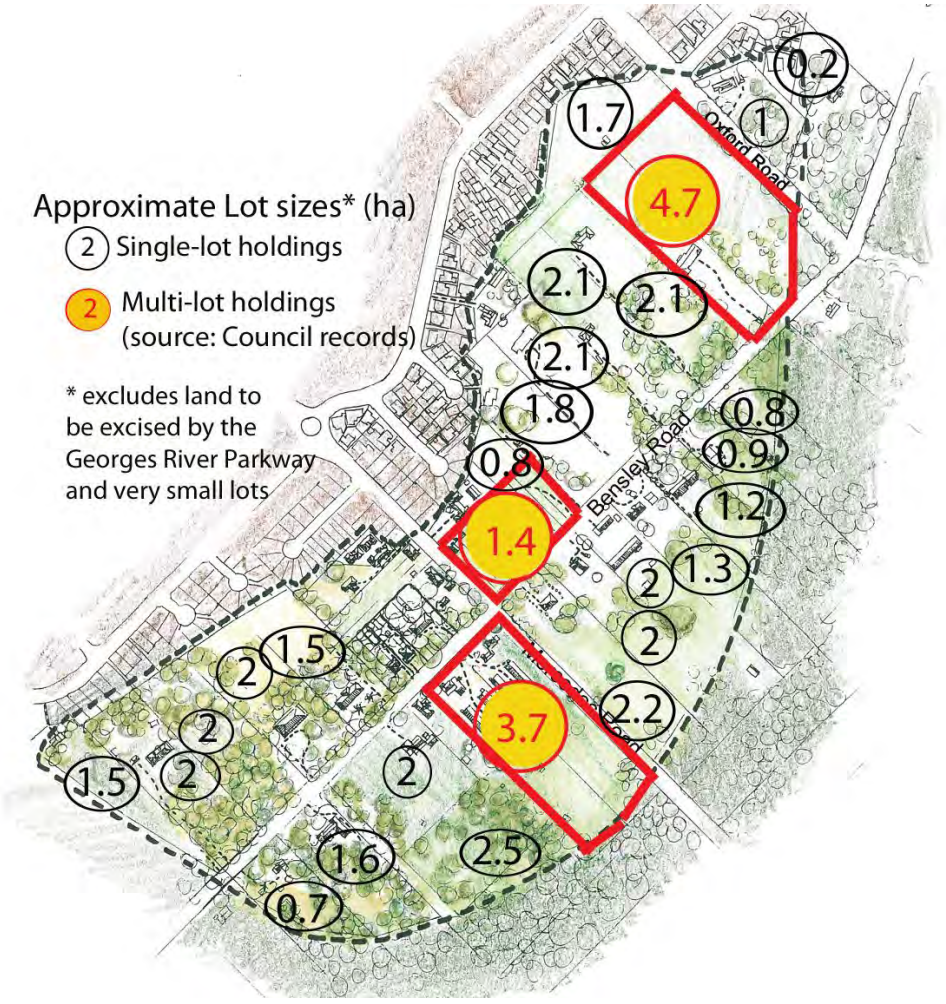


Figure 5.3.59. Areas of existing land parcels within E-LU3 (in hectares). Note that some properties have been made up of groups of narrow lots from the 1885 subdivision of the Campbellfield Estate into the proposed village of' Caledonia' and have retained their original legal titles - although now aggregated 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 though 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 4000m^2 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 4000M^2

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 4000m$^{2.}$

Lots of 4000m^2 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

[37] 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.

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).

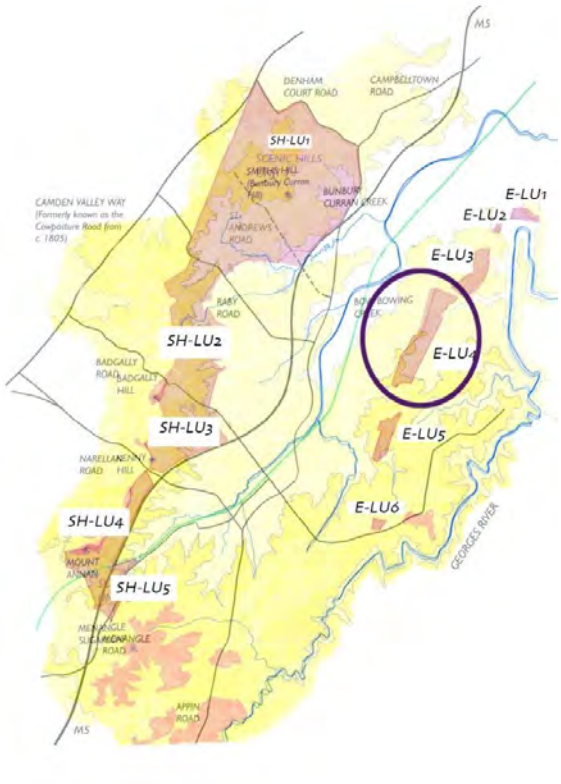


Figure 5.4.5. Location of East Edge Scenic Protection Lands Visual Landscape Unit 4.

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.

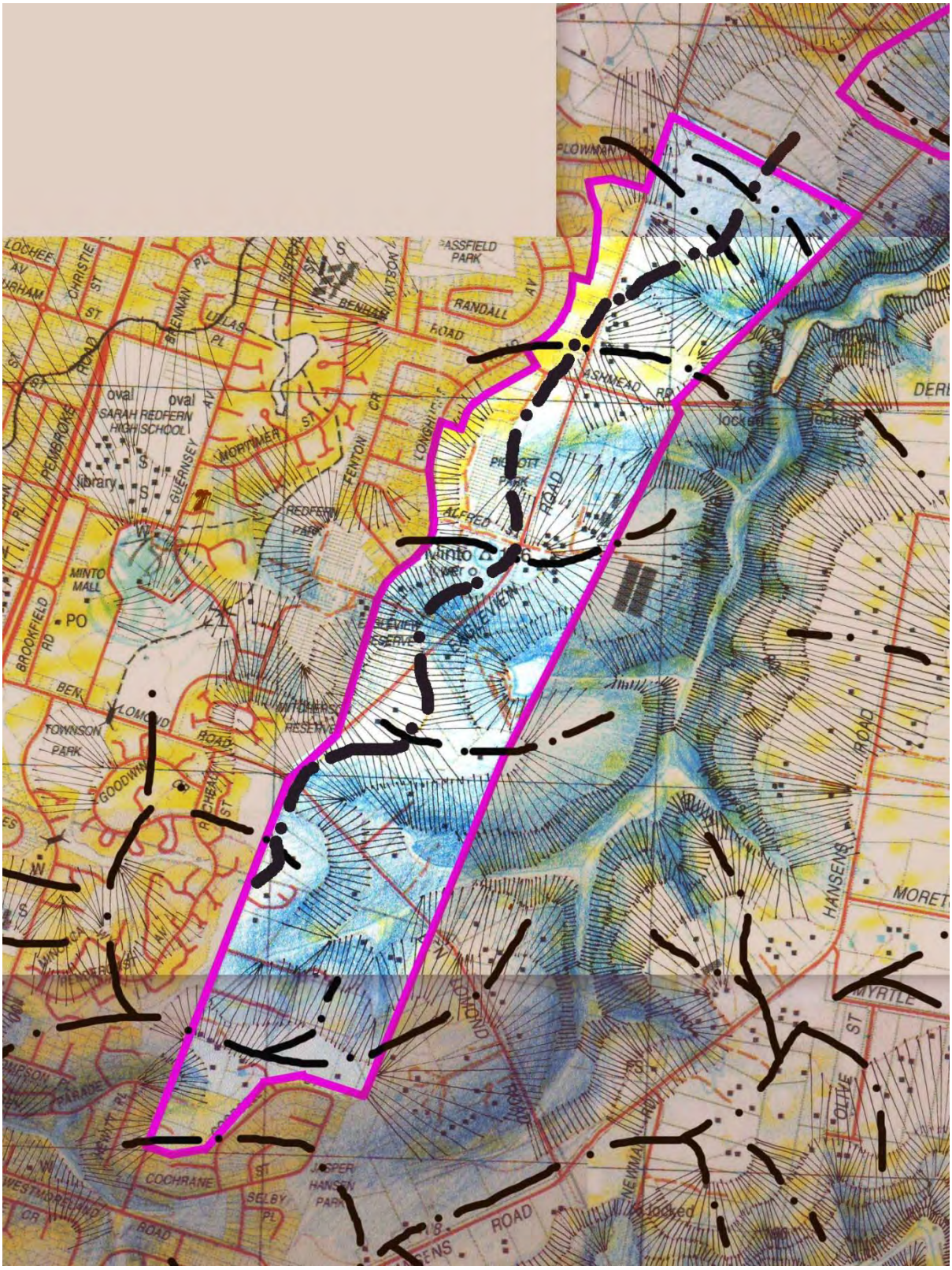


Figure 5.4.7. E-LU4 is located to the east of Minto. The Unit is elongated, following the main ridgeline of the eastern side of the Campbelltown valley.

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.

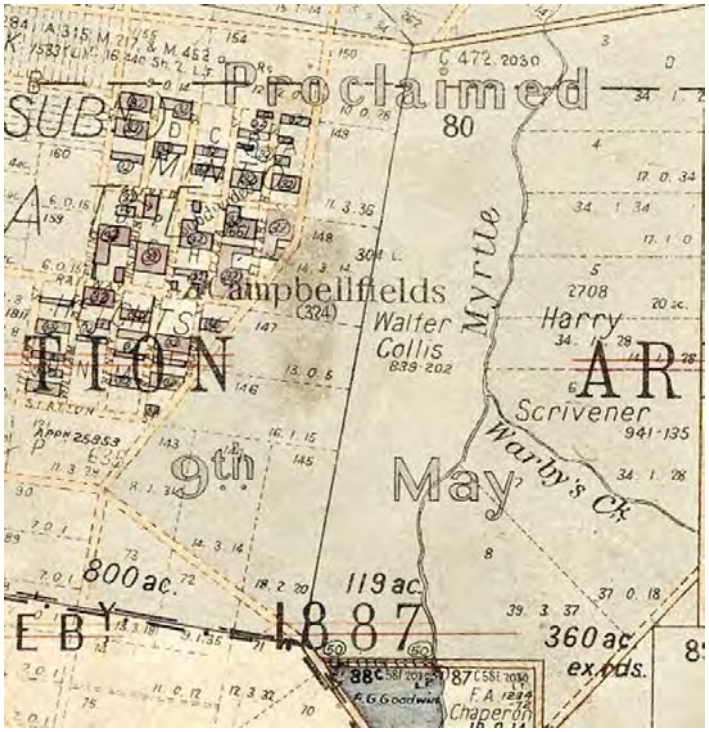


Figure 5.4.8. This 1930s map reveals that the lots near the ridgeline were sought-after when Campbellfield was subdivided, although the aerial photographs (over page) reveal that few houses were built on the small farms.

[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 4000m^2 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 4000m^2 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 4000m^2, 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 the 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 4000m^2 (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 fomred subdivison 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 (4000m^2). (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.

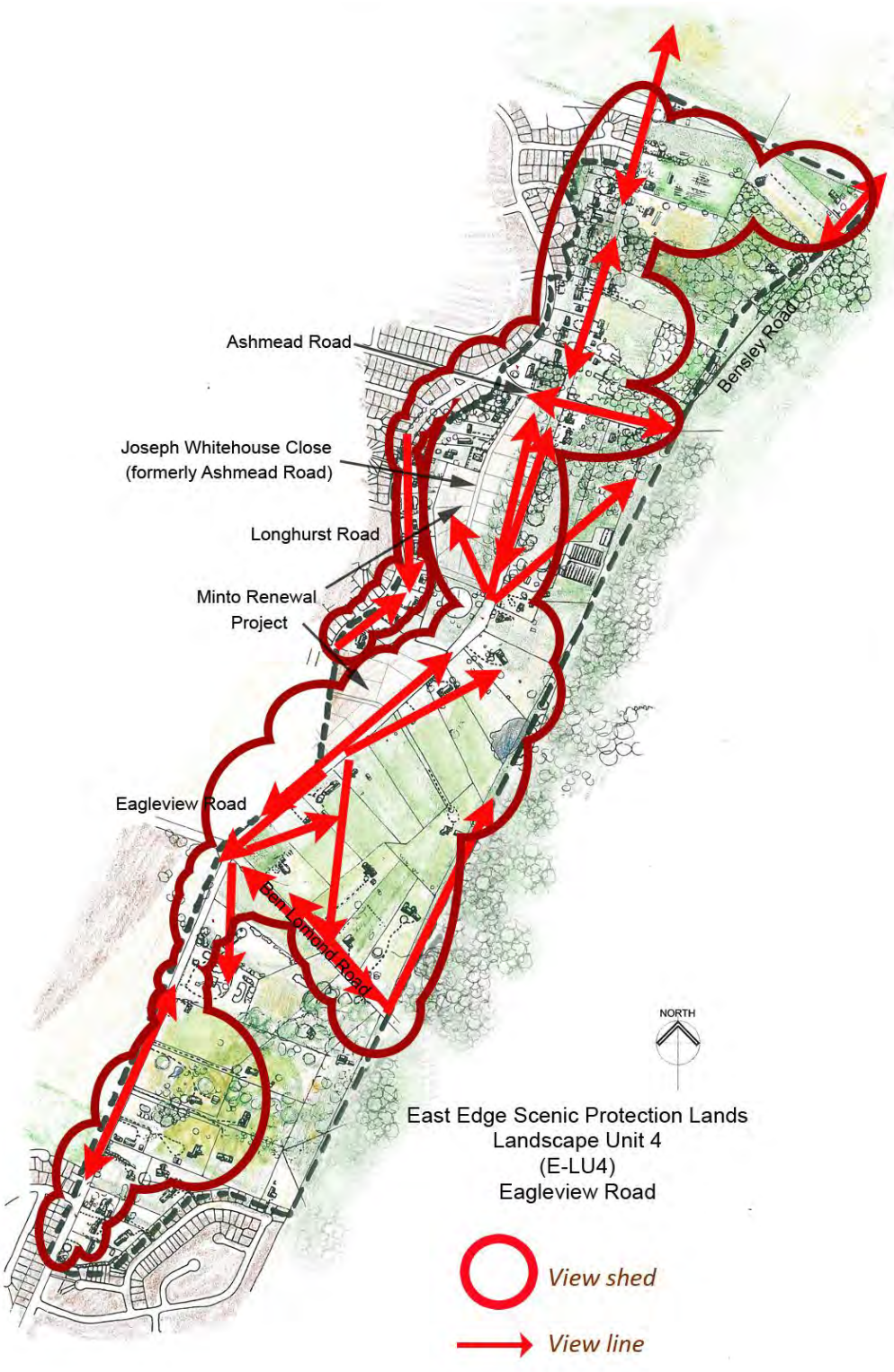


Figure 5.4.107. E-LU4's internal views are more limited in their scope. They include directed views along the roads and broader views over the landscape to the bushland in the east. Views into the Unit from surrounding areas are limited by the topography. Good views are available from Campbelltown and 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 - 4000m^2 lots for sale – on eastern side of the main ridgeline.

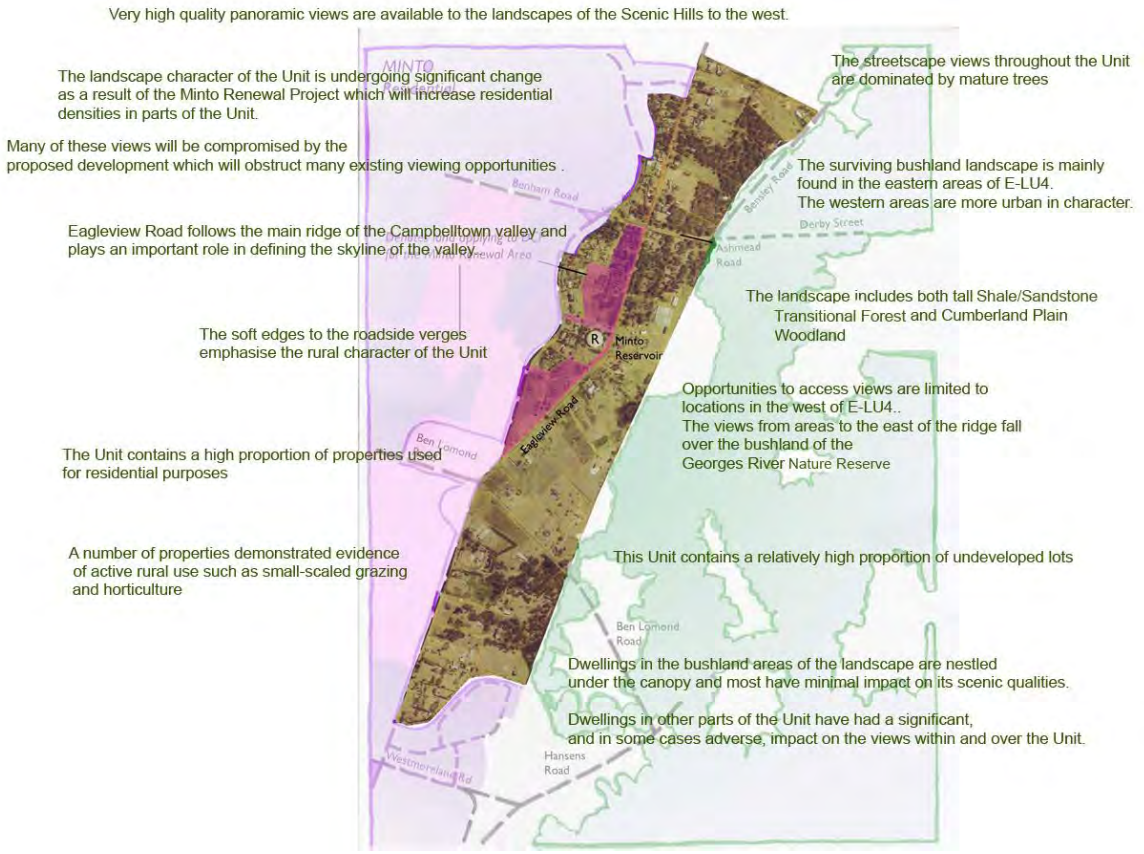


Figure 5.4.108. Existing visual and scenic qualities of the landscape within E-LU4.

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 (4000M^2) 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 4000m^2 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 4000m^2). 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.

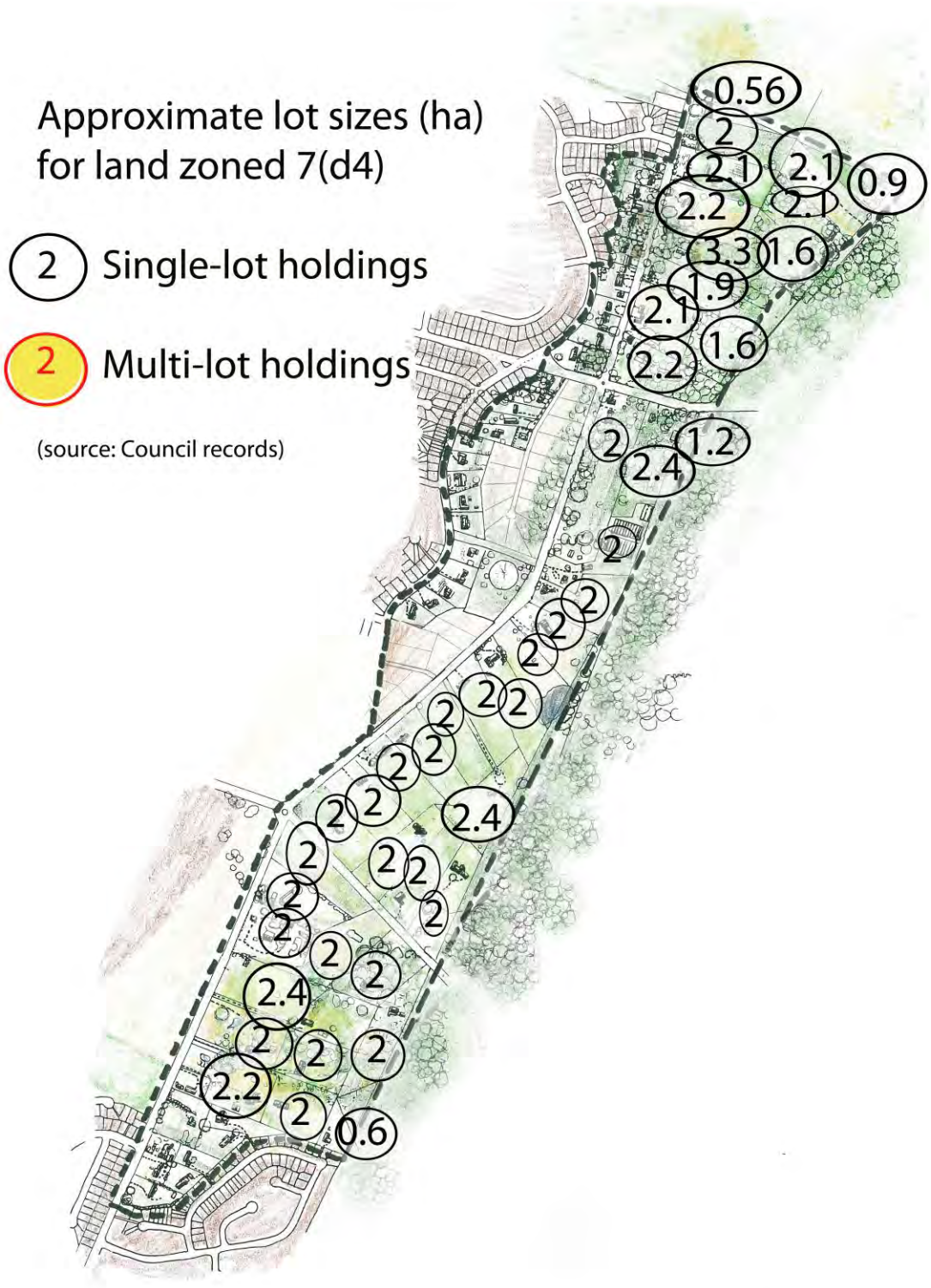


Figure 5.4.110. Distribution of lot sizes within the area of E-LU3 zoned 7(d6). A large proportion of the lots in this zone are equal or greater than the minimum required for the erection of a dwelling, with only eight properties substantially below 2 hectares.

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 (4000M^2) 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 4000m^2 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 though 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 4000m^2/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 4000M^2 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 4000m^2. [40]

Lots of 4000m^2 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 4000m^2 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 4000m^2 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.

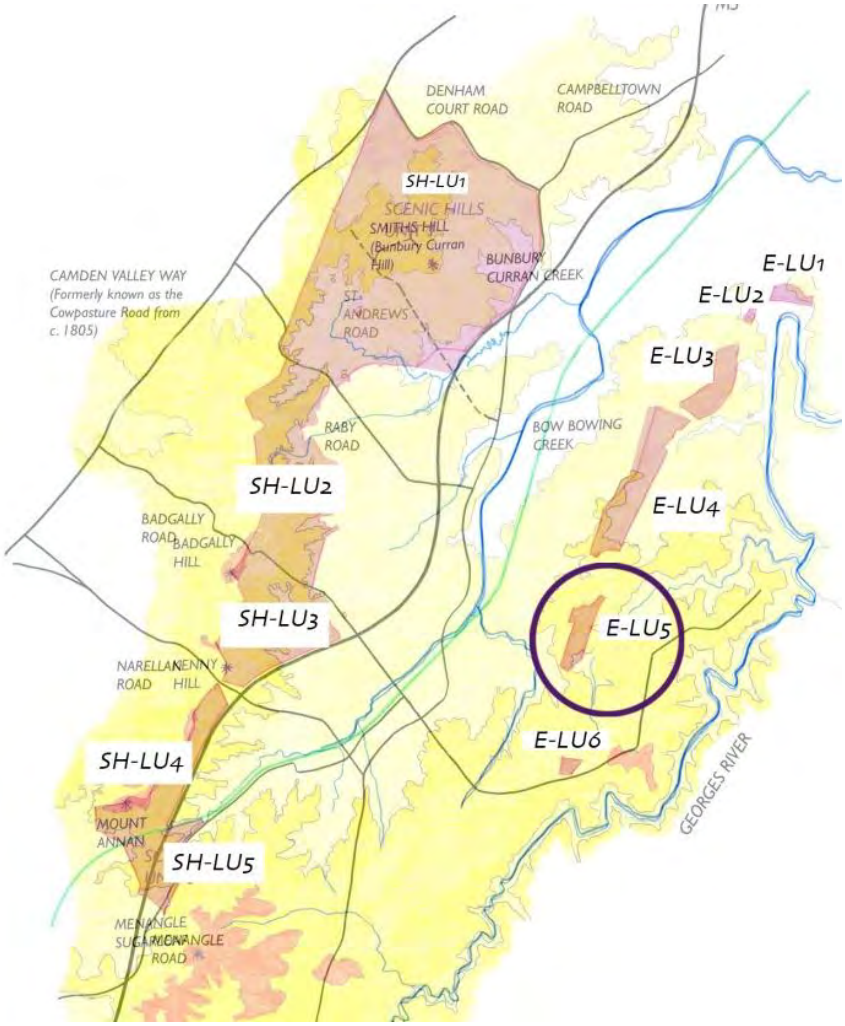


Figure 5.5.4. Location of East Edge Scenic Protection Lands Visual Landscape Unit 5 (above)

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.

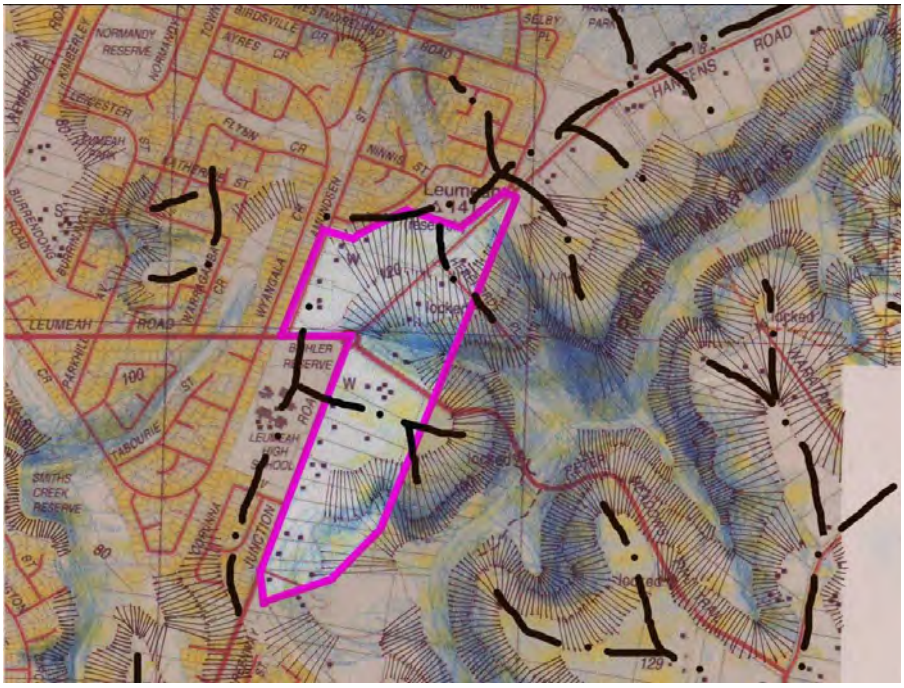


Figure 5.5.6. E-LU5 is located on the edge of the steep gully of Peter Meadows Creek at Leumeah.

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 Estate[42] 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

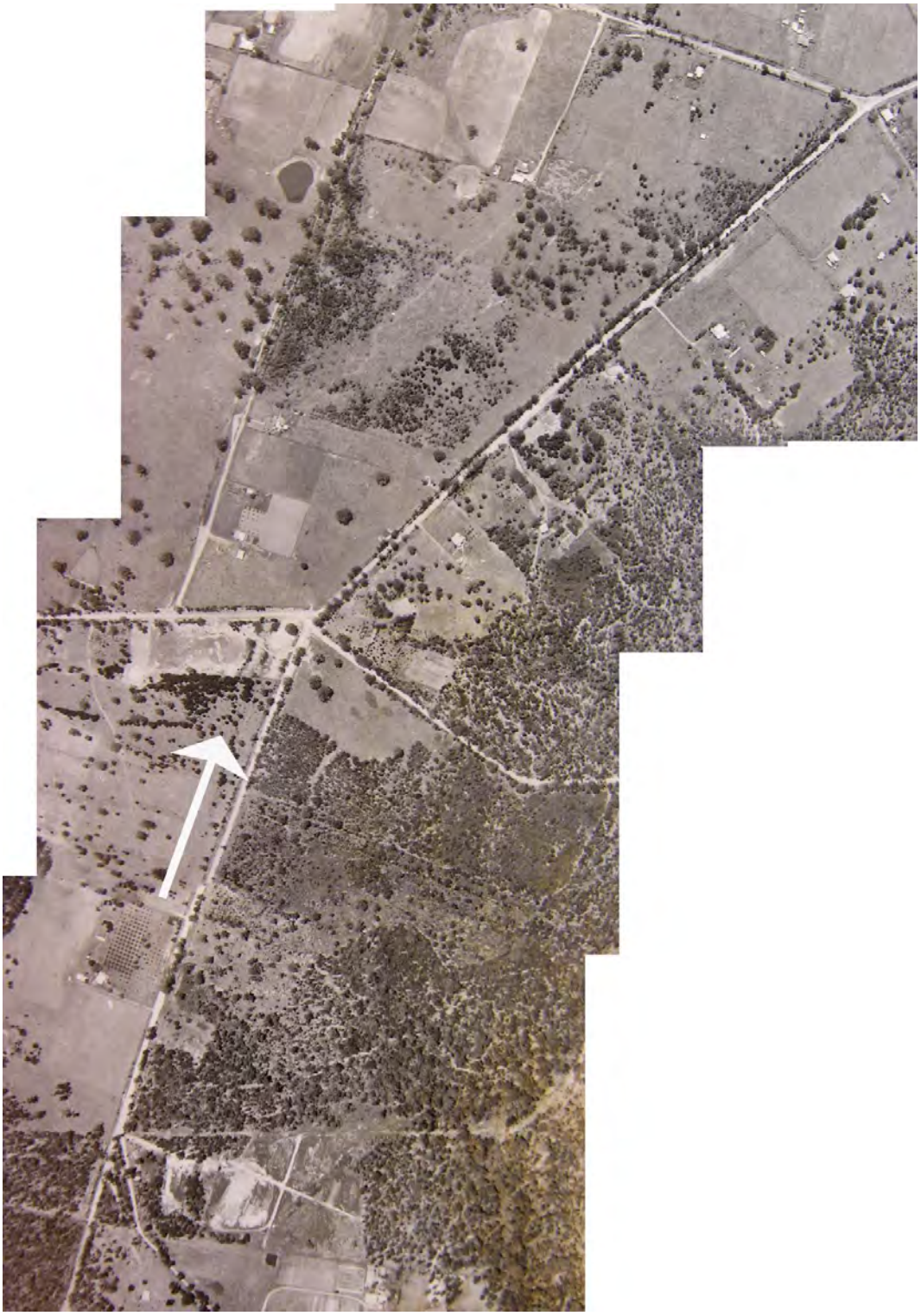


Figure 5.5.8. Aerial photography from 1956 and 2009 (Figure 5.5.9 (opposite)) reveals the changing pattern of clearing and development in E-LU5 over the last 50 years. Re-growth in the northern sector has been more extensive than to the south, with much of the area south of Peter Meadows Fire Trail being 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 Buddist 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 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 Buddharangsee 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.

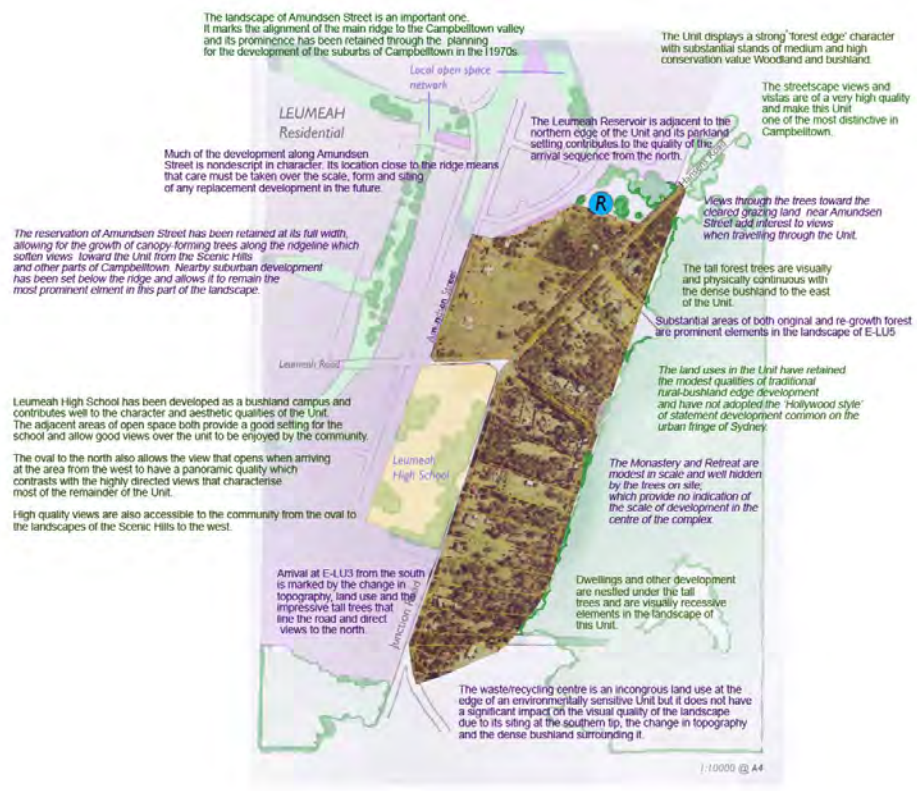


Figure 5.5.53. Summary of the main elements of E-LU5.

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; 2xmedium 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.

Figure 5.5.54. Much of E-LU5 is comprised of parcels smaller than the 2 hectare minimum required in the 7(d4) zone. Some of the lots extend into the area reserved for the Parkway and at present 'read' as much larger spaces in the landscape. Only the area within the Unit was included in the calculations.

Figure 5.5.55. Parcels with some form of development evident. In most cases this was a dwelling, but a variety of other uses were also found.

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.

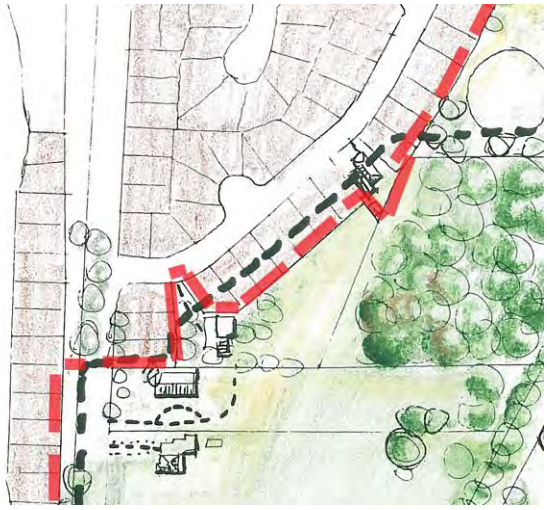


Figure 5.5.57 and Figure 5.5.58 (detail). Recommended Urban Edge in the vicinity of E-LU5

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.

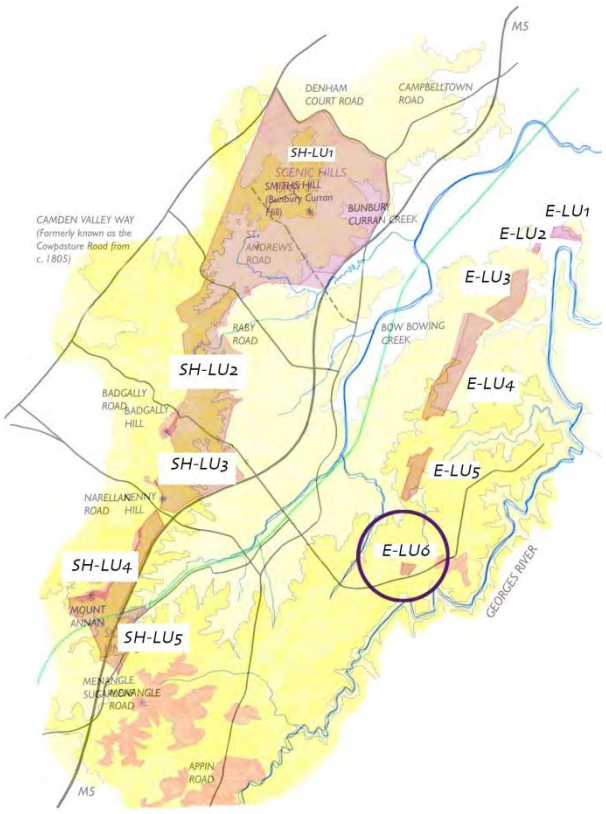


Figure 5.6.3. Location of East Edge Scenic Protection Lands Visual Landscape Unit 6. E-LU6 is located to the south of the other Units in the EESPLs near the suburb of Ruse.

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.

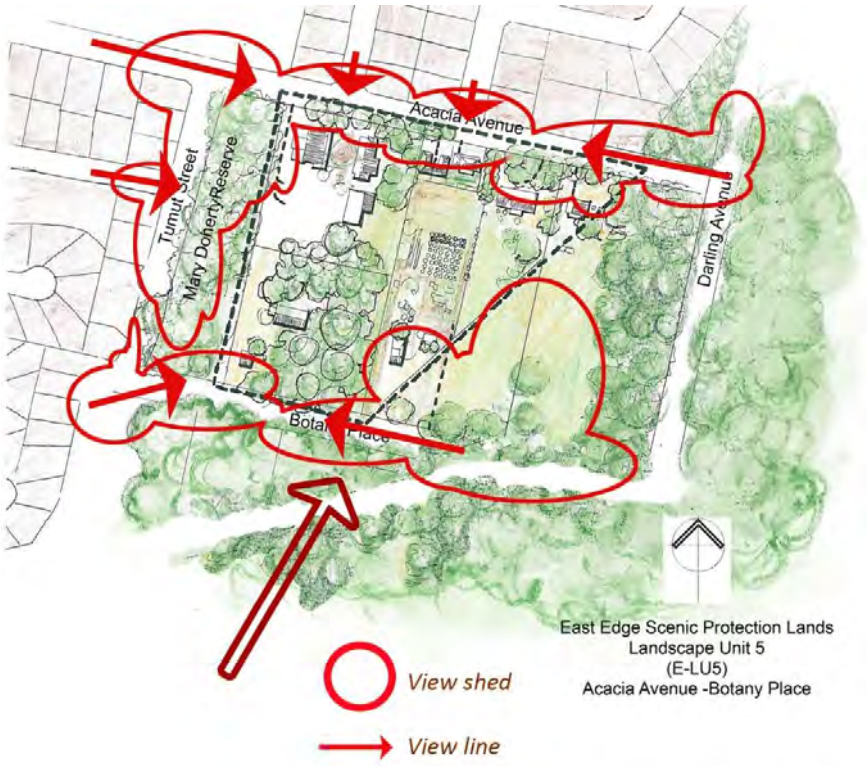


Figure 5.6.46. Views toward the area are limited to those available from the immediate surrounding streetscape. If the proposed Parkway is constructed more distant views to the canopy will become available over the south-western section of the Unit. The contribution of the eastern bushland to the aesthetics 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.

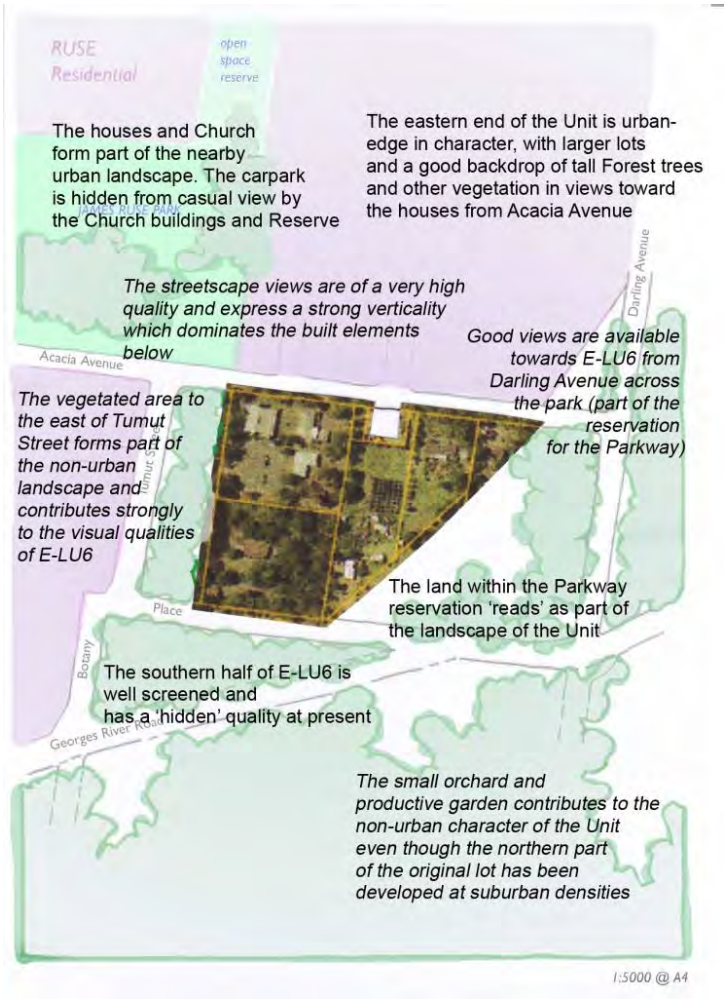


Figure 5.6.47. Major elements of the landscape of E-LU6.

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.

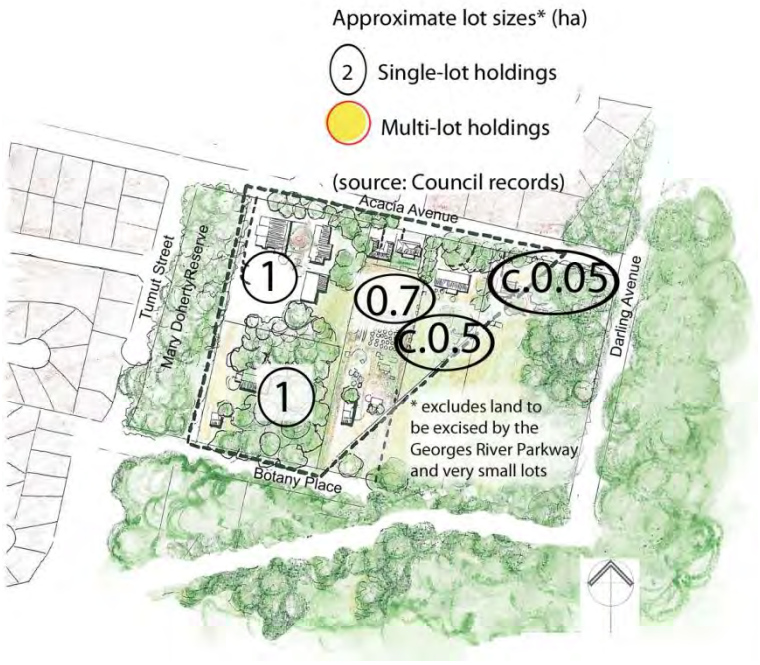


Figure 5.6.48. Area of properties in E-LU6 . The largest parcel is only 1 hectare, which is half the minimum required for subdivision or the erection of a dwelling in the 7(d4) zone. All lots include a dwelling (or are used for Church purposes). The three small lots (two at c.350m^2 and one at c.700m^2) 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 600m^2 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 600m^2 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

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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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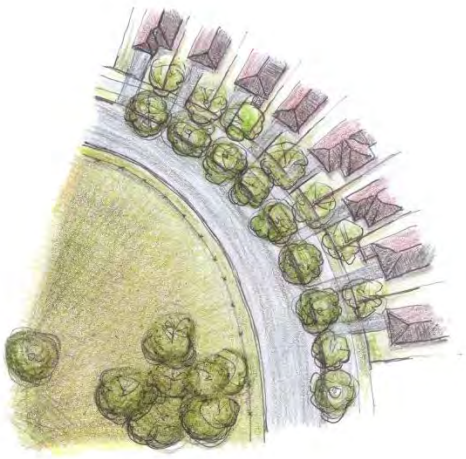
A: SUBURBAN DEVELOPMENT NEAR RURAL LANDSCAPES

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.

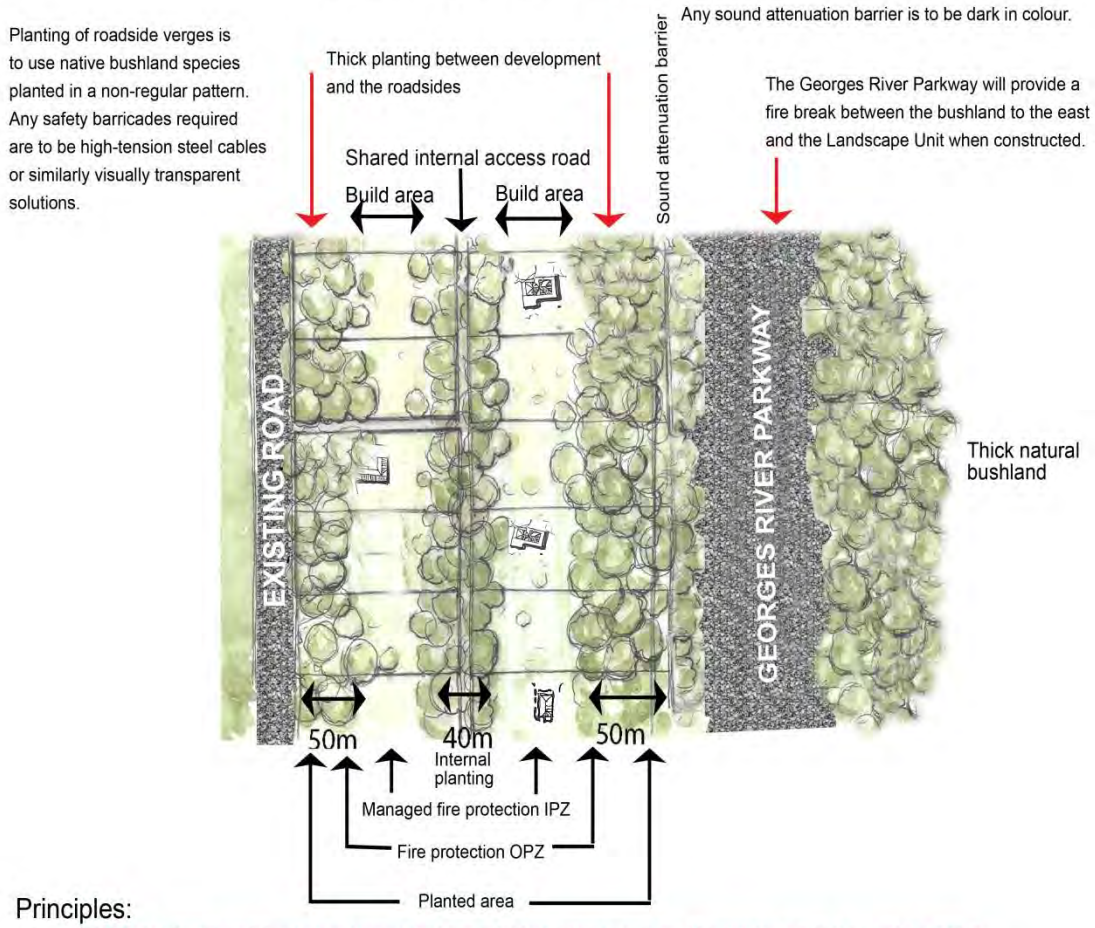
Example of new suburban development at the rural interface.



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.

Attachment F

Report to Council -

Visual Study – 18 October 2011

2.5 Draft Visual and Landscape Analysis of the Scenic Hills and the East Edge Scenic Protection Lands

Reporting Officer

Manager Environmental Planning

Attachments

1. Executive Summary of the Visual Study (Distributed under separate cover)
2. Map showing Landscape Units in the Scenic Hills and the East Edge Scenic Protection Lands (Distributed under separate cover)

Purpose

To advise Council of the findings and recommendations of the draft "Visual and Landscape Analysis of the Scenic Hills and the East Edge Scenic Protection Lands" (the Visual Study), and to seek Council's endorsement of the Visual Study as an important contributory element to the preparation of the new comprehensive Local Environmental Plan (LEP) for the Campbelltown Local Government Area (LGA).

History

A number of strategic town planning studies are being undertaken to inform the preparation of the new comprehensive LEP for the Campbelltown LGA, with one of these studies being the Visual Study. The draft Visual Study was completed in 2010, however, it has recently been updated to reflect significant changes to both the planning legislation and the Department of Planning and Infrastructure's (DPI's) policy requirements for the content of local environmental plans.

On the evening of 30 August 2011, Councillors were provided with a detailed briefing on the history and purpose of the Scenic Hills and the possible future zones, land uses and lot sizes for land within this area.

Report

The Scenic Hills and Current Planning Controls

There is currently no single definition of Campbelltown's Scenic Hills that is universally accepted. However, the area is commonly referred to as the land to which Campbelltown Local Environmental Plan - District 8 (D8) - Central Hills Lands (LEP D8) applies, and to some land on the western edge of the area to which Campbelltown (Urban Area) Local Environmental Plan 2002 (LEP 2002) applies. This is the definition of the Scenic Hills that was used as the basis for the Visual Study.

Most of the land in the Scenic Hills is currently zoned 7(d1) Environmental Protection (Scenic) under LEP D8, and has a minimum allotment size (for subdivision) of 100 hectares. However, the majority of the lots within this zone are smaller than the prescribed minimum lot size, as the 100 hectare minimum was deliberately imposed, somewhat retrospectively, to protect the landscape setting of the Scenic Hills by preventing further subdivision and subsequent development over and above which has already occurred. LEP D8 also contains specific controls relating to an "escarpment preservation area" that has been identified within the Scenic Hills. Some of the land within the Scenic Hills is zoned 6(c) Open Space (Regional). There is also land zoned for a wide variety of special uses including part of the Australian Botanic Garden Mount Annan, water supply, proposed local roads, road widening and for railway purposes.

A small proportion of the land in the Scenic Hills (as it has been defined for the purposes of the Visual Study) is within the area covered by Campbelltown (Urban Area) LEP 2002. This has occurred as LEP 2002 was based on the boundaries of the older planning instruments that it originally replaced. It was never the intention that all of the land zoned under LEP 2002 should necessarily be zoned for urban development. Most of the land in the Scenic Hills that is subject to LEP 2002 is zoned 7(d1) Environmental Protection - 100 hectare minimum, with smaller portions zoned either 7(d4) Environmental Protection - 2 hectare minimum, 7(d6) Environmental Protection - 0.4 hectare minimum, 1(d) Rural Future Urban, 2(b) Residential, 6(a) Local Open Space and 5(a) Special Uses.

The Scenic Hills also contains heritage items and related cultural landscapes that are worthy of conservation. These heritage items include Varroville (house and its historic curtilage), Blairmount (house), Glenlee (house and surrounding farmlands), Sugarloaf Farm and part of the Upper Canal. Part of St Gregory's College and its setting on the ridgeline of Badgally Hill have also been identified as having heritage significance. Any future development within the vicinity of these items will need to be carefully considered.

Recent Development Proposals and Issues Affecting the Scenic Hills

Recent Council decisions regarding development concepts and proposals for land within the Scenic Hills have reinforced the importance that Council attaches to this non-urban landscape. In particular, three resolutions of Council relating to proposed major developments in the Scenic Hills are important to note.

On 13 November 2007, Council considered a report on a concept proposal for a business park near Varroville in the Scenic Hills. After considering the report on the proposal, Council resolved, in part:

"2. That Council confirms in the strongest possible terms its support for the high value that the Community of Campbelltown and South West Sydney places on the Scenic Hills as an iconic landscape with distinctive scenic, heritage and environmental qualities.

3. That Council unequivocally commits to continue to maintain and preserve the Scenic Hills for future generations to enjoy.

4. That Council declares that it has no intention to amend current overall planning controls that would allow land uses and development with [sic] the Scenic Hills, not currently permitted by LEP District 8 (Central Hills Lands)."

In 2009, Council received The Grange Hills Concept Masterplan, which proposed a residential seniors living development on the Macarthur Grange Golf and Country Club site located on the southern side of Raby Road. A report on this proposal was presented to Council on 12 April 2009, and after considering the matter, it was resolved:

1. "That Council not support The Grange Hills Concept Masterplan.

2. That Council reiterate Council's commitment to maintain and preserve the Scenic Hills.

3. That Council inform the applicant of this decision."

In 2010, both Council and the local community were strongly opposed to the development of a Truck Stop facility at Varroville proposed by the Roads and Traffic Authority (RTA). The proposed development was to be located partly within the Scenic Hills and in the vicinity of the State heritage listed property known as 'Varroville'. In July 2010, Council resolved not to provide approval for extended private water infrastructure to service the proposed Truck Stop. This proposal has since been abandoned by the RTA.

Council's commitment to protecting the Scenic Hills was evident when it considered the above matters. In addition, Council is currently opposed to the Northern Expansion of the Camden Gas Project and to the location of gas wells on sites throughout the Scenic Hills.

Despite Campbelltown City Council's commitment to protecting the Scenic Hills, that part of the Scenic Hills that is located within the Camden Local Government Area has been largely consumed by urban development. This is largely a result of State Government's identification of growth centres and urban release areas on the plateau lands of the Scenic Hills landscape. East Leppington (largely located within Campbelltown's Scenic Hills) is also part of the South West Growth Centre and will eventually become urbanised.

The East Edge Scenic Protection Lands

The East Edge Scenic Protection Lands area is zoned under Campbelltown (Urban Area) Local Environmental Plan 2002. The majority of the land is zoned 7(d4) Environmental Protection - two hectare minimum. Some of the land is zoned 7(d6) Environmental Protection - 0.4 hectare minimum. There are also some small pockets of land used for special purposes such as reservoirs and public purposes. This land is located adjacent to the eastern boundary of the Campbelltown Urban Area, and is separated from an extensive regional open space network (that runs along the Georges River) by a reservation for an arterial road that has not yet been built. The reservation is known as the Georges River Parkway Road Reservation. The land also contains some remnant Cumberland Plain Woodland and Shale Sandstone Transition Forest vegetation; both endangered ecological communities.

The East Edge Scenic Protection Lands also contain heritage items that should be conserved and any future development within the vicinity of these items will need to be carefully considered. These items include Stone Cottage, Eagleview House, and part of The Jug. It should also be noted that Keira-ville is located in close proximity to the eastern boundary of this area.

Recent Proposals Affecting the East Edge Scenic Protection Lands

There have been numerous representations to Council in the past about the possibility of rezoning the East Edge Scenic Protection Lands to allow for further subdivision. Some proposals have advocated full scale urban development.

On 10 May 2004, Council notified the (then) Department of Planning (DoP), of its intention to prepare an LEP to rezone the subject land, and sought the DoP's requirements in relation to the LES.

In a letter dated February 2006, the DoP advised that:

> "...the Department would not support a Local Environmental Plan based on a Local Environmental Study that was limited to investigating only one option – that of reducing the subdivision standard to one hectare, unless this was found to be the only one that satisfactorily addressed all issues."

Council subsequently advised the affected land owners of the DoP's response. The land owners raised concerns about the cost of a full LES, which would be significantly higher than that of an LES to only investigate the one hectare option.

On 26 October 2006, senior representatives from Council and the DoP met with the Minister for Planning to discuss the possibility of limiting the scope of the LES to investigate the 1 hectare only option. The Minister confirmed the Department's position, that any LES for the land would need to consider a range of options (including urban). Council was also invited to work collaboratively with the DoP to refine the scope of the LES but on the basis of a range of options being considered.

At its meeting on 21 November 2006, Council considered a report on the matter and resolved:

1. "That Council refund the landowners (who made contributions towards the preparation of the Natural Conservation Assessment Study of the Edge Scenic Protection Lands) to the amount of the remaining funds held by Council.

2. That Council not proceed with the Draft LEP amendment seeking the proposed rezoning of the Edge Scenic Protection Lands.

3. That Council investigate the alignment of the urban zoned boundary as it affects the western edge of the Edge Scenic Protection Lands, as part of the Comprehensive LEP, noting that the extent of any potential options for zoning alterations will be minor.

4. That the development of the Campbelltown Comprehensive LEP include consideration of urbanising suitable portions of the Edge Scenic Protection Areas for ecologically sustainable developments west of the western edge of Bensley Road forming the boundary between potentially urbanised land and the environmental protection zone.

5. That Council inform interested parties of the decision."

Following the meeting, a Rescission Motion was lodged. At the following Council meeting on 12 December 2006, the Recission Motion was carried and a further amendment was moved via a Notice of Motion:

> "That a decision in this matter be deferred and that in accordance with the usual practice for the LEP this matter be the subject of a workshop by Councillors where all land uses in the Campbelltown area be considered and report back to Council."

On 30 January 2007, a presentation was made to Councillors about the Preliminary Findings of the Draft Campbelltown Local Planning Strategy. The Edge Scenic Protection Lands were discussed as part of this presentation. The Visual Study is the mechanism through which further detailed analyses of the Edge Lands is being undertaken to inform the preparation of the new comprehensive LEP.

The Visual Study

The draft Visual Study investigates land in both the Scenic Hills and the East Edge Scenic Protection Lands. These two landscapes define the main valley of the developed area of the Campbelltown LGA and have been protected from development since the earliest days of formal town planning in New South Wales, resulting in high quality visual and ecological environments. The boundaries of the Study Area were defined as follows:

- The Scenic Hills includes all of the undulating land beyond the existing urban edge, most of which is located to the west of the Hume Highway (Freeway) from Denham Court Road in the north of the LGA to Mount Sugarloaf in the south. Beyond this, the landscape flattens notably and is not part of the Scenic Hills. It should be noted also that the Scenic Hills originally extended to the valley floor, but the scenic values of these lower slopes have diminished over time due to urban (eastern) development.

- The East Edge Scenic Protection Lands are located on the eastern side of the main valley and follow its primary ridgeline. The areas studied within this general area were identified by Council and extend between the urban (eastern) edge and the alignment of the proposed Georges River Parkway Road.

The aims of the Visual Study were to:

- Identify and acknowledge the important visual, aesthetic, landscape and cultural values of the Scenic Hills
- Determine higher areas where no urban or visually intrusive forms of development should occur in the Scenic Hills
- Identify whether or not there are some lower lying areas within the Scenic Hills that could accommodate future development that is non-urban in nature
- Identify areas within the Edge Scenic Protection Lands that could be developed, those that could be developed subject to certain restrictions, and those that should not be developed due to visual and landscape reasons
- Determine a definite boundary for urban growth between the existing urban area and the land known as the Scenic Hills and the Edge Scenic Protection Lands, and map this boundary so that the boundary can be translated easily into Council's new LEP

- Recommend appropriate zones (in accordance with the Department of Planning and Infrastructure's Standard LEP Template zones), land uses, subdivision standards and other development and environmental controls that will assist Campbelltown City Council and the community in protecting the important values of the Scenic Hills and the Edge Scenic Protection Lands, and encourage the sustainable management of these areas.

The draft Visual Study was prepared for Council by Paul Davies Pty Ltd – Architects and Heritage Consultants, in association with Geoffrey Britton – Environmental Design Consultant. It is a comprehensive document, comprising over 500 pages and containing numerous illustrative photographs, maps and diagrams. A copy of the Visual Study is available for inspection from the Director Planning and Environment.

The draft Visual Study is based on extensive fieldwork and analysis of the historical and existing mapping and data for land within the Scenic Hills and the East Edge Scenic Protection Lands. It also includes a detailed review of the early history of the two landscapes and the role that planning and environmental controls have played in the development and protection of these landscapes.

The Scenic Hills and East Edge Scenic Protection Lands were analysed as cultural landscapes to identify the topographical, historical and cultural context of each, major scenic and environmental qualities and the trends in major development pressures in the two landscapes. The two primary landscape areas were then divided into smaller Landscape Units (five in the Scenic Hills and six in the East Edge Lands) reflecting their location and unique cultural landscape values and each of these was then analysed in detail with a focus on the role of the existing patterns of development on the identified scenic values.

The Landscape Units within the Scenic Hills Landscape are:

SH – LU1 – Denham Court Road to Raby Road
SH – LU2 – Raby Road to Badgally Road
SH – LU3 – Badgally Road to Narellan Road
SH – LU4 – Mount Annan (Botanic Garden)
SH – LU5 – Menangle Road to Mount Sugarloaf

The Landscape Units within the East Edge Scenic Protection Lands Landscape are:

E – LU1 – Evelyn Street to Oakley Road
E – LU2 – Oldsmobile Place
E – LU3 – Mercedes Road
E – LU4 – Eagleview Road
E – LU5 – Hansens Road and Junction Road
E – LU6 – Acacia Avenue

A series of recommendations were then made for the two primary landscapes and each Landscape Unit within them. These recommendations include:

- the identification of areas where there is minimal or no potential for increases in densities of development without harm to the visual and environmental qualities of the landscapes
- the identification of areas that may have the potential for an increase in density without compromising the identified qualities of the landscapes

- the identification of a boundary for any future urban development in order to protect the visual and landscape qualities of the landscapes and
- recommendations for zoning and land use controls for each Landscape Unit, having regard to the findings of the Visual Study and the Department of Planning and Infrastructure's Standard Instrument Order (LEP Template).

This report briefly discusses the overall findings of the Visual Study in relation to determining a boundary for urban growth, and the general planning directions that are recommended for land in the Scenic Hills and the East Edge Scenic Protection Lands. Separate reports detailing the findings and recommendations for the various Landscape Units will be presented to Council for its consideration at a later date.

Historical Context of the Visual Study

The draft Visual Study found that from the earliest days of land grants in the Campbelltown area, the scenic landscape and views were a major determinant of the location of prominent houses and the early town centre. Early houses on large rural–agricultural estates were sited to take advantage of the substantial views, and Bunya or Hoop Pines were planted near the houses to signify their location from a distance.

The early plan for Campbelltown, developed by Governor Macquarie in 1820, was for a town nestled in the valley. The grid style subdivision pattern itself was not aligned north-south, but was oriented to allow high quality vistas of many of the main natural landmarks such as prominent points in the Scenic Hills to the west, and to terminate views from the main streets and public spaces (such as Mawson Park and St Peter's Church). The town grid and many of the original houses from the early development of the Campbelltown LGA have survived the layer of major development in the post World War II years and the marker trees (the Bunya and Hoop Pines) rise above the more recent development, allowing the relationship between the elements in the Colonial Period layer of the landscape to still be appreciated today.

From its inception as a new "satellite city" following the introduction of the "County of Cumberland Planning Scheme" in 1945, Campbelltown was envisaged and designed to be a compact urban settlement nestled between the Scenic Hills to the west and the bushland on the eastern plateau leading towards the Georges River further to the east. A high priority was placed on the permanent preservation of the scenic and environmental qualities of its setting and both the Scenic Hills and the East Edge Scenic Protection Lands have been largely protected by environmental protection zones and planning controls since this time.

In 1960, the Cumberland County Council commissioned a report on the establishment of a new satellite city for Sydney. The report, entitled "Campbelltown: A New City in the County of Cumberland", stated that the outward growth of the new proposed City of Campbelltown should be controlled:

> "A method should be devised of exercising control over the expansion of the satellite so that compact and not scattered development is assured, and so that the new city does not become another happy hunting ground for subdividers interested only in land speculation. ...And it is interesting to note that from the earliest days of the settlement of Australia, there was a traditional assumption that a town should have un-built-on land nearby. Governor Phillip founded Sydney with these principles in mind. ...the founders of the towns in the new colony were particularly conscious of the amenity value of accessible open spaces."

The 1960 report also includes a photograph looking across the hills from Campbelltown Road. The caption below the photograph states:

> "These pleasant hills will remain as a permanent rural barrier between Sydney and Campbelltown."

General Conclusions of the Visual Study

The general conclusions of the Visual Study are summarised below:

> "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 and contribute greatly to the 'sense of place' that is created by a unique environment. Their high level of visibility from countless locations throughout the LGA has meant that they are likely to be valued highly by the wider community.
>
> All local government areas experience continual pressure for development, and the landscapes of the Scenic Hills and the East Edge Scenic Protection Lands are no exception, with a succession of applications and requests for a range of development proposals being submitted to Campbelltown City Council and the State Government to develop the landscapes for residential and commercial activities. Council continues to recognise the importance and unique qualities of the landscapes and almost all applications for major development have been refused. These decisions have done much to ensure that the setting of the Campbelltown area has not been compromised.
>
> One of the most notable characteristics of the landscapes found during the fieldwork for this Study was the richness and spatial complexity of the landscapes, particularly those in the Scenic Hills. In most Units a tangible sense of depth and spatial volumes dominate the landscape. It is a multi-dimensional place which is experienced from innumerable perspectives and containing multiple layers of meaning and cultural value. The landscape qualities cannot be appreciated and analysed from a single geographic position. The planning process needs to continue to recognise this and protect both the overt and hidden aspects of the landscape with equal vigour."

Despite the success of past and present planning controls in preserving land to the east and west of Campbelltown's existing urban area, there has been constant pressure from some land owners to have their land rezoned and redeveloped for urban purposes. As noted in the concluding comments in the draft Visual Study, there have been regular approaches made to Council staff in recent years for rezoning and urban development in both the Scenic Hills and the East Edge Scenic Protection Lands. Many of the concept plans, rezoning applications and development applications for land in the Scenic Hills have been presented to Council and Council has resolved to refuse them in light of the impact that they would have on the landscape and other implications such as traffic generation. As mentioned earlier in this report, the most recent rezoning and subdivision proposal for the East Edge Scenic Protection Lands, was supported by Council but not by the NSW Government. There have also been numerous less formal approaches to Council staff for proposals in both areas, and applicants have been advised that rezoning and redevelopment opportunities are unlikely to be supported.

The New Comprehensive LEP

Council is now required to prepare a new comprehensive local environmental plan for the Campbelltown Local Government Area that adopts a suite of standard zones set by the NSW State Government. This means that the existing zones cannot be kept; the most appropriate standard zones must be applied instead. The draft Visual Study includes an analysis of these standard zones and identifies the most appropriate one(s) for each Landscape Unit. Most of the recommended standard zones are environmental in their focus, including E3 - Environmental Management (identified as being appropriate for most of the land in the Scenic Hills) and E4 – Environmental Living (identified as being appropriate for most of the East Edge Scenic Protection Lands). Dwellings, rural land uses, and some other non-urban land uses are permissible in both zones. The main difference between these two zones is the degree of emphasis on protecting the environmental qualities of the land to which the zones apply. The E3 zone has a greater emphasis on environmental (or scenic) protection, while the E4 zone is more suited to environmentally sensitive areas where rural-residential development (with an environmental focus) is considered appropriate.

Any development in the E3 or E4 zone is required to consider the likely impact on scenic and environmental qualities of the landscape, and Council can support these zones by amending the Sustainable City Development Control Plan (SCDCP) to augment the LEP. The SCDCP could address issues such as scale, form, siting and materials to be used in any new development in the environmental zones. The controls could apply to houses, out-buildings, fences and any other buildings or structures that have the potential to be built on land within these zones.

The identification of appropriate zones is only part of the planning process, and the draft Visual Study also investigated the most appropriate lot sizes for each part of the landscape that will allow the important scenic and environmental qualities to be protected. It should be noted that the DPI endorses the use of minimum lot sizes substantially larger than those prevailing in an area at present as a planning tool to prevent further subdivision of an environmentally sensitive area, providing that this is approach is consistent with the objectives of the LEP and the zones applicable in the area.

Several different minimum lot sizes were investigated for each Landscape Unit. The draft Visual Study found that the existing minimum lot sizes should be retained in the Scenic Hills with the exception of the land in the vicinity of the proposed major release area of Menangle Park. Such an approach would comply with the DPI's requirements that existing environmentally sensitive areas continue to be protected through the provisions of a new LEP.

In the case of the East Edge Scenic Protection Lands, the use of the E4 – Environmental Living zone will allow low-impact rural-residential development. In some places in the East Edge Scenic Protection Lands, a further increase in the density of development may also be possible providing that the detailed subdivision design and subsequent siting of buildings will not compromise the bushland qualities of the landscape, especially when other issues such as bushfire protection for any dwellings is addressed. This possible development scenario will need to be justified in detail to the DPI during the preparation of the LEP.

General Findings and Recommendations for the Scenic Hills

The Scenic Hills (or Central Hills) were specifically identified in "The New Cities of Campbelltown, Camden, Appin - Structure Plan", published by the then State Planning Authority in 1973, as "a significant landscape element". Most of the land was shown as a Scenic Protection Area. The Structure Plan also identified part of the Scenic Hills as steep land and unstable land. It recommended that the land should remain primarily for non-urban land uses to protect the landscape setting of the City of Campbelltown.

The zones that currently apply to the Scenic Hills are non-urban in their land-use focus, with low-impact rural activities such as grazing being encouraged. This is a result of both the historical development patterns of the area and its environmental qualities and cultural landscape values.

In the Scenic Hills, many of the lots are less than the minimum 100 hectare lot size specified by the zone. The research undertaken in preparing the draft Visual Study has established that a larger minimum lot size than the existing was deliberately applied over this area to prevent further land speculation and pressure for further subdivision and to conserve the landscape integrity. Concessions were granted to allow owners of existing holdings to erect a dwelling, most of which have now been built. The current zone, minimum lot size and planning controls have been found to be relatively successful in protecting the character of the Scenic Hills to date.

The detailed analysis of this landscape that was carried out as part of the Visual Study found that:

- the existing boundary between the existing urban and non-urban areas is generally correct
- no further encroachment of urban development into the Scenic Hills is considered appropriate
- most of the land that is currently zoned scenic protection should maintain a similar zoning in the future
- the existing 100 hectare minimum subdivision standard should be maintained
- some additional non-urban land uses could be considered appropriate in the Scenic Hills
- design controls should be introduced to minimise the visual impact of any future development within the Scenic Hills.

The Visual Study also identified a "model" for the design of the interface between urban and scenic landscapes in any future development on the existing urban edge.

General Findings and Recommendations for the East Edge Scenic Protection Lands

The East Edge Scenic Protection Lands are located on the eastern edge of the existing Campbelltown urban area. Land in this area has been zoned for environmental protection purposes for over 30 years.

The zones that currently apply to the East Edge Scenic Protection Lands are non-urban in their focus, with low-impact small scale rural activities and rural-residential development in an environmental setting, being encouraged.

In the East Edge Scenic Protection Lands, the minimum lot sizes that are prescribed are two hectares (for land zoned 7(d4)) and 0.4 hectares (for land zoned 7(d6)). Some of the existing allotments are already smaller than the minimum lot size. Almost all existing lots have a dwelling built upon them.

The detailed analysis of this landscape that was carried out as part of the Visual Study found that:

- the existing boundary between the existing urban and non-urban areas is generally correct, with some minor adjustments being considered appropriate
- the East Edge Scenic Protection Lands should be seen as a larger lot environmental transition between the urban area of Campbelltown and the proposed Georges River Parkway Road which, when developed, will provide a clear and definite eastern edge
- most of the land that is currently zoned scenic protection should maintain a similar zoning in the future
- some of the land that currently has a two hectare minimum subdivision standard could be suitable for more intensive development (providing that strict development controls are used to preserve the landscape and environmental qualities of the land)
- if the recommended design controls for development are not complied with, the two hectare minimum subdivision standard should otherwise be retained in the areas where it currently applies
- the land to which the existing 0.4 hectare subdivision standard applies should generally retain this minimum lot size
- due to existing vegetation and other natural constraints, not all land in this area will be capable of achieving subdivision
- any subdivision within this area should be subject to a site specific masterplanning process to ensure an optimal lot and appropriate planning outcomes are achieved.

The Visual Study includes "model" design controls for development that will allow for a potential increase in density whilst minimising the likelihood for harm to the landscape and environmental qualities of the area. It is based on the principle of protecting sensitive vegetation and 'clustering' dwellings in less sensitive areas, with access provided by a common driveway.

Officer's Evaluation

The Visual Study is a comprehensive, well researched document, based on extensive fieldwork and analysis of existing data as well as the historical and existing mapping and data for land within the Scenic Hills and the East Edge Scenic Protection Lands.

The Visual Study recognises Council's on-going commitment to protecting the Scenic Hills from inappropriate development, and its commitment to valuing the natural environment, biodiversity and habitat protection. It also recognises Council's previous decision to investigate a reduced subdivision standard (lot size) in parts of the East Edge Scenic Protection Lands. The Study's recommendations regarding future zoning, land uses and minimum lot sizes for both the Scenic Hills and the East Edge Scenic Protection Lands reflect this commitment.

It recognises that definitive boundaries within the Campbelltown LGA need to be established, beyond which only rural, agricultural, other low-impact non-urban uses (and in some cases limited rural-residential development), should be permitted, and makes recommendations about where these boundaries should be located.

The existing boundary between urban development in the Campbelltown LGA and the Scenic Hills is generally consistent with the Scenic Protection Area and the Semi-Rural Residential Area identified under the "Three Cities Structure Plan", which was developed in 1973. This boundary generally correlates with major topographic features within the Scenic Hills landscape. Minimal change to the existing boundary is advocated except in areas where land has already been zoned for urban development and development has not yet taken place.

If the urban areas that adjoin the Scenic Hills were to be developed now rather than having been developed during the 1980s and 1990s, best practice would be to redesign the subdivision pattern to create a perimeter road on the rural urban interface, with the houses at the furthermost edge of the urban area designed to face out towards the hills rather than to turn their backs on the scenic setting. This would be a more sensitive edge treatment and also allow people travelling on the separating road to fully appreciate the visual complexity of the hill landscape. Unfortunately, the ability to do this in the short to medium term has been lost. Allowing further encroachment of urban development into the Scenic Hills to create a more strongly defined urban edge, with development addressing the scenic landscape, is generally not considered appropriate as this will further erode the visual backdrop to the City of Campbelltown and reduce the physical and visual separation between Camden and Campbelltown. However, in the unlikely long term scenario that broad-scale redevelopment of existing residential land on the urban edge occurs, these areas should be redesigned to better complement the adjoining landscape.

Maintaining the existing boundary between urban development in the Camden and Campbelltown LGAs will become increasingly important with the proposed extension of Badgally Road to bring vehicular traffic from the Camden LGA (including that from the South West Growth Centre), into the centre of Campbelltown. The area will form a new and important entrance into Campbelltown and the spatial transition between the adjoining local government areas will be experienced by large numbers of travellers.

A boundary of urban growth is also required on the eastern side of the urban area, and creating a transition between full urban development and the proposed Georges River Parkway Road is considered appropriate, particularly given the existing vegetation in this area.

While establishing and maintaining the boundaries, environmental protection zones, and relatively large minimum lot sizes may not reflect the wishes of individual land owners with expectations of their land being rezoned for urban purposes, it is considered necessary to take these steps in order to retain Campbelltown's unique setting as a City nestled within a scenic, non-urban landscape, and to maintain a physical and visual separation between the Campbelltown LGA and the surrounding LGAs.

Council needs to consider the longer-term implications of a scenario of continuing to allow urban growth to expand outwards and the type of environment that it wishes to retain. Many of the existing landowners in these areas purchased or inherited their land with a restrictive environmental protection or scenic protection zoning already in place. In most cases, these zonings were applied to reflect the important scenic and environmental qualities of the land. Some landowners, particularly long-term land owners with substantial holdings in the Scenic Hills, have already gained some benefit from the earlier residential rezoning and subdivision that created the suburbs of Raby, Kearns, Eschol Park, Eaglevale and Blairmount.

Whilst the ideal scenario advocated by the Visual Study would be to restrict any further development to encroach into the Scenic Hills, the Visual Study does acknowledge that some land in the area has already been zoned for residential development and some land has been identified in the past as having the potential to become urban. A small amount of land at the edge of Kearns and in Blairmount has already been zoned for residential development, but it has not yet been developed. There is also some land at Blairmount that has been identified as future urban land and has been zoned "1(d) Rural Future Urban" under LEP 2002. The land that is already zoned "2(b) Residential" is highly likely to be developed for housing when the land owners are ready to move forward with their plans for this land. The key consideration here will be to ensure that new development is designed sensitively to respect its setting. The "1(d) Rural Future Urban" cannot be used in the new comprehensive LEP, and therefore the future of this land at Blairmount needs to be resolved now. Future planning considerations for this land, that have regard to the existing status of the land and to achieving an optimum planning outcome, are currently being examined and will be the subject of a separate report to Council at a future date.

The recent encroachment of urban development towards Campbelltown's Scenic Hills from the western side should not necessarily be considered as a justification for the remainder of the hill landscape to also be rezoned for urban development. In fact, as the cities of Camden and Campbelltown continue to evolve, it is now even more important to uphold the principle of retaining a significant physical and visual buffer between the two cities. This principle was established in 1960 by the Cumberland County Council in its report "Campbelltown – A New City in the County of Cumberland", which initiated the creation of Campbelltown as a new satellite city, reinforced in "The New Cities of Campbelltown, Camden and Appin – Structure Plan, 1973", and it is critical to maintaining Campbelltown's unique "sense of place".

Another important factor (highlighted in the draft Visual Study) is the need to maintain a compact urban form within the Campbelltown LGA. This will not only help to protect the scenic and environmental qualities of the Campbelltown LGA, but by focussing development in and around existing urban centres and public transport infrastructure (and in particular around the Campbelltown-Macarthur Central Business District), it will assist Council in achieving its goal of developing Campbelltown into a Regional City for the South-West Subregion. In the "South-West Subregion Draft Subregional Strategy" (prepared by the then NSW Department of Planning in December 2007, and yet to be finalised), the DPI already recognises that Campbelltown has the potential to become a Regional City in the future. This opportunity, and the advantages that it could bring to the Campbelltown LGA, could be lost if the Campbelltown-Macarthur CBD is not made the focus of future commercial, employment, entertainment and higher-density residential growth (as advocated in the Structure Plan for the Campbelltown-Macarthur CBD that was endorsed by Council in 2009).

Conclusion

Council is encouraged to ensure that consideration is given to the physical and environmental outcomes that will arise from its strategic planning decisions that will take effect via the comprehensive LEP. The decisions that are made now about future planning controls for the Scenic Hills and the East Edge Scenic Protection Lands will have significant implications for the physical layout and setting of the City of Campbelltown.

It is considered appropriate for Council to adopt the draft Visual Study as a final document, for consideration as part of the preparation of the comprehensive LEP.

However, it needs to be noted that the draft Visual Study is only one of a series of detailed background studies that have been undertaken to inform future strategic and statutory planning controls for the Campbelltown LGA. Therefore, once other studies are completed, there will be a need for synthesis and integration of the findings and recommendations of all of the studies. This process may identify that not all of the recommendations of each of the studies will be able to be utilised as there may be conflicting objectives that need to be reconciled.

The findings and recommendations of all of the background studies that are being prepared to inform the preparation of the new comprehensive LEP for the Campbelltown LGA will be considered and evaluated during the LEP preparation process.

Officer's Recommendation

1. That Council receive and note the Visual and Landscape Analysis of the Scenic Hills and the East Edge Scenic Protection Lands (the Visual Study).

2. That Council endorse the Visual Study as an important contributory element to help inform the preparation of the new comprehensive Local Environmental Plan for the Campbelltown Local Government Area.

Committee's Recommendation: (Bourke/Kolkman)

1. That Council receive and note the Visual and Landscape Analysis of the Scenic Hills and the East Edge Scenic Protection Lands (the Visual Study).

2. That Council endorse the Visual Study as an important contributory element to help inform the preparation of the new comprehensive Local Environmental Plan for the Campbelltown Local Government Area.

3. That in regard to proposals for the Edge Scenic Protection Lands, Council receive a further briefing which relates the vegetation of these lands to both Councils Biodiversity Study and the existing fauna dispersal corridors.

CARRIED

Having declared an interest in regard to Item 2.5, Councillor Rule left the Chamber and did not take part in debate nor vote on this item.

Council Meeting 18 October 2011 (Kolkman/Oates)

That the Committee's Recommendation be adopted.

Council Resolution Minute Number 218

That the Committee's Recommendation be adopted.

At the conclusion of the discussion regarding Item 2.5, Councillor Rule returned to the Chamber for the remainder of the meeting.

Attachment G

Scenic Hills Boundary

Campbelltown Local Environmental Plan 2015

Scenic Hills Boundary

N

Printed 17/06/2019

LEGEND:

- Scenic Hills Boundary
- SWGC — SEPP (Sydney Region Growth Centres)2006 South West Growth Centre Precinct
- Cadastre 17/05/2019 © Spatial Services NSW
- LGA Boundary
- Railway Line
- Railway Station

Liverpool LGA

Camden LGA

SWGC

0 0.75 1.5
kilometres

Attachment H

Terrestrial Biodiversity Map

Campbelltown Local Environmental Plan 2015

Proposed Biodiversity Map

Terrestrial Biodiversity

Biodiversity - significant vegetation

SEDP — SEPP (State Significant Precincts) 2005 Edmondson Park South

SWGC — SEPP (Sydney Region Growth Centres)2006 South West Growth Centre Precinct

Cadastre

Cadastre 17/06/2019 © Spatial Services NSW

LGA Boundary

Railway Line

Railway Station

N

Printed 17/06/2019

GLENFIELD
BARDIA
MACQUARIE LINKS
MACQUARIE FIELDS
DENHAM COURT
VARROVILLE
INGLEBURN
LONG POINT
RABY
ST ANDREWS
KEARNS
ESCHOL PARK
MINTO
MINTO HEIGHTS
EAGLE VALE
GREGORY HILLS
WOODBINE
CLAYMORE
BLAIRMOUNT
LEUMEAH
KENTLYN
BLAIR ATHOL
CAMPBELLTOWN
RUSE
HOLSWORTHY
MOUNT ANNAN
ENGLORIE PARK
GLEN ALPINE
BRADBURY
AIRDS
AMBARVALE
MENANGLE PARK
ROSEMEADOW
ST HELENS PARK
GILEAD
WEDDERBURN
WORONORA DAM

0 1.5 3
kilometres

PRELIMINARY DRAFT

Attachment I

Existing Council Maps

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment
Glenfield Town Centre

Amends map sheet:
1500_COM_LZN_011,
1500_COM_LZN_011C

Campbelltown Local Environmental Plan 2015 - ZONES

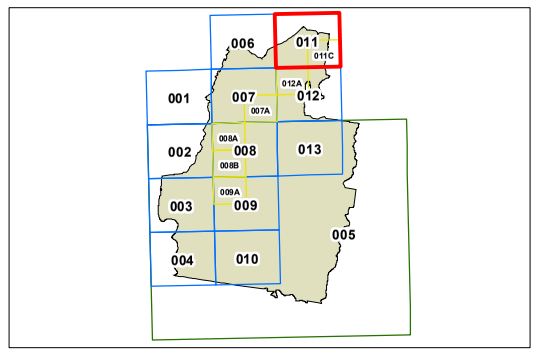
R2	Low Density Residential
RU2	Rural Landscape
E3	Environmental Management
RE1	Public Recreation
RE2	Private Recreation
IN1	General Industrial
IN2	Light Industrial
SP2	Infrastructure
B1	Neighbourhood Centre
	Subject Site Deferred boundary

Campbelltown (Urban Area) Local Environmental Plan 2002 - ZONES

	1(a) Rural 40ha Minimum
	2(b) Residential B
	3(c) Neighbourhood Business
5(a)	5(a) Special Uses A (School, Parking)
	6(a) Local Open Space

Cadastre

Cadastre 19/06/2019 © Land and Property Information (LPI)



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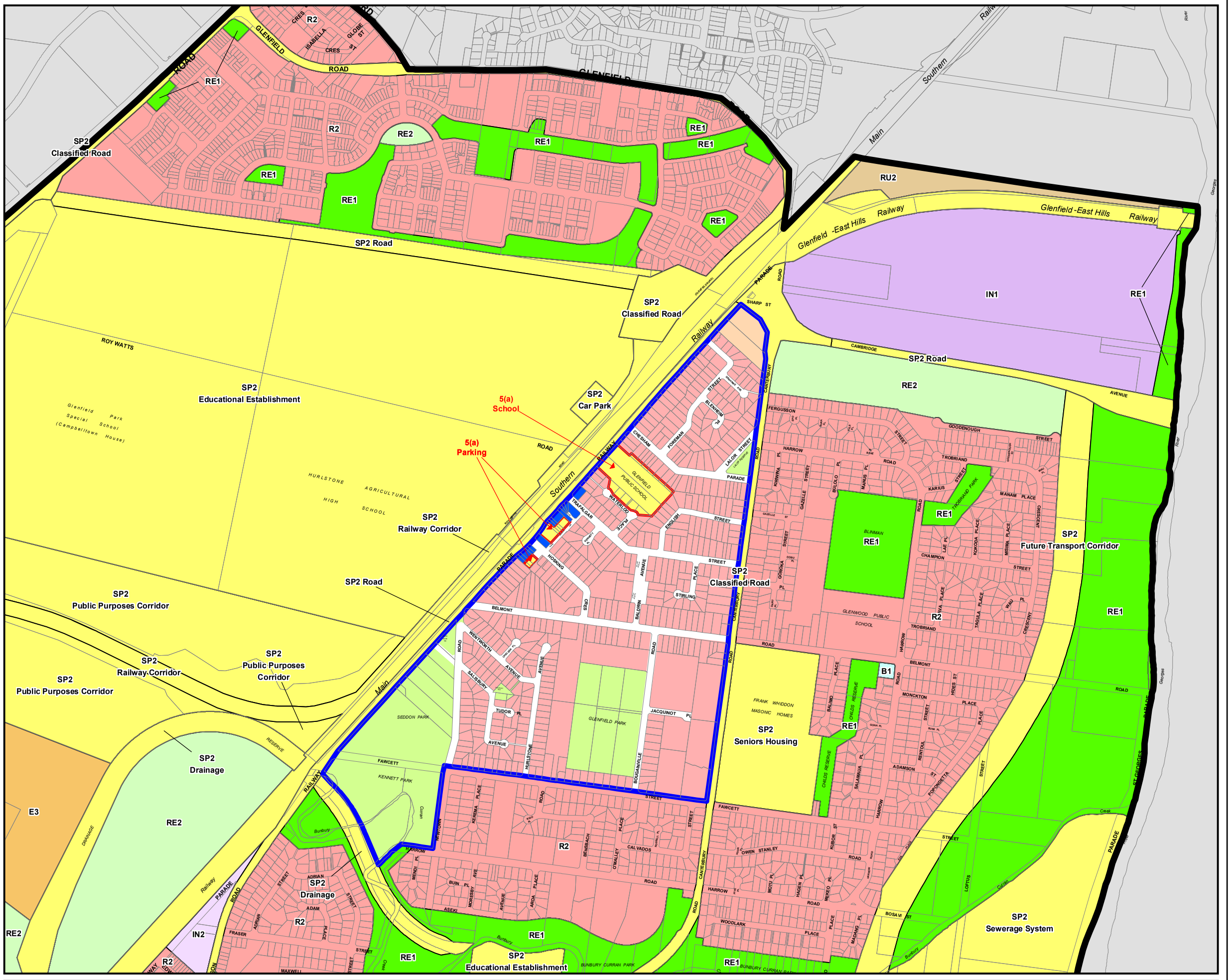
Projection: GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Created 15/07/2019



Existing Land Zoning

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

WSU and Tafe NSW Campbelltown Site

Amends map sheet:
1500_COM_LZN_002, 1500_COM_LZN_008A
1500_COM_LZN_008B

Campbelltown Local Environmental Plan 2015 - ZONES

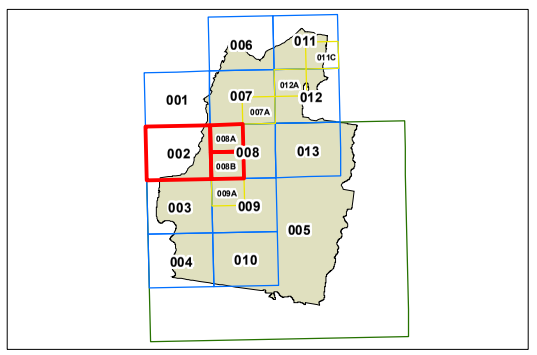
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- B1 Neighbourhood Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B7 Business Park
- RE1 Public Recreation
- RE2 Private Recreation
- IN1 General Industrial
- IN2 Light Industrial
- E3 Environmental Management
- SP2 Infrastructure
- DM Derferred Matter
- Subject Site Deferred boundary

Campbelltown (Urban Area) Local Environmental Plan 2002 - ZONES

- 10(a) 10(a) Regional Comprehensive Centre
- 6(a) Local Open Space
- 4(b) 4(b) Industry B
- 5(a) 5(a) Special Uses A - (Monastery, Drainage, Parking)
- 5(b) Special Uses Arterial Roads
- 5(c) Special Uses Sub-Arterial Roads

Cadastre

Cadastre 10/07/2019 © Land and Property Information (LPI)



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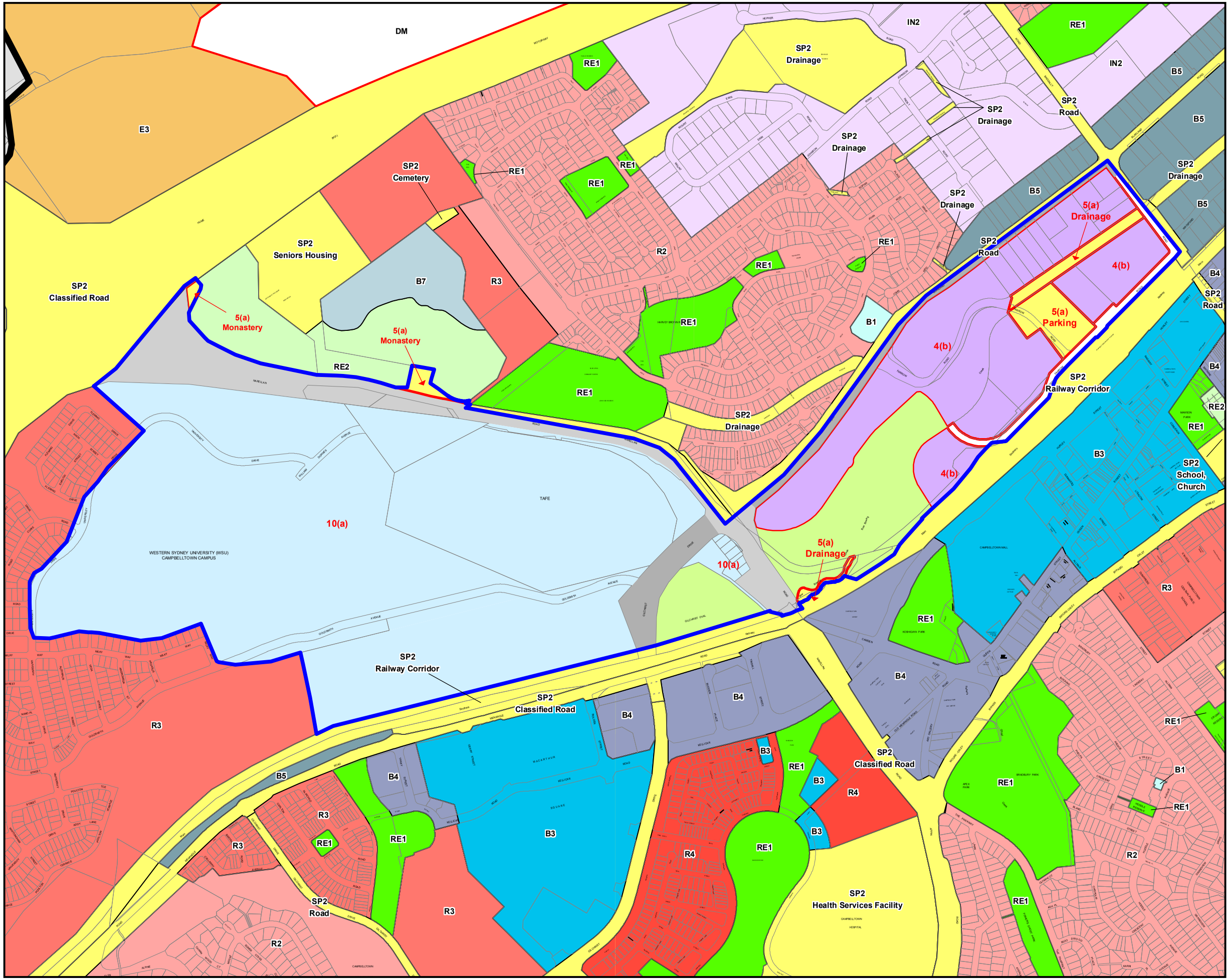


Existing Land Zoning

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

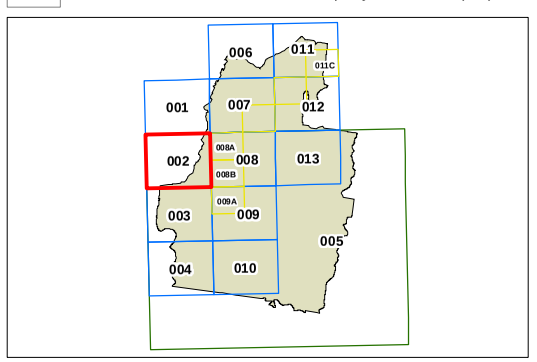
Land for the Centre of Excellence WSU
183 Narellan Road, Campbelltown
Amends map sheet:
1500_COM_LZN_002

Campbelltown Local Environmental Plan 2015 - ZONES

R2	Low Density Residential
R3	Medium Density Residential
B3	Commercial Core
B4	Mixed Use
B5	Business Development
RE1	Public Recreation
SP1	Special Activities
SP2	Infrastructure
DM	Deferred Matter
	Subject Site boundary

Cadastre

Cadastre 22/07/2019 © Land and Property Information (LPI)



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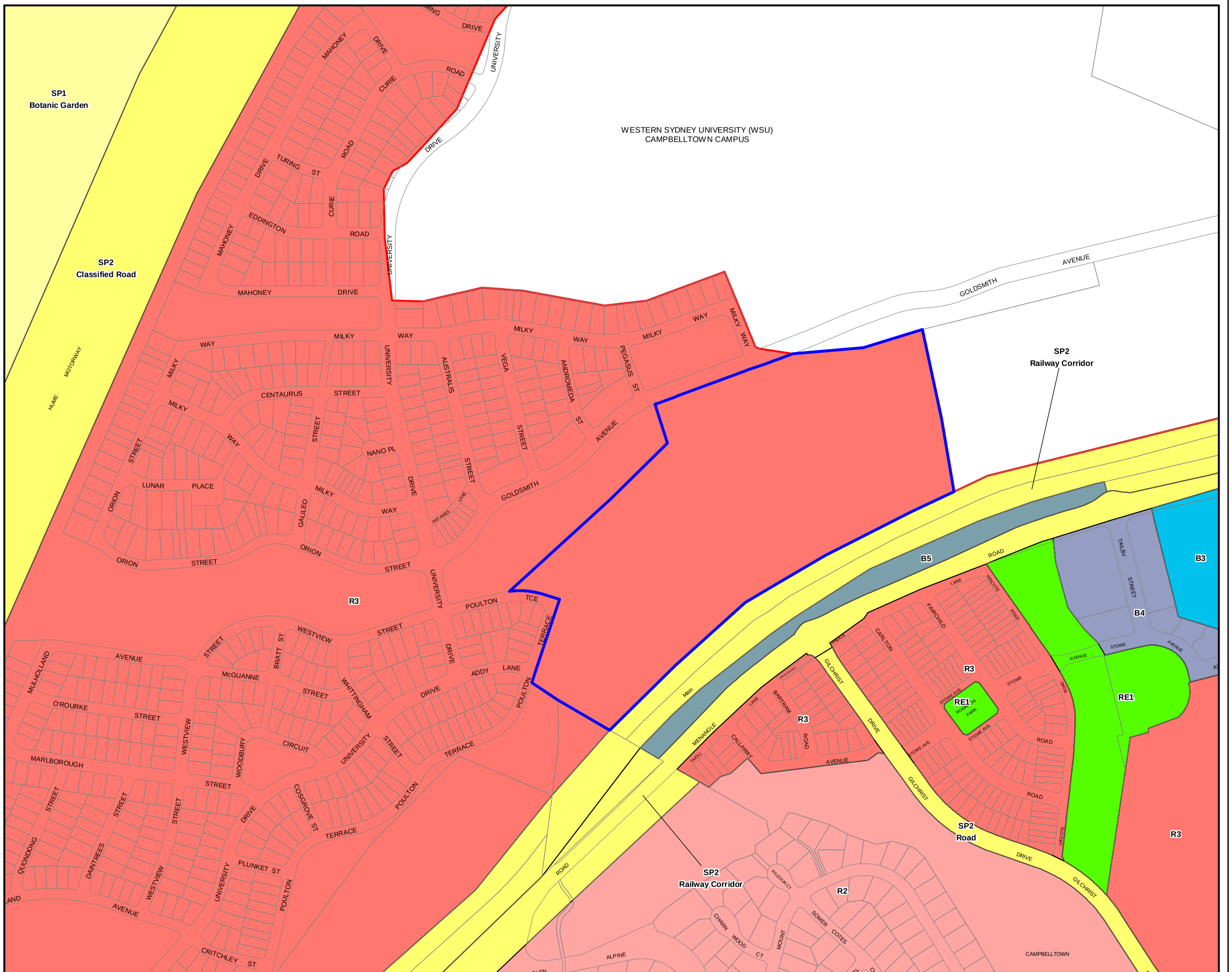
Projection: GDA 1994
MGA Zone 56

Created 26/08/2019



Existing Land Zoning

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

717 Appin Road, Gilead

Amends map sheet:
1500_COM_LZN_004

Campbelltown Local Environmental Plan 2015 - ZONES

- R2 Low Density Residential
- RU2 Rural Landscape
- RE1 Public Recreation
- SP2 Infrastructure
- Subject Site deferred boundary

Interim Development Order No 15 - City of Campbelltown - ZONES

- NU40 1 Non Urban (40 hectares) (IDO 15)

Cadastre

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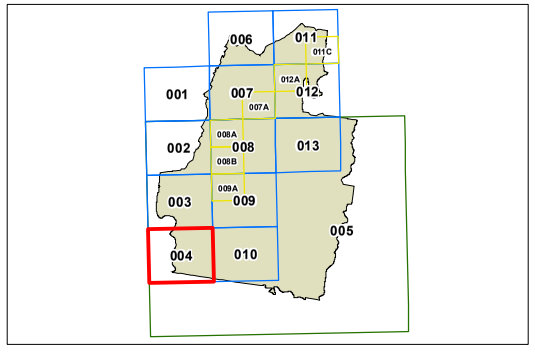

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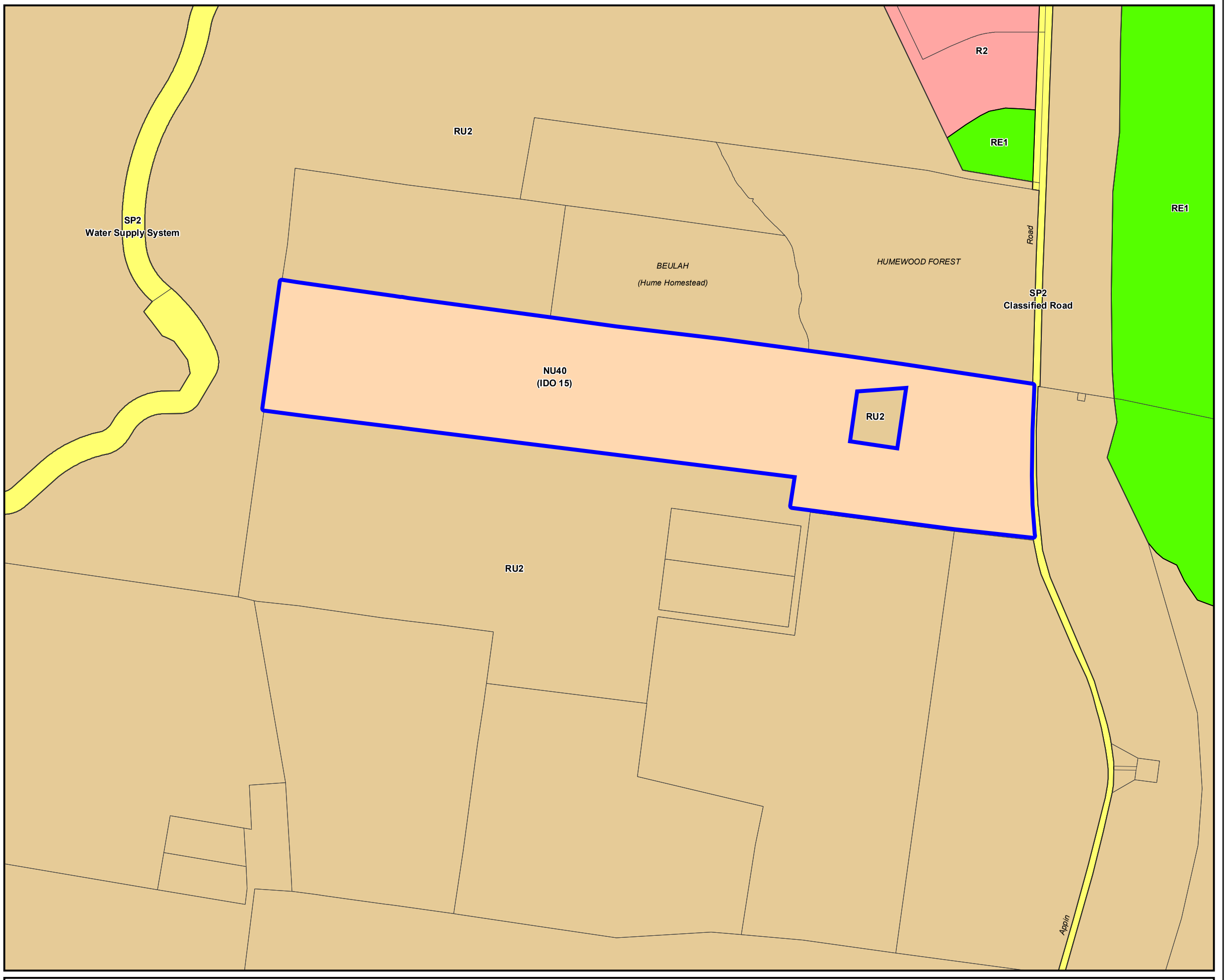


Existing Land Zoning

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

"Blairmount" Badgally Road/Hume Highway

Amends map sheet:
1500_COM_LZN_002, 007
1500_COM_LZN_008A

Campbelltown Local Environmental Plan 2015 - ZONES

- R2 Low Density Residential
- R3 Medium Density Residential
- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- B5 Business Development
- RE1 Public Recreation
- IN2 Light Industrial
- E3 Environmental Management
- SP2 Infrastructure
- Subject Site Deferred boundary

Campbelltown (Urban Area) Local Environmental Plan 2002 - ZONES

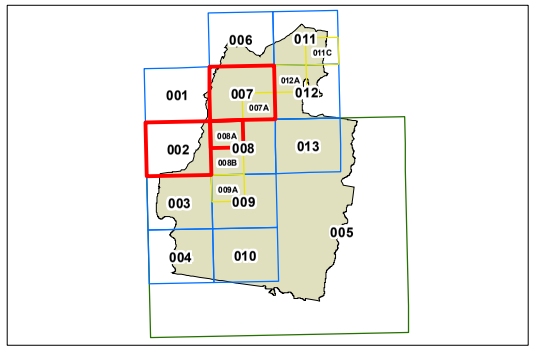
- 1(d) 1(d) Rural Future Urban 40ha Minimum (LEP 2002)
- 6(a) Local Open Space
- 2(b) Residential B
- 5(a) 5(a) Special Uses A - (Drainage, Monastery)
- 5(c) Special Uses Sub-Arterial Roads
- 7(d1) Environmental Protection 100ha Minimum (LEP 2002)

Campbelltown Local Environmental Plan - District 8 (Central Hills Lands) - ZONES

- 7(d1) Environmental Protection (Scenic) 100ha Minimum (LEP D8)

Cadastre

Cadastre 19/06/2019 © Land and Property Information (LPI)



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MGA Zone 56

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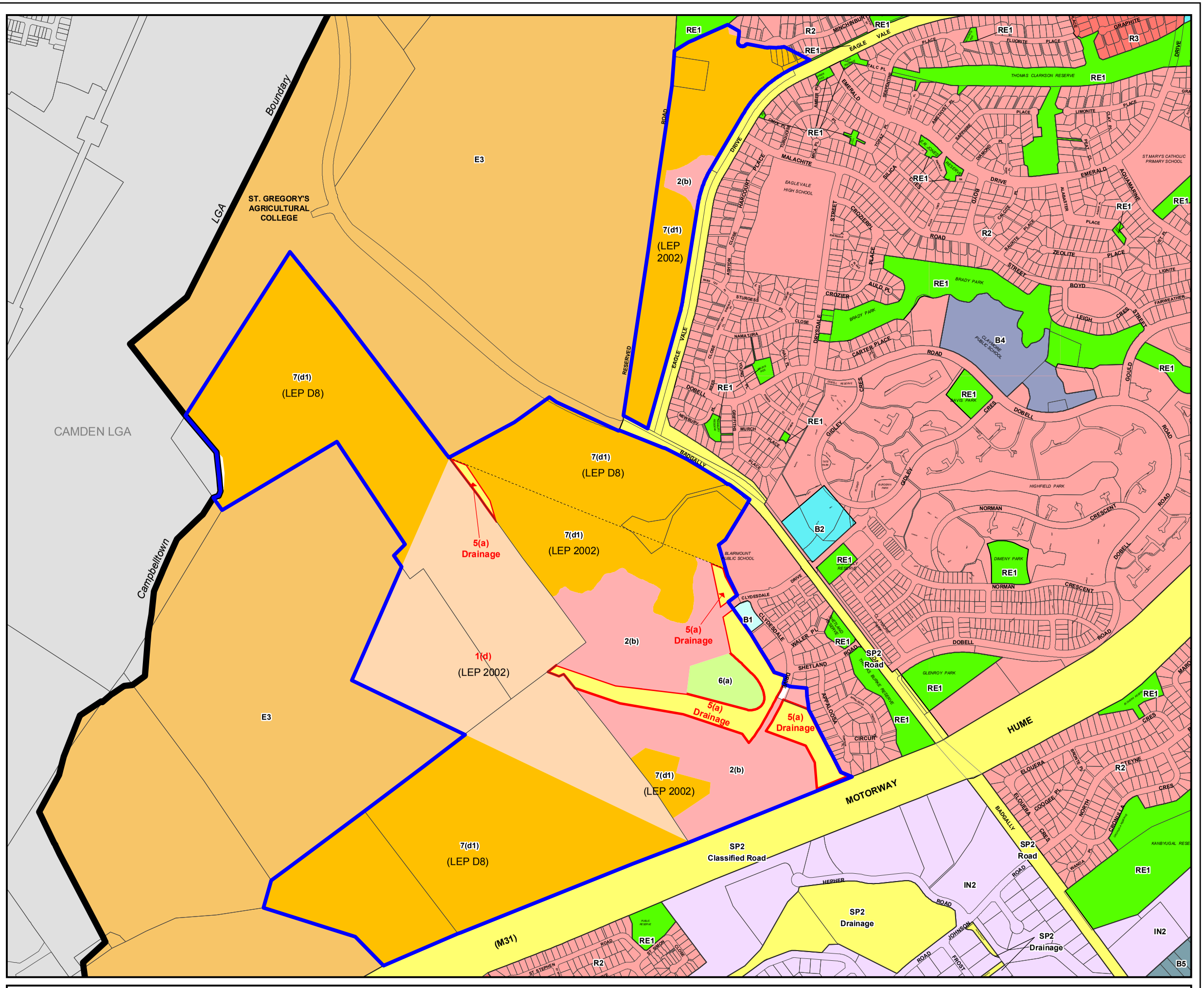

Existing Land Zoning

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

Public Transport Corridor
St Helens Park and Rosemeadow

Amends map sheet:
1500_COM_LZN_009A

Campbelltown Local Environmental Plan 2015 - ZONES

- R2 Low Density Residential
- B1 Neighbourhood Centre
- RE1 Public Recreation
- E3 Environmental Management
- RU2 Rural Landscape
- SP2 Infrastructure
- Subject Site Deferred boundary

Campbelltown (Urban Area) Local Environmental Plan 2002 - ZONES

- 5(a) 5(a) - Public Transport Corridor and subject to the requirements of IDO 29
- 5(e) 5(e) Special Uses Public Purposes Corridor

Cadastre

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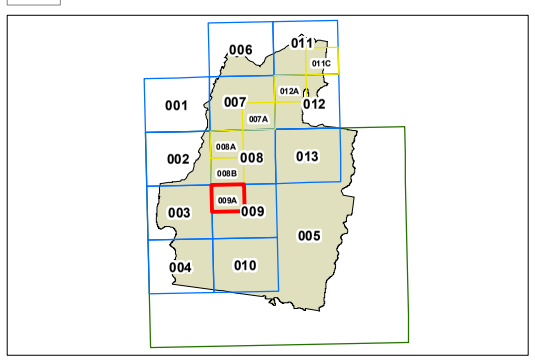

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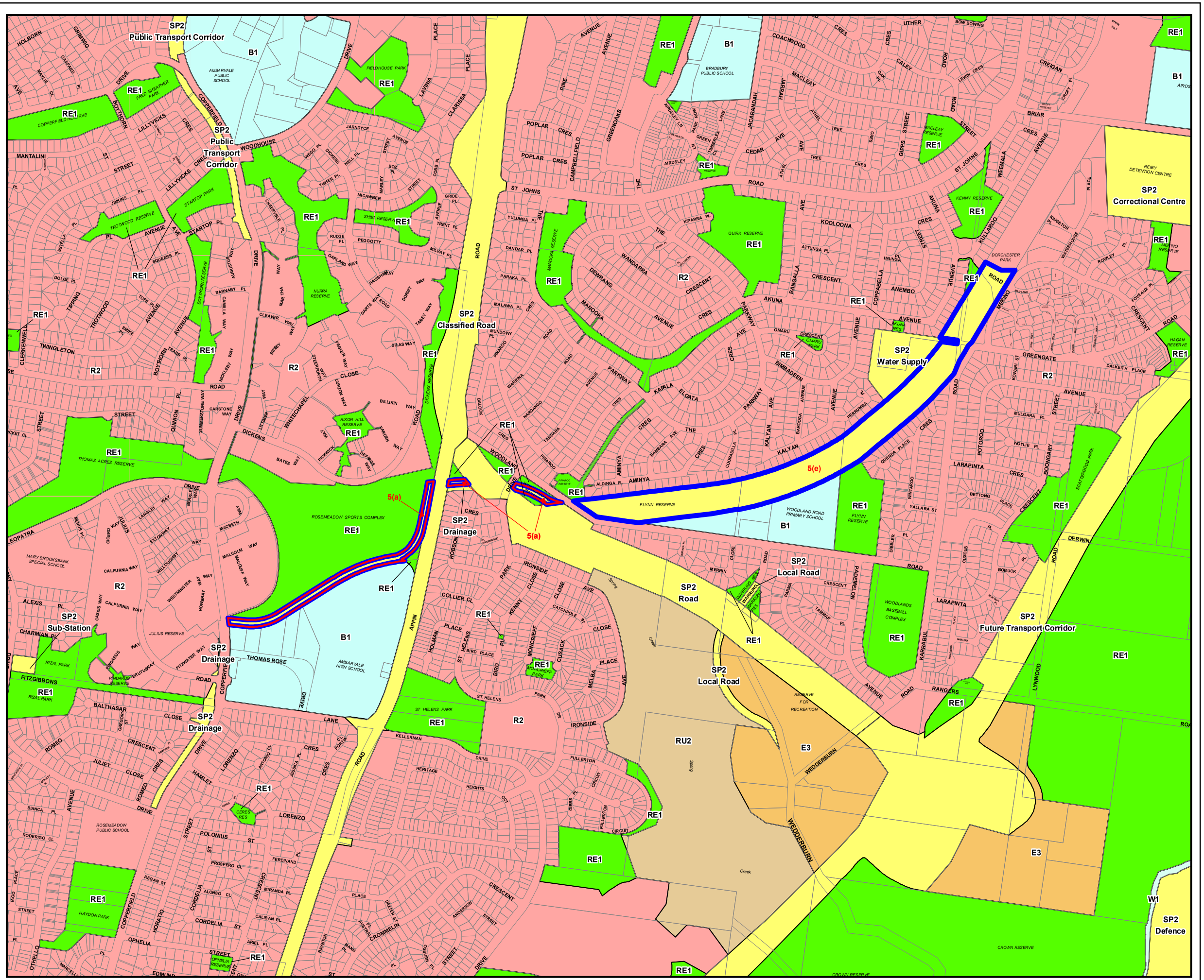

Existing Land Zoning

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

717 Appin Road, Gilead

Amends map sheet:
1500_COM_HER_004

Campbelltown Local Environmental Plan 2015 - HERITAGE

- Item - General
- Subject Site deferred boundary

Cadastre

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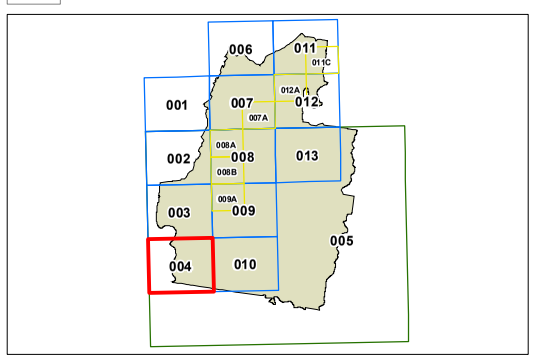

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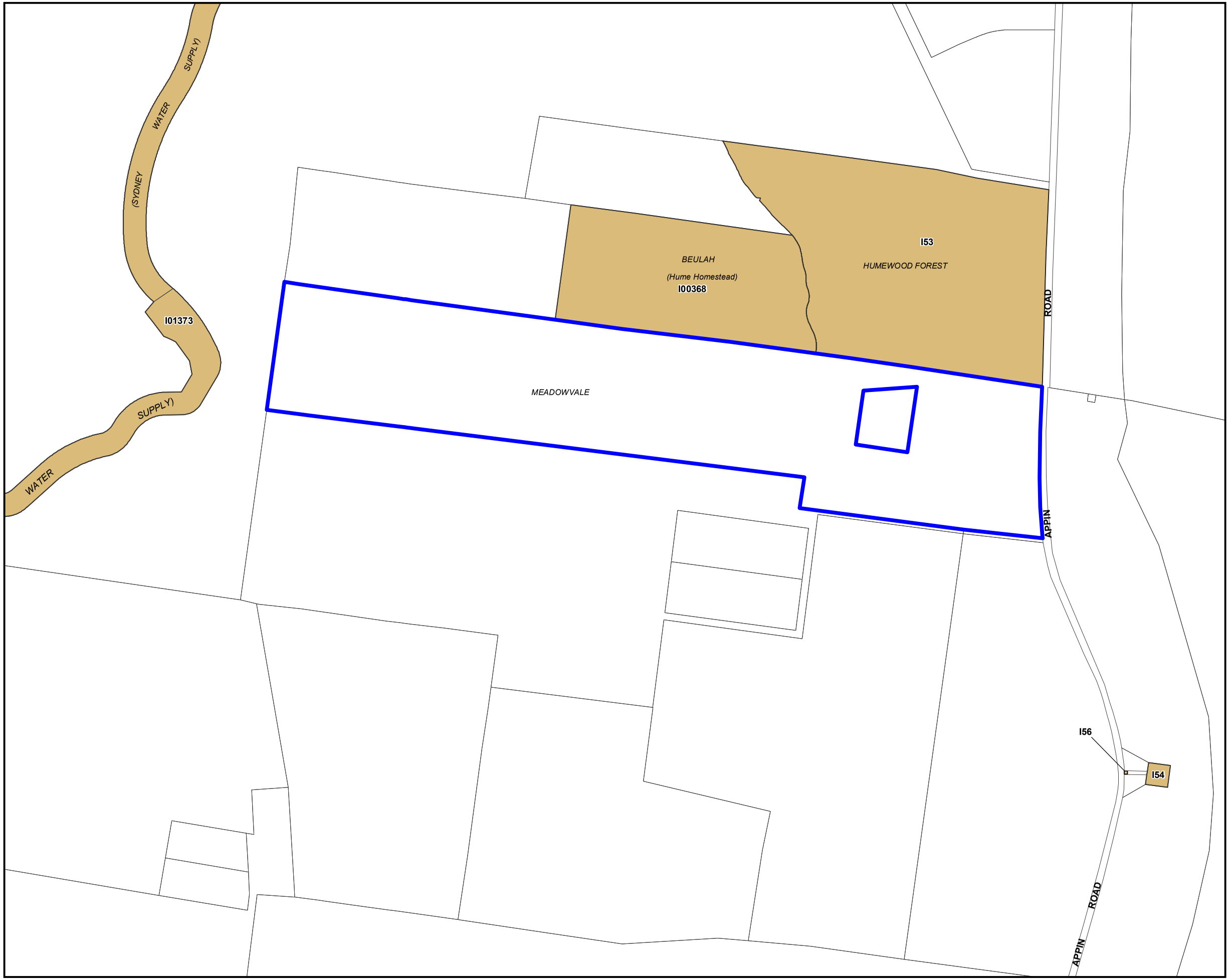
Projection: GDA 1994
MGA Zone 56

Created 27/06/2019



Existing Heritage

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment
Glenfield Town Centre

Amends map sheet:
1500_COM_HOB_011

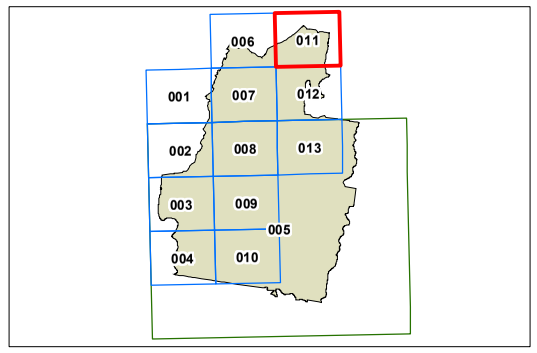
Campbelltown Local Environmental Plan 2015 - HEIGHT OF BUILDINGS

Maximum Building Height (m)

I	8.5
J	9
M	12
Subject Site Deferred boundary	

Cadastre

Cadastre 19/06/2019 © Land and Property Information (LPI)



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metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Created 15/07/2019

Existing Height of Buildings

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

WSU and Tafe NSW Campbelltown Site

Amends map sheet:
1500_COM_HOB_002,
1500_COM_HOB_008

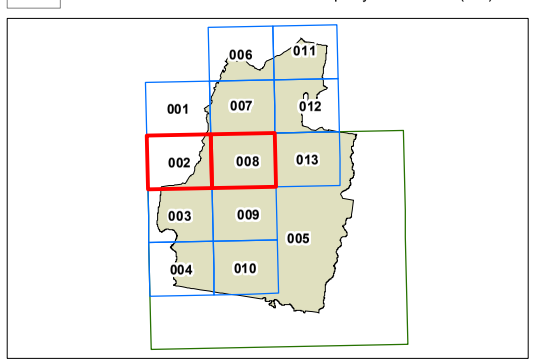
Campbelltown Local Environmental Plan 2015 - HEIGHT OF BUILDINGS

Maximum Building Height (m)

I	8.5
J	9
M	12
O	15
Q	19
R	22.5
U	32
V	38.5
X	45
Subject Site Deferred boundary	

Cadastre

Cadastre 22/07/2019 © Land and Property Information (LPI)



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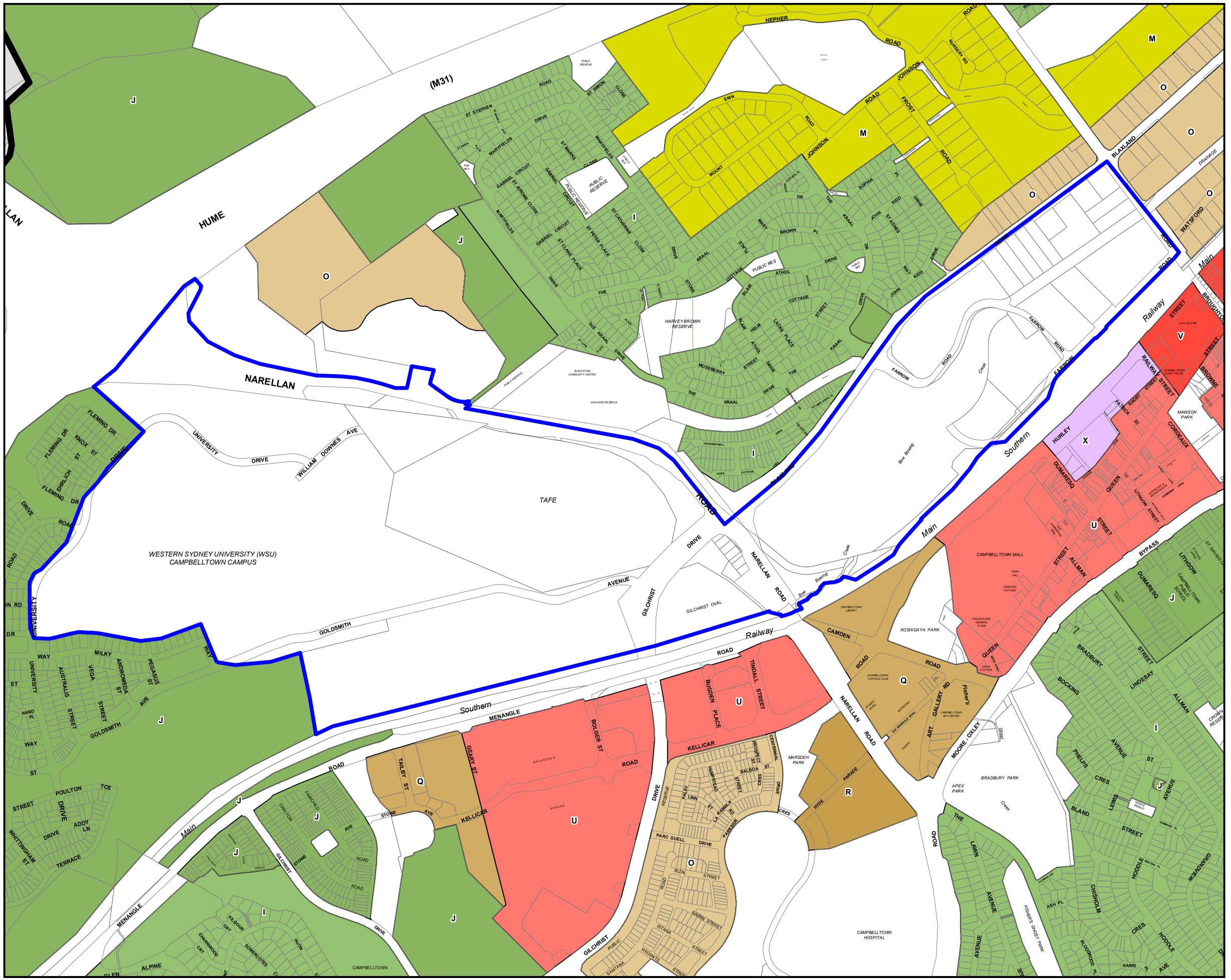
Projection: GDA 1994
MGA Zone 56

Created 6/08/2019



Existing Height of Buildings

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

717 Appin Road, Gilead

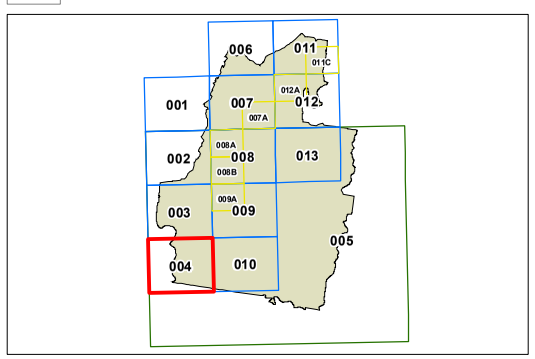
Amends map sheet:
1500_COM_HOB_004

Campbelltown Local Environmental Plan 2015 - Maximum BUILDING HEIGHTS (m)

- I 8.5
- J 9
- Subject Site deferred boundary

Cadastre

Cadastre 19/06/2019 © Land and Property Information (LPI)



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metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Created 27/06/2019

Existing Height of Buildings

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

"Blairmount" Badgally Road/Hume Highway

Amends map sheet:
1500_COM_HOB_002, 007 and 008

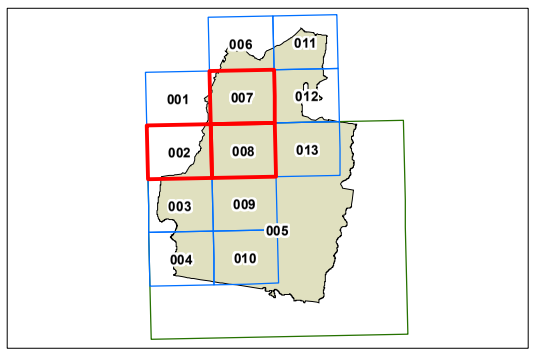
Campbelltown Local Environmental Plan 2015 - HEIGHT OF BUILDINGS

Maximum Building Height (m)

- I 8.5
- J 9
- M 12
- O 15
- Subject Site Deferred boundary

Cadastre

Cadastre 22/07/2019 © Land and Property Information (LPI)



0 200 400
metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Created 05/08/2019

Existing Height of Buildings

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment
Glenfield Town Centre

Amends map sheet:
1500_COM_LSZ_011

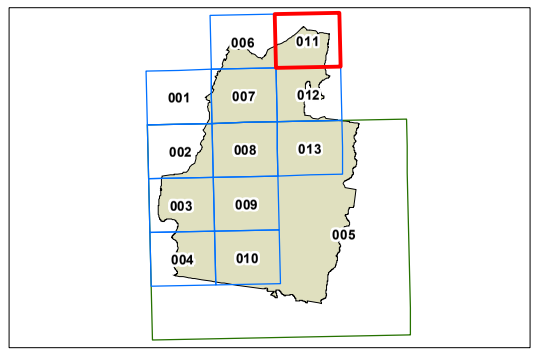
Campbelltown Local Environmental Plan 2015 - LOT SIZE

Minimum Lot Size (sq.m)

A	180
G	450
I	500
V	2,000
W	4,000
AB1	10ha
AB2	40ha
	Subject Site Deferred boundary

Cadastre

Cadastre 19/06/2019 © Land and Property Information (LPI)



0 200 400
metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Created 15/07/2019

Existing Lot Size

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

WSU and Tafe NSW Campbelltown Site

Amends map sheet:
1500_COM_LSZ_002,
1500_COM_LSZ_008

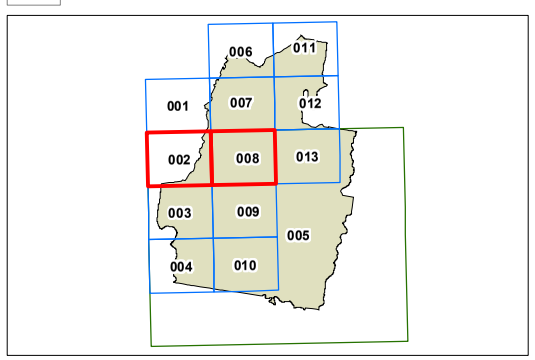
Campbelltown Local Environmental Plan 2015 - LOT SIZE

Minimum Lot Size (sq.m)

D	300
F	400
I	500
V	2,000
W	4,000
Y	10,000 (1ha)
AD	100ha
	Subject Site Deferred boundary

Cadastre

Cadastre 22/07/2019 © Land and Property Information (LPI)



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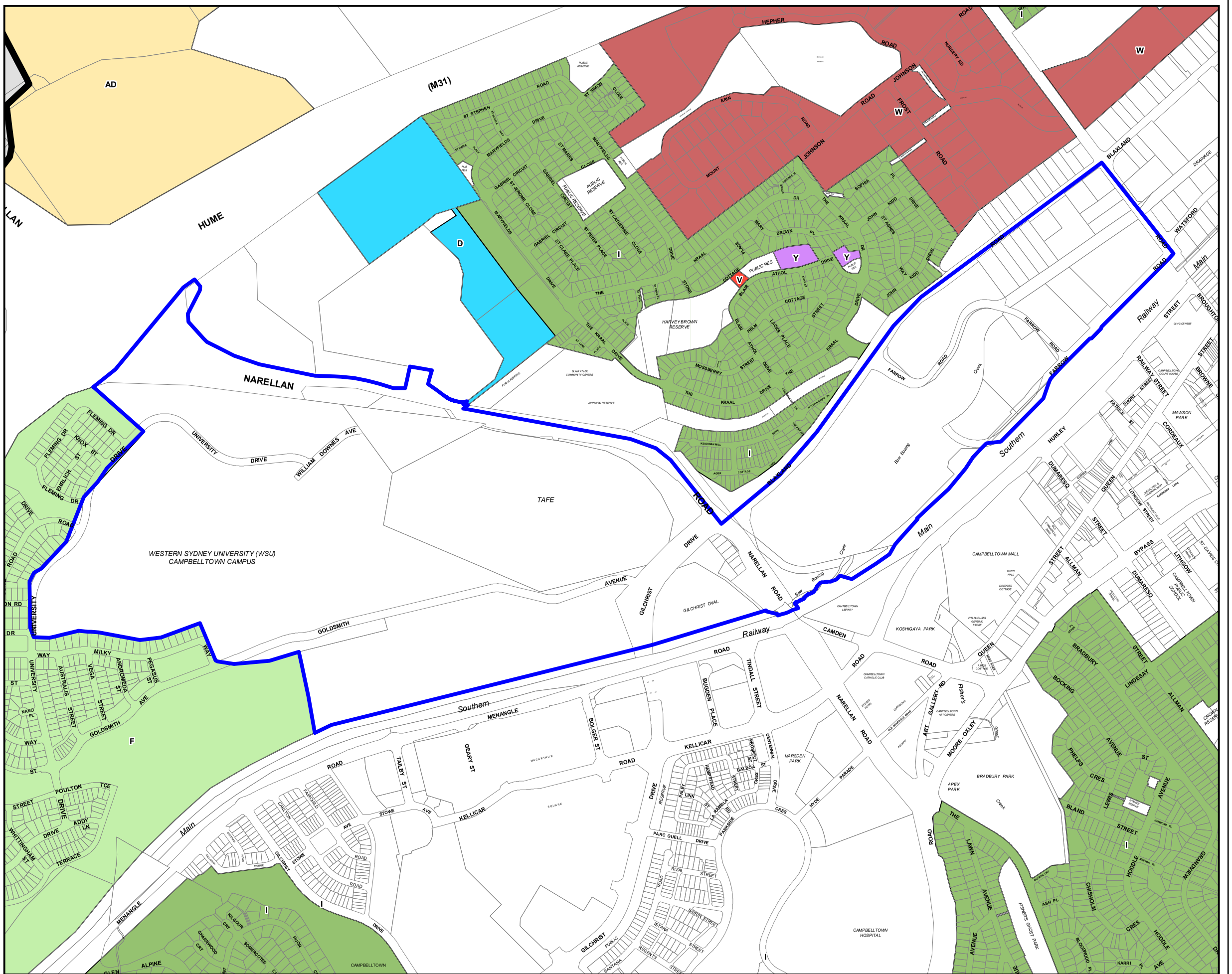
metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Created 12/08/2019



Existing Lot Size

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

717 Appin Road, Gilead

Amends map sheet:
1500_COM_LSZ_004

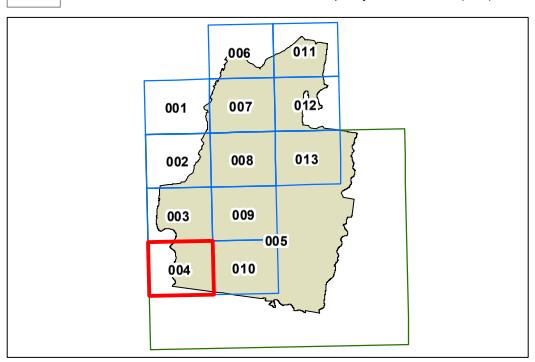
Campbelltown Local Environmental Plan 2015 - LOT SIZE

Minimum Lot Size (sq.m)

I	500
AB2	40ha
AD	100ha
	Subject Site Deferred boundary

Cadastre

Cadastre 19/06/2019 © Land and Property Information (LPI)



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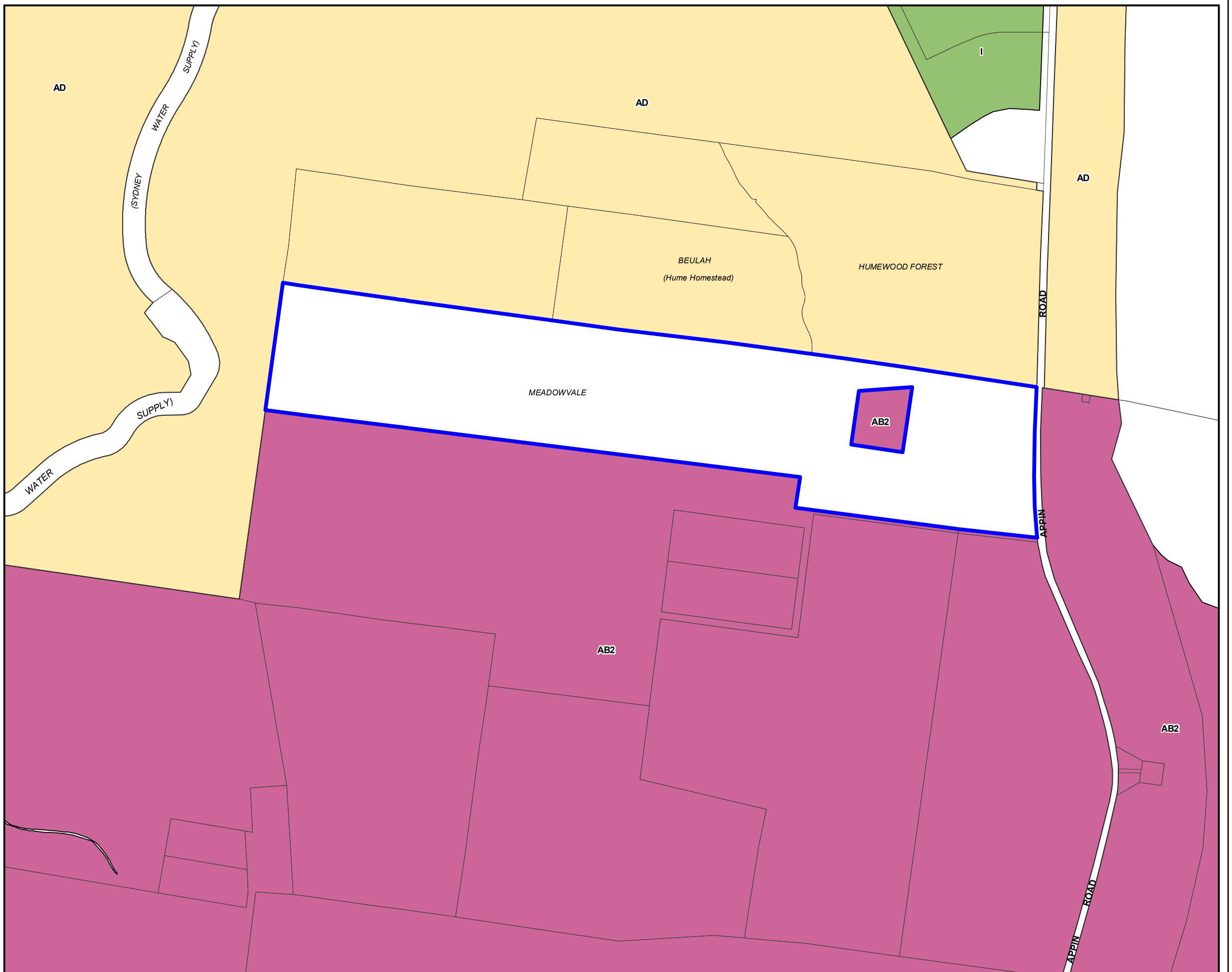
Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Created 12/08/2019



Existing Lot Size

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

"Blairmount" Badgally Road/Hume Highway

Amends map sheet:
1500_COM_HOB_002, 007 and 008

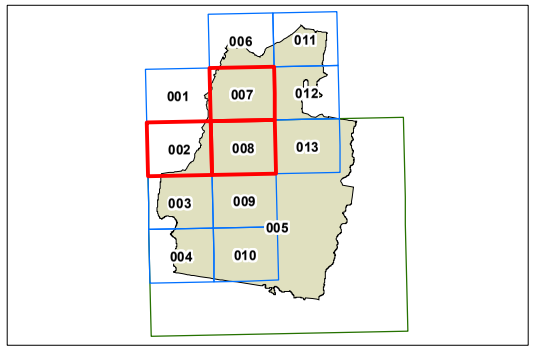
Campbelltown Local Environmental Plan 2015 - LOT SIZE

Minimum Lot Size (sq.m)

I	500
W	4,000
AD	100ha
	Subject Site Deferred boundary

Cadastre

Cadastre 22/07/2019 © Land and Property Information (LPI)



0 200 400
metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Created 05/08/2019

Existing Lot Size

DRAFT

Attachment J

Proposed Council Maps

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

Glenfield Town Centre

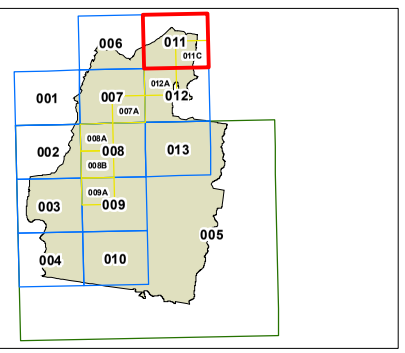
Amends map sheet:
1500_COM_LZN_011,
1500_COM_LZN_011C

Campbelltown Local Environmental Plan 2015 - ZONES

- R2 Low Density Residential
- RU2 Rural Landscape
- E3 Environmental Management
- RE1 Public Recreation
- RE2 Private Recreation
- IN1 General Industrial
- IN2 Light Industrial
- SP2 Infrastructure
- B1 Neighbourhood Centre
- B2 Local Centre
- Subject Site Deferred boundary

Cadastre

Cadastre 19/06/2019 © Land and Property Information (LPI)



0 200 400
metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Created 15/07/2019

Proposed Land Zoning

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

WSU and Tafe NSW Campbelltown Site

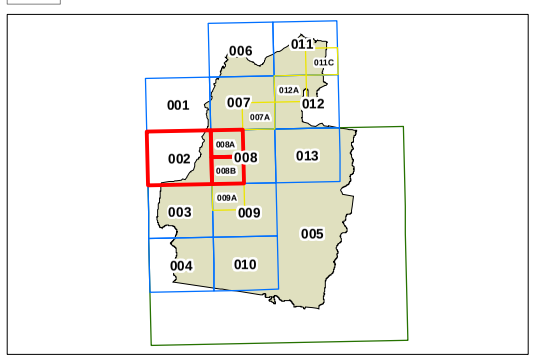
Amends map sheet:
1500_COM_LZN_002, 1500_COM_LZN_008A
1500_COM_LZN_008B

Campbelltown Local Environmental Plan 2015 - ZONES

R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
B1	Neighbourhood Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B7	Business Park
RE1	Public Recreation
RE2	Private Recreation
IN1	General Industrial
IN2	Light Industrial
E3	Environmental Management
SP2	Infrastructure
DM	Derferred Matter
	Subject Site Deferred boundary

Cadastre

Cadastre 22/07/2019 © Land and Property Information (LPI)



0 200 400
metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Created 23/07/2019

Proposed Land Zoning

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

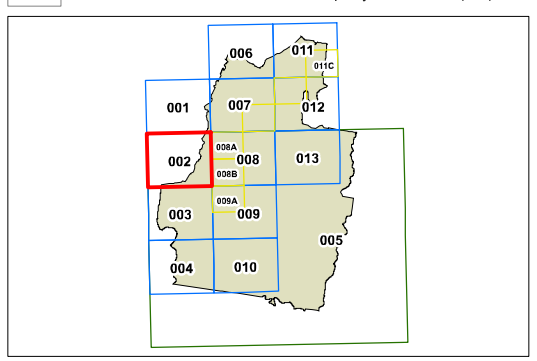
Land for the Centre of Excellence WSU
183 Narellan Road, Campbelltown
Amends map sheet:
1500_COM_LZN_002

Campbelltown Local Environmental Plan 2015 - ZONES

R2	Low Density Residential
R3	Medium Density Residential
B3	Commercial Core
B4	Mixed Use
B5	Business Development
RE1	Public Recreation
SP1	Special Activities
SP2	Infrastructure
DM	Deferred Matter
	Subject Site boundary

Cadastre

Cadastre 22/07/2019 © Land and Property Information (LPI)



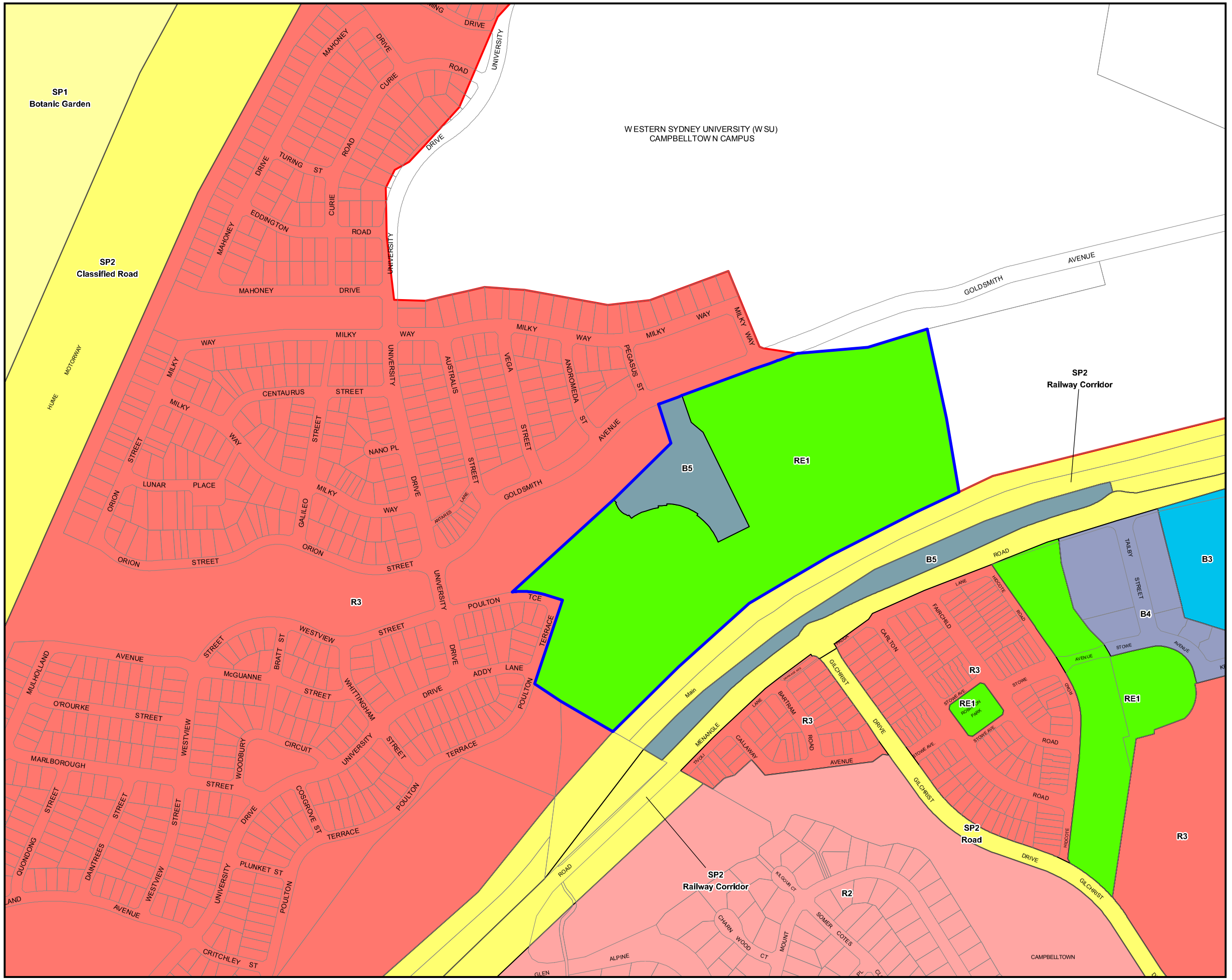
N W E S

0 100 200
metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:5,000 @ A3

Created 15/08/2019



Proposed Land Zoning

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment
717 Appin Road, Gilead

Amends map sheet:
1500_COM_LZN_004

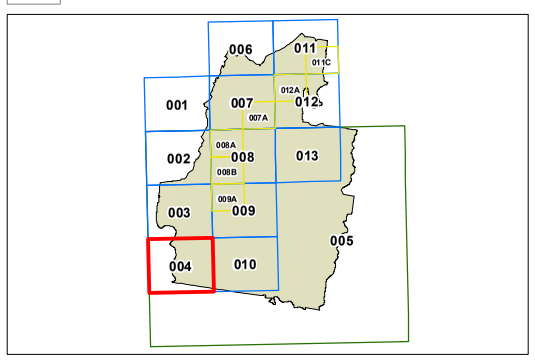
Campbelltown Local Environmental Plan 2015 - ZONES

- R2 Low Density Residential
- RU2 Rural Landscape
- RE1 Public Recreation
- SP2 Infrastructure

Subject Site deferred boundary

Cadastre

Cadastre 19/06/2019 © Land and Property Information (LPI)



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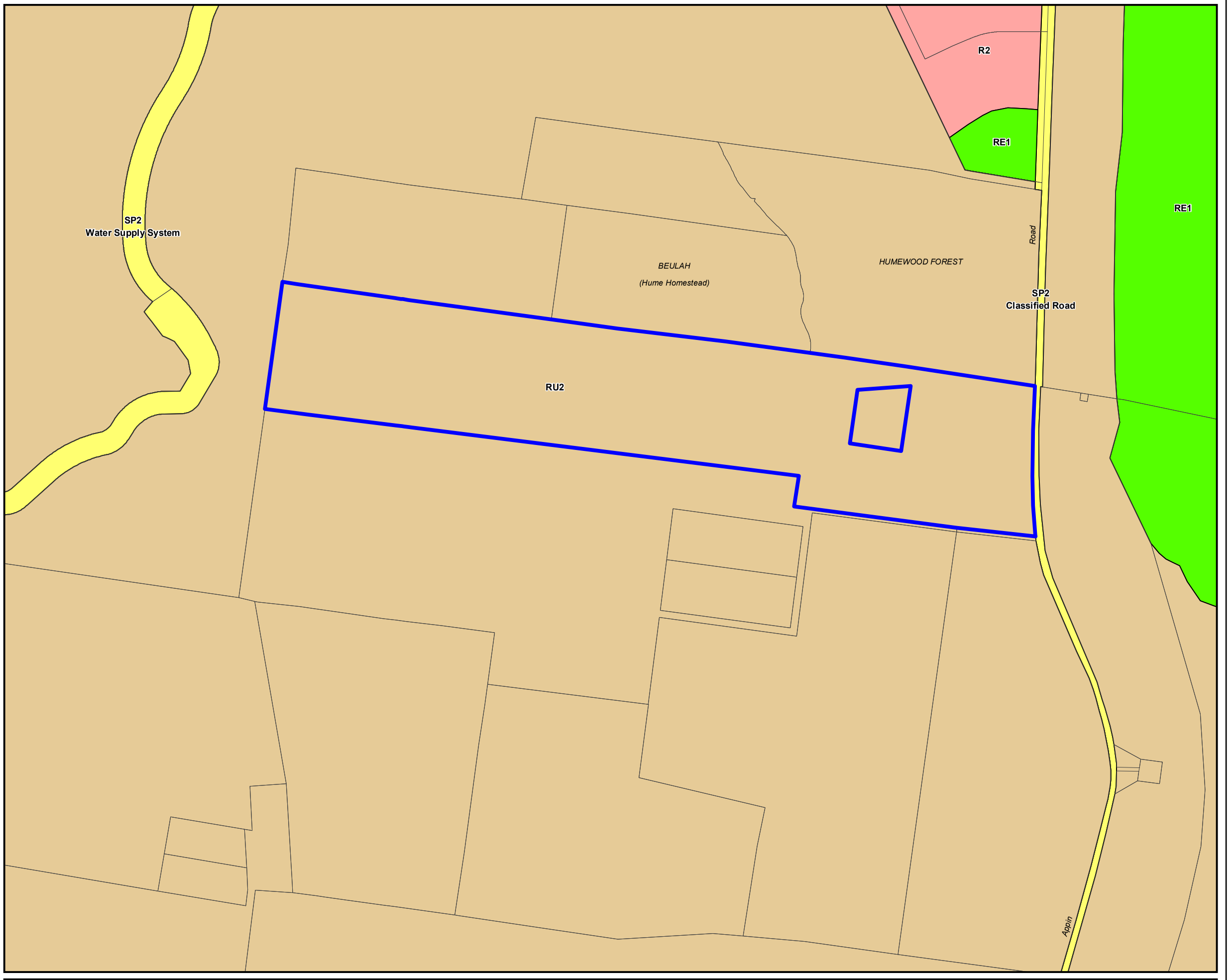
Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Created 27/06/2019



Proposed Land Zoning

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

"Blairmount" Badgally Road/Hume Highway

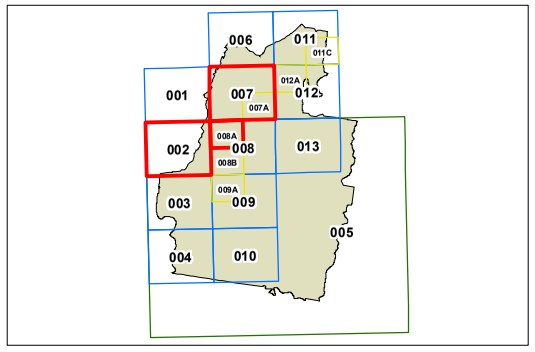
Amends map sheet:
1500_COM_LZN_002, 007
1500_COM_LZN_008A

Campbelltown Local Environmental Plan 2015 - ZONES

- R2 Low Density Residential
- R3 Medium Density Residential
- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- B5 Business Development
- RE1 Public Recreation
- RE2 Private Recreation
- IN2 Light Industrial
- E3 Environmental Management
- RU2 Rural Landscape
- SP2 Infrastructure
- Subject Site Deferred boundary

Cadastre

Cadastre 19/06/2019 © Land and Property Information (LPI)



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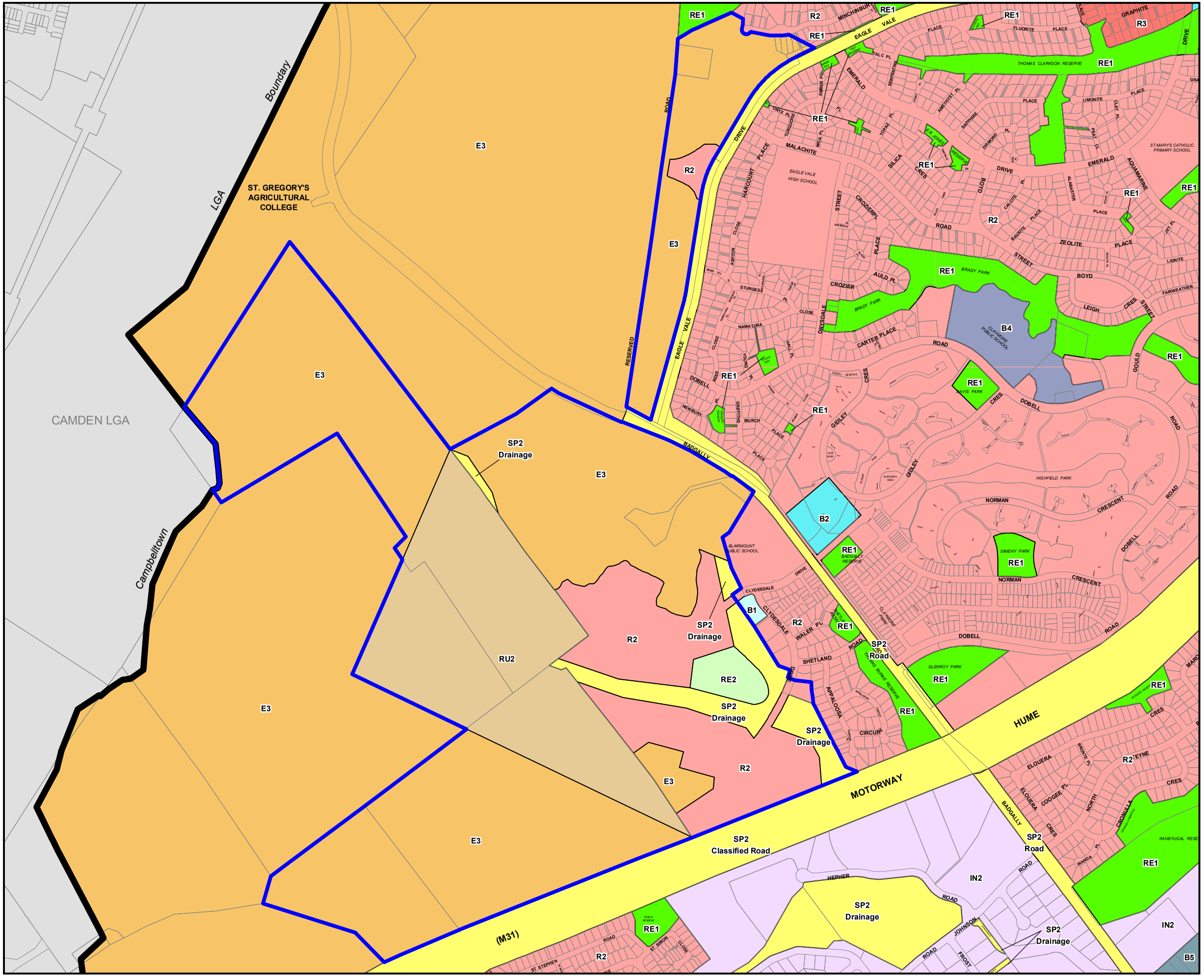
Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Created 01/07/2019



Proposed Land Zoning

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

Public Transport Corridor
St Helens Park and Rosemeadow

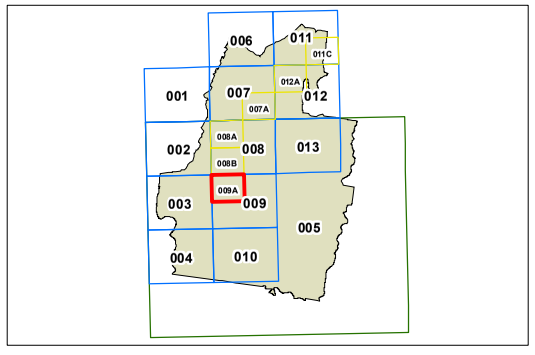
Amends map sheet:
1500_COM_LZN_009A

Campbelltown Local Environmental Plan 2015 - ZONES

- R2 Low Density Residential
- B1 Neighbourhood Centre
- RE1 Public Recreation
- E3 Environmental Management
- RU2 Rural Landscape
- SP2 Infrastructure
- Subject Site Deferred boundary

Cadastre

Cadastre 22/07/2019 © Land and Property Information (LPI)



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metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Created 12/08/2019

Proposed Land Zoning

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

717 Appin Road, Gilead

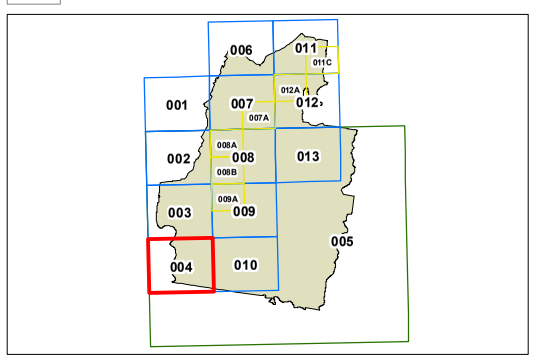
Amends map sheet:
1500_COM_HER_004

Campbelltown Local Environmental Plan 2015 - HERITAGE

- Item - General
- Subject Site deferred boundary

Cadastre

Cadastre 19/06/2019 © Land and Property Information (LPI)



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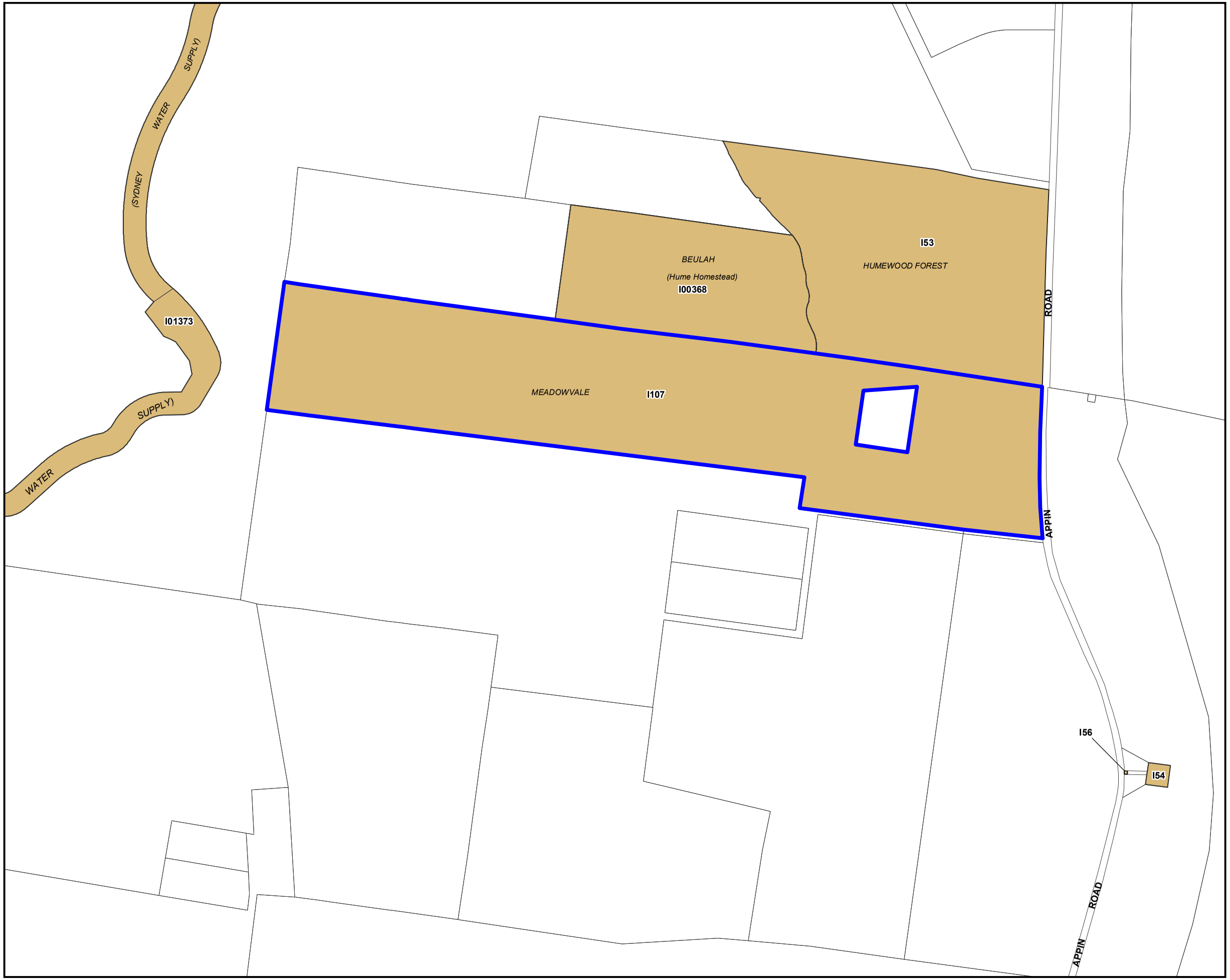
Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Created 27/06/2019



Proposed Heritage

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

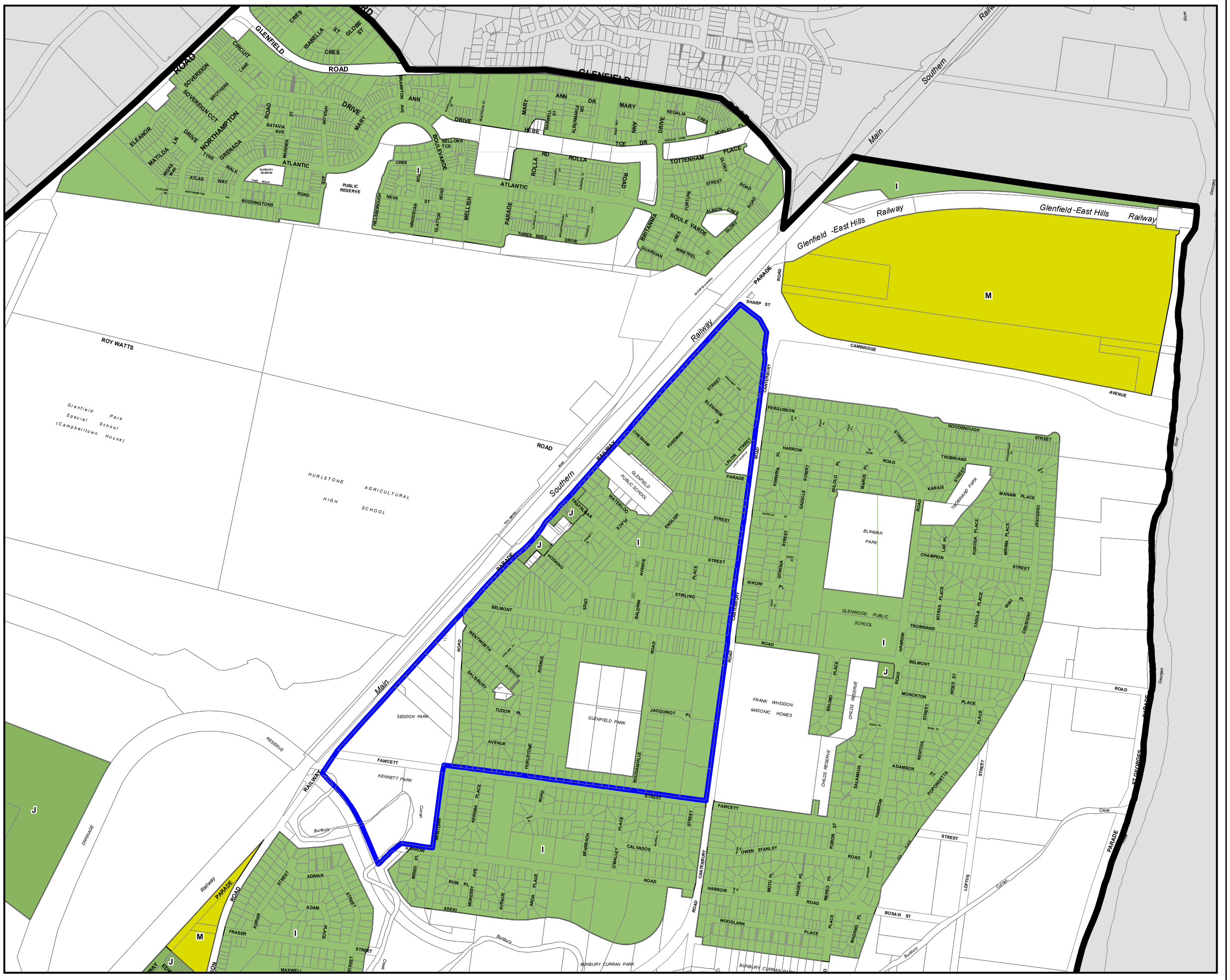
Proposed Amendment
Glenfield Town Centre

Amends map sheet:
1500_COM_HOB_011

Campbelltown Local Environmental Plan 2015 - HEIGHT OF BUILDINGS

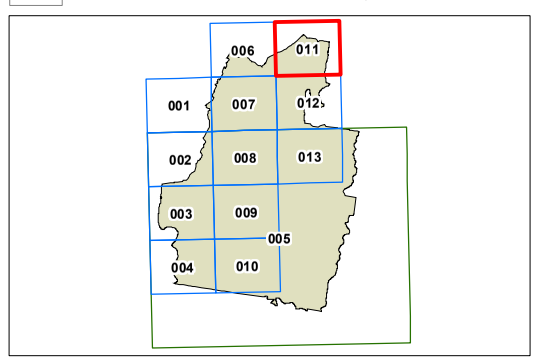
Maximum Building Height (m)

I	8.5
J	9
M	12
Subject Site Deferred boundary	



Cadastre

Cadastre 19/06/2019 © Land and Property Information (LPI)



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metres

Projection: GDA 1994 MGA Zone 56

Scale: 1:10,000 @ A3

Created 15/07/2019

Proposed Height of Buildings

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

WSU and Tafe NSW Campbelltown Site

Amends map sheet:
1500_COM_HOB_002,
1500_COM_HOB_008

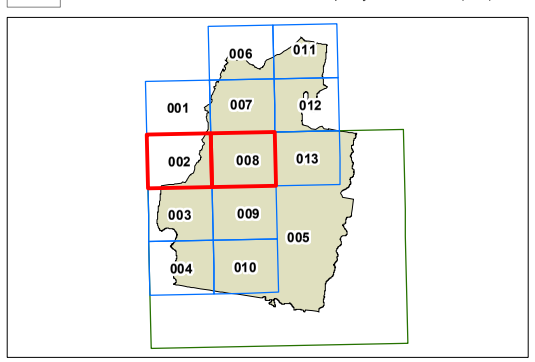
Campbelltown Local Environmental Plan 2015 - HEIGHT OF BUILDINGS

Maximum Building Height (m)

I	8.5
J	9
M	12
O	15
Q	19
R	22.5
U	32
V	38.5
X	45
	Subject Site Deferred boundary

Cadastre

Cadastre 22/07/2019 © Land and Property Information (LPI)



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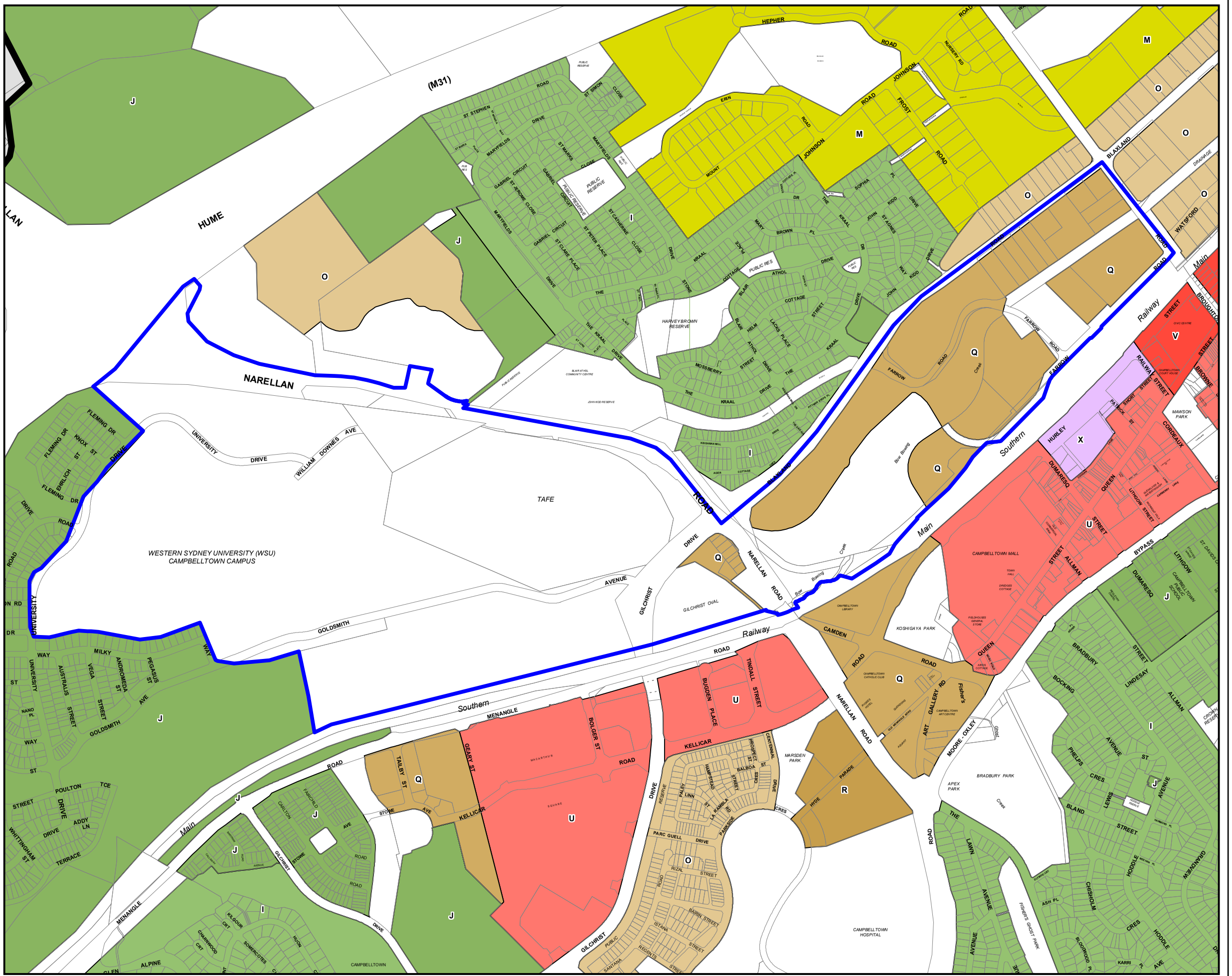
Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Created 6/08/2019



Proposed Height of Buildings

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

Land for the Centre of Excellence WSU
183 Narellan Road, Campbelltown
Amends map sheet:
1500_COM_HOB_002

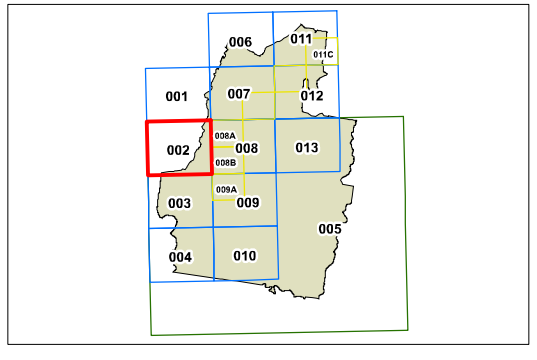
Campbelltown Local Environmental Plan 2015 - HEIGHT OF BUILDINGS

Maximum Building Height (m)

I	8.5
J	9
O	15
Q	19
	Subject Site Deferred boundary

Cadastre

Cadastre 22/07/2019 © Land and Property Information (LPI)



N
W E
S

0 100 200
metres

Scale: 1:5,000 @ A3

Projection: GDA 1994
MGA Zone 56

Created 15/08/2019

Proposed Height of Buildings

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

717 Appin Road, Gilead

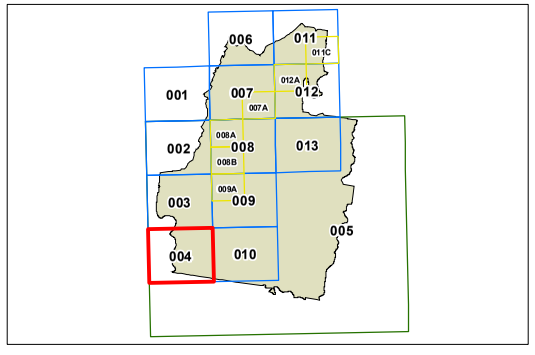
Amends map sheet:
1500_COM_HOB_004

Campbelltown Local Environmental Plan 2015 - Maximum BUILDING HEIGHTS (m)

- I 8.5
- J 9
- Subject Site deferred boundary

Cadastre

Cadastre 19/06/2019 © Land and Property Information (LPI)

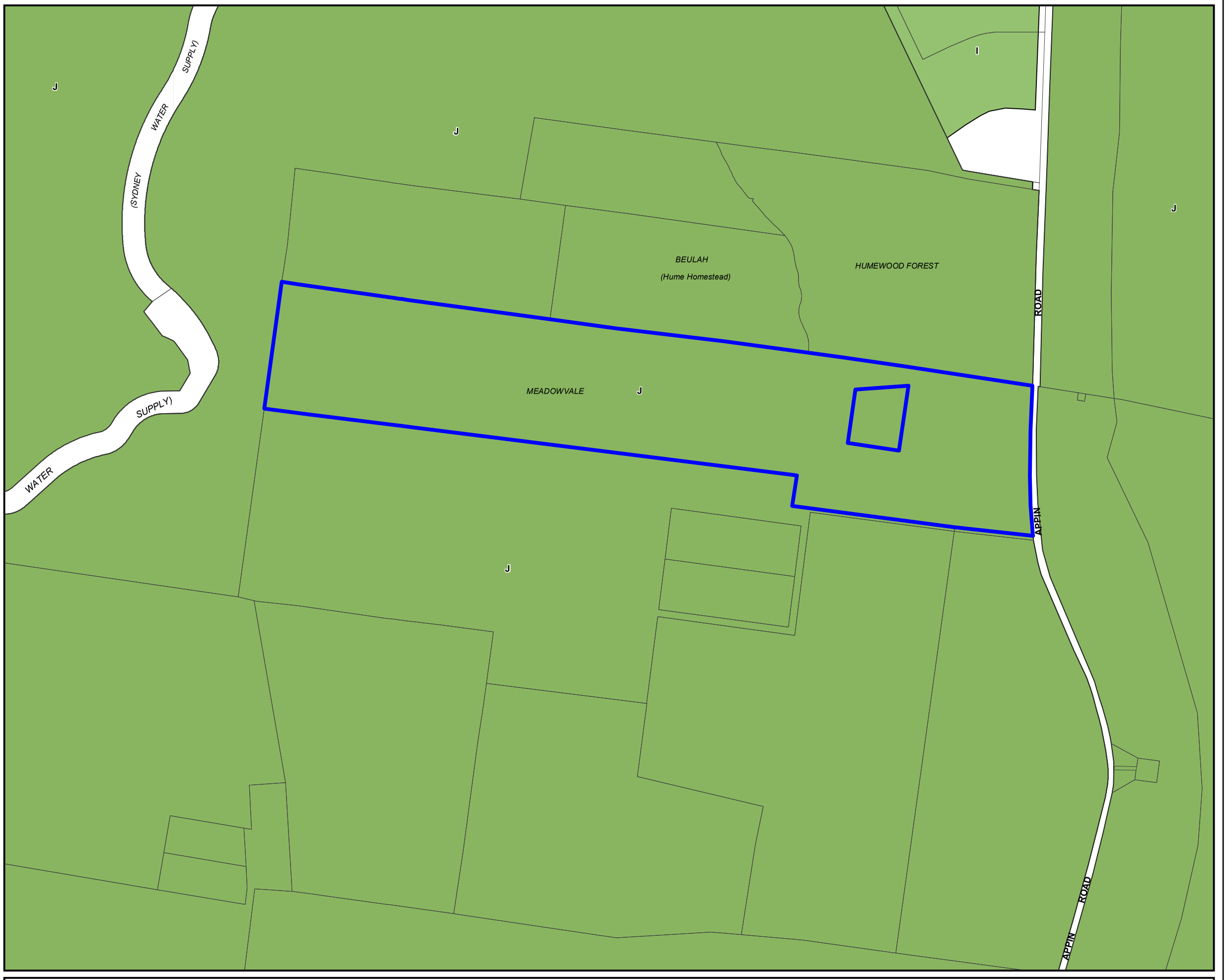


0 200 400
metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Created 27/06/2019



Proposed Height of Buildings

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

"Blairmount" Badgally Road/Hume Highway

Amends map sheet:
1500_COM_HOB_002, 007 and 008

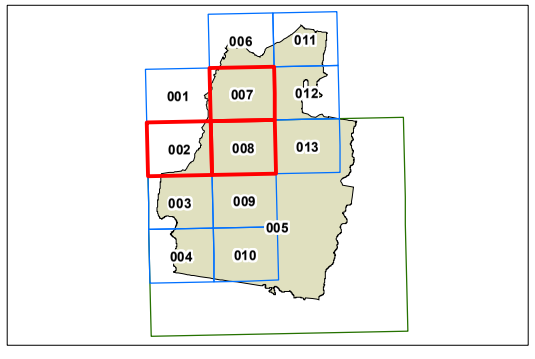
Campbelltown Local Environmental Plan 2015 - HEIGHT OF BUILDINGS

Maximum Building Height (m)

I	8.5
J	9
M	12
O	15
	Subject Site Deferred boundary

Cadastre

Cadastre 22/07/2019 © Land and Property Information (LPI)



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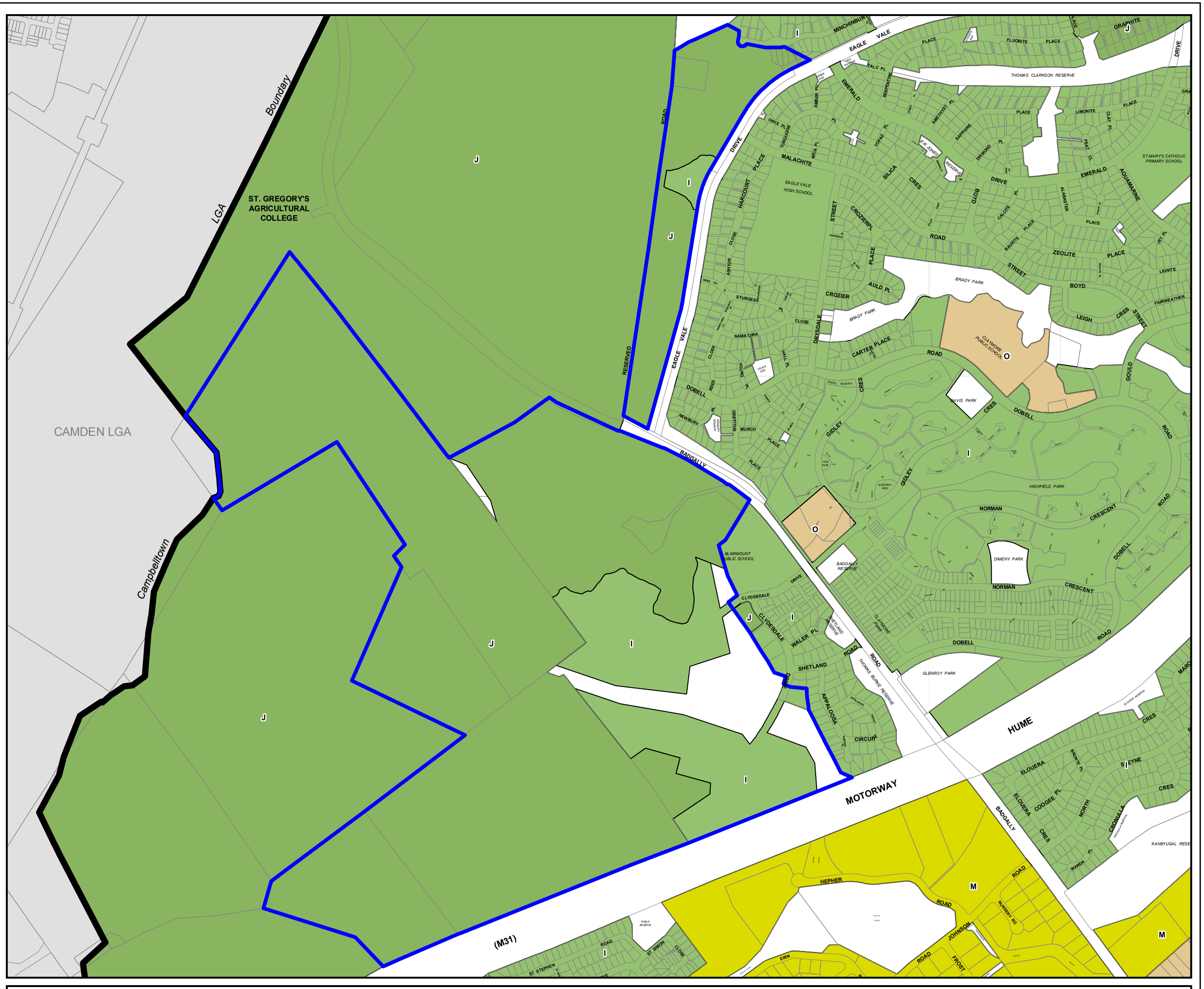
metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Created 05/08/2019



Proposed Height of Buildings

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment
Glenfield Town Centre

Amends map sheet:
1500_COM_LSZ_011

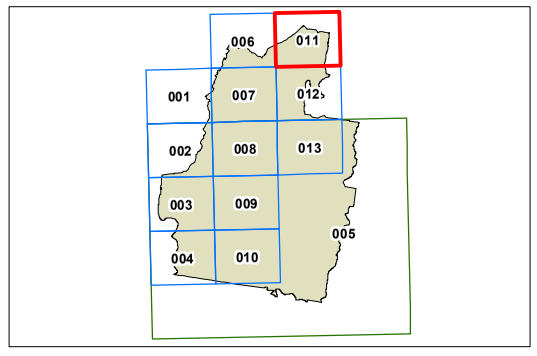
Campbelltown Local Environmental Plan 2015 - LOT SIZE

Minimum Lot Size (sq.m)

A	180
G	450
I	500
V	2,000
W	4,000
AB1	10ha
AB2	40ha
AD	100ha
	Subject Site Deferred boundary

Cadastre

Cadastre 19/06/2019 © Land and Property Information (LPI)



0 200 400
metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Created 15/07/2019

Proposed Lot Size

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

WSU and Tafe NSW Campbelltown Site

Amends map sheet:
1500_COM_LSZ_002,
1500_COM_LSZ_008

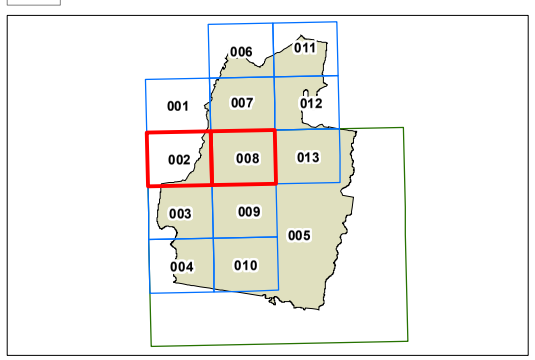
Campbelltown Local Environmental Plan 2015 - LOT SIZE

Minimum Lot Size (sq.m)

D	300
F	400
I	500
V	2,000
W	4,000
Y	10,000 (1ha)
AD	100ha
	Subject Site Deferred boundary

Cadastre

Cadastre 22/07/2019 © Land and Property Information (LPI)



0 200 400
metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Created 12/08/2019

Proposed Lot Size

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

717 Appin Road, Gilead

Amends map sheet:
1500_COM_LSZ_004

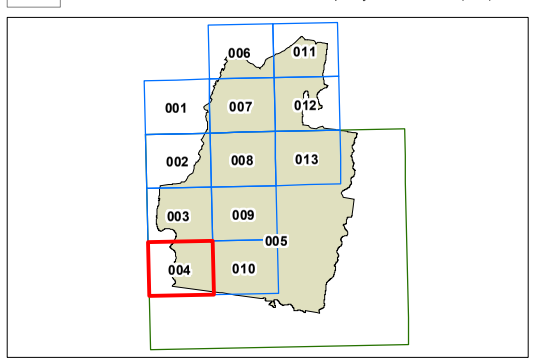
Campbelltown Local Environmental Plan 2015 - LOT SIZE

Minimum Lot Size (sq.m)

I	500
AB2	40ha
AD	100ha
	Subject Site Deferred boundary

Cadastre

Cadastre 19/06/2019 © Land and Property Information (LPI)

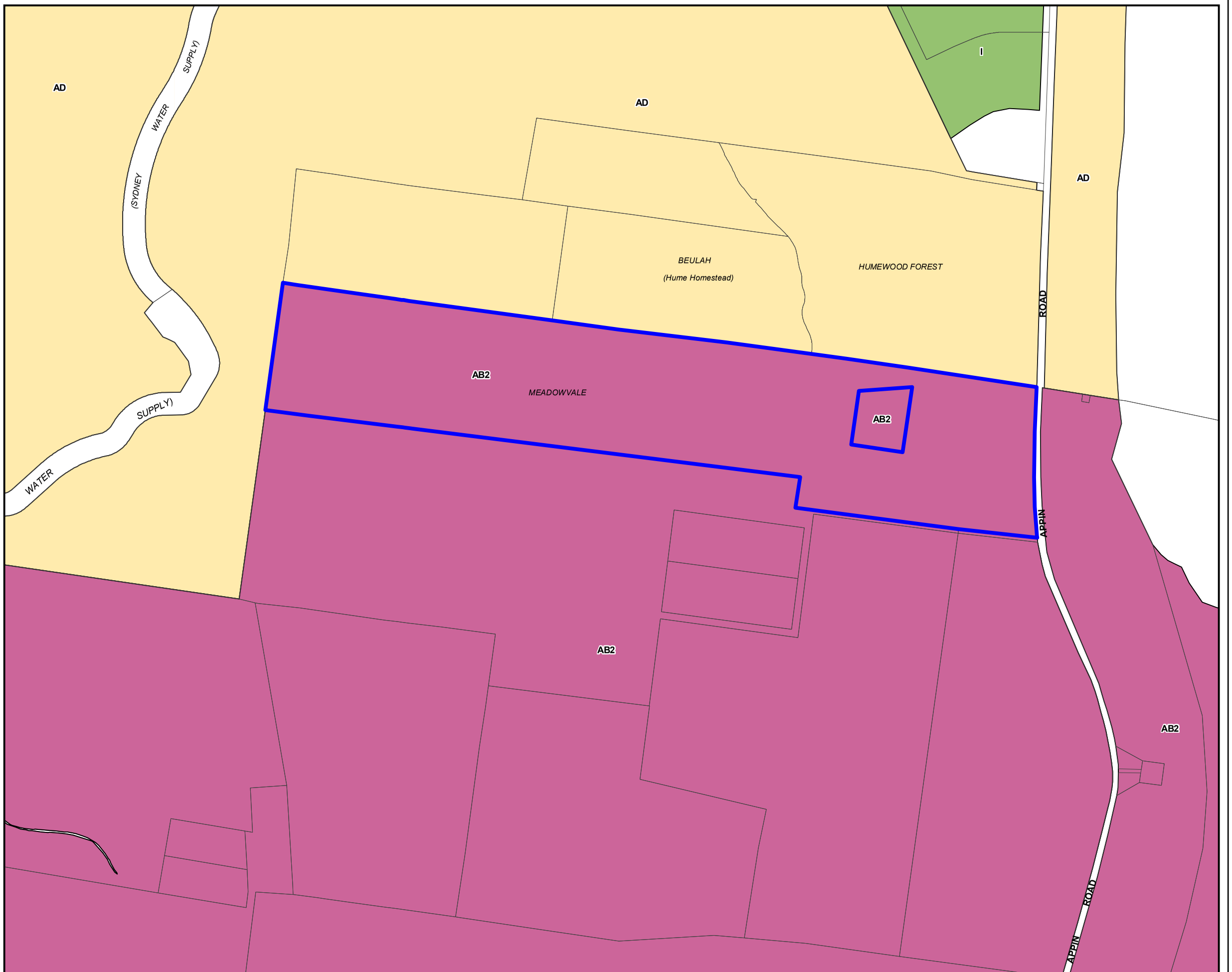


0 200 400
metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Created 12/08/2019



Proposed Lot Size

DRAFT

Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Proposed Amendment

"Blairmount" Badgally Road/Hume Highway

Amends map sheet:
1500_COM_HOB_002, 007 and 008

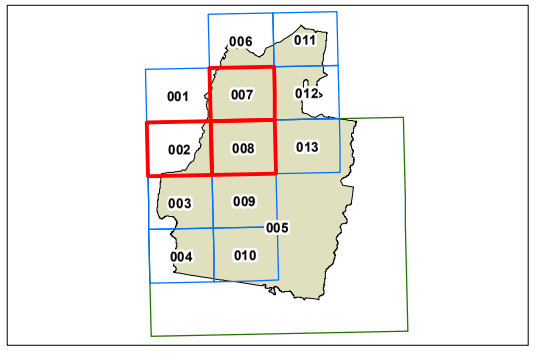
Campbelltown Local Environmental Plan 2015 - LOT SIZE

Minimum Lot Size (sq.m)

I	500
W	4,000
AD	100ha
	Subject Site Deferred boundary

Cadastre

Cadastre 22/07/2019 © Land and Property Information (LPI)

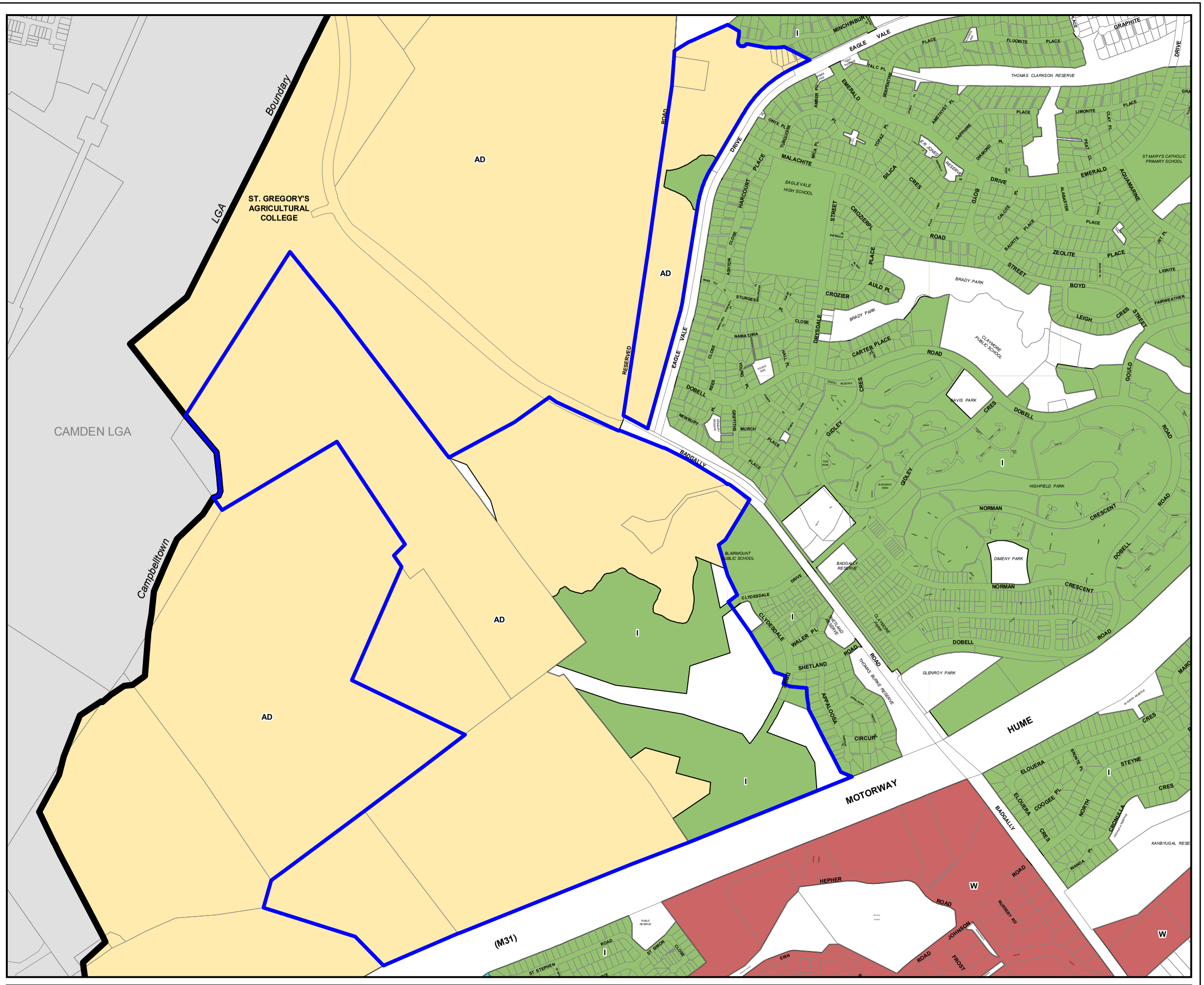


0 200 400
metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Created 05/08/2019



Proposed Lot Size

DRAFT