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Urban Design Report

Macarthur Grange

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Introduction

Purpose of this Document

Toscuz Investment Pty Ltd have engaged Architectus to prepare a Master Plan and Urban Design Report to support the Planning Proposal to rezone land at Macarthur Grange Golf Course (Lot 3900 DP1170905).

This report provides a detailed analysis of the site, its context and the opportunities and constraints for future development. Crucially the report establishes core design principles that support a vision for the site being developed in a way that is in keeping with its scenic landscape context.

An Indicative Master Plan has been developed in order to demonstrate the application of the design principles and to guide future development applications and provide a basis for a Site Specific Development Control Plan (DCP) and Visual Impact Assessment.

Related Documents

This report and master plan have been developed with key specialist inputs and in reference to the following technical consultant documents:

- Vegetation - Flora and Fauna Assessment (Eco Logical Australia)
- Bushfire - Bushfire Opportunities and Constraints Assessments (Eco Logical Australia)
- Riparian -Riparian Constraints Assessment(Eco Logical Australia)
- Heritage - Aboriginal Heritage Due Diligence Assessment - MacArthur Grange Planning Proposal (Eco Logical Australia)

This report should be read in conjunction with the following supporting documents:

- Planning Proposal Report (FPD Planning)
- Site Specific DCP (FPD Planning)
- Visual Impact Assessment (Architectus)

The Site

The site is 127.5ha in area and comprises Lot 3900 DP1170905 and is located in the Macarthur Region approximately 60km South-west of Sydney and 5km from the Centre of Campbelltown.

The site is located within Campbelltown LGA with its western boundary adjoining Camden LGA. It is currently zoned E3 Environmental Management.

The site broadly comprises two connected parcels of land. In the north the site is occupied by the Macarthur Grange Golf Course with access from Raby Road on its northern boundary. The southern portion of the site is occupied by rural paddocks and areas of remnant bushland.

It is characterised by undulating topography that provides a valley like landscape in the northern portion and more elevated ground in the southern portion.

The site forms part of the area known as the Scenic Hills and has long been identified by Campbelltown Council for protection of its scenic and cultural landscapes and to provide a scenic buffer between Camden and Campbelltown LGAs.

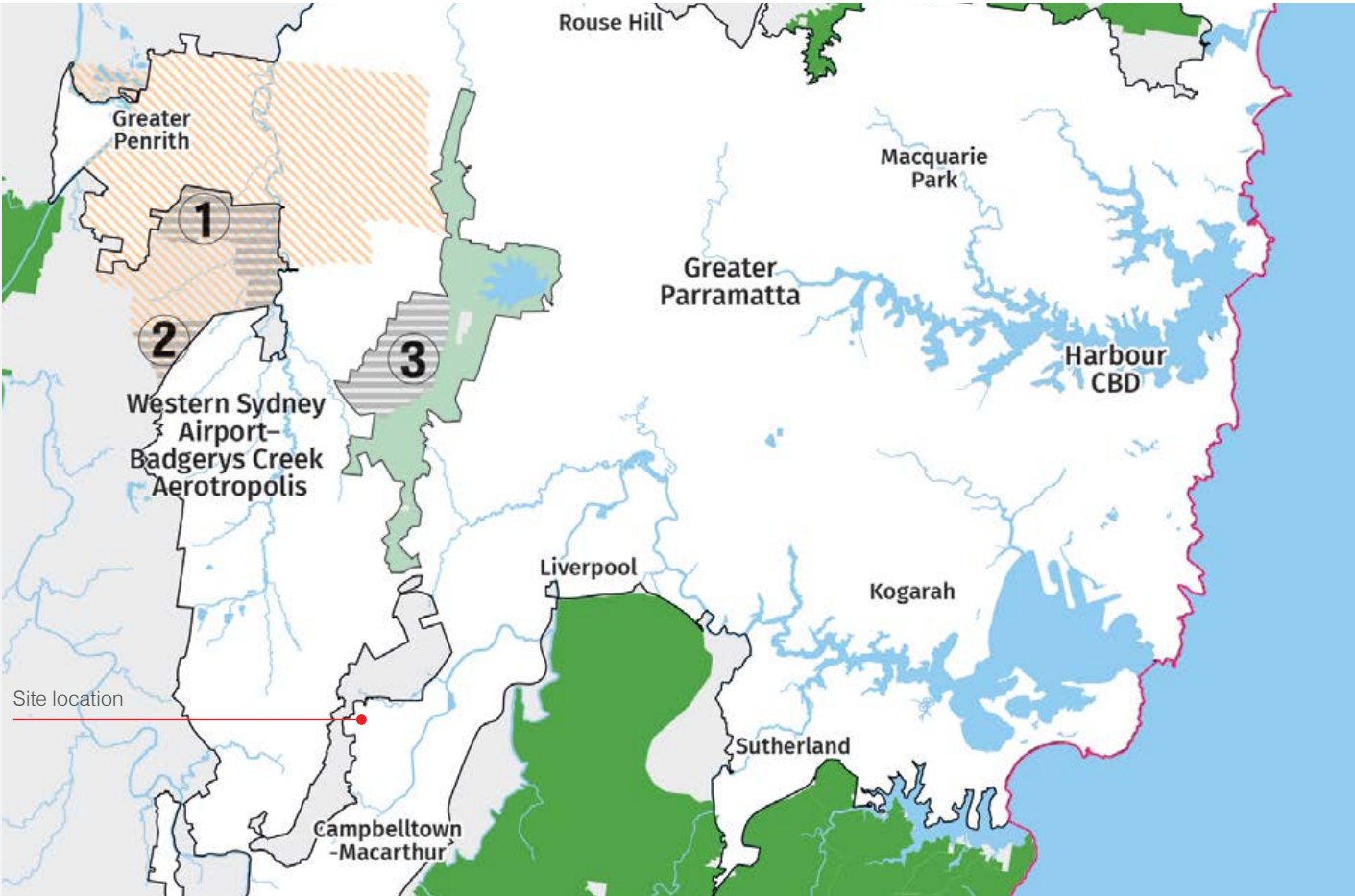






1 Site and Context Analysis

1.1 Strategic Context



Boundary of urban area (source: Greater Sydney Region Plan 2018)

Region Boundary	Urban Area	① Orchard Hills, north of the Defence Establishment Orchard Hills and west of St Clair
Waterways	Urban Investigation Areas	② east of The Northern Road at Luddenham between the Western Sydney Airport Growth Area and the water pipeline.
Protected Natural Area	Metropolitan Rural Area	③ Horsley Park and Mount Vernon located west of the M7 Motorway.
Western Sydney Parkland	Greater Penrith to Eastern Creek Growth Area	

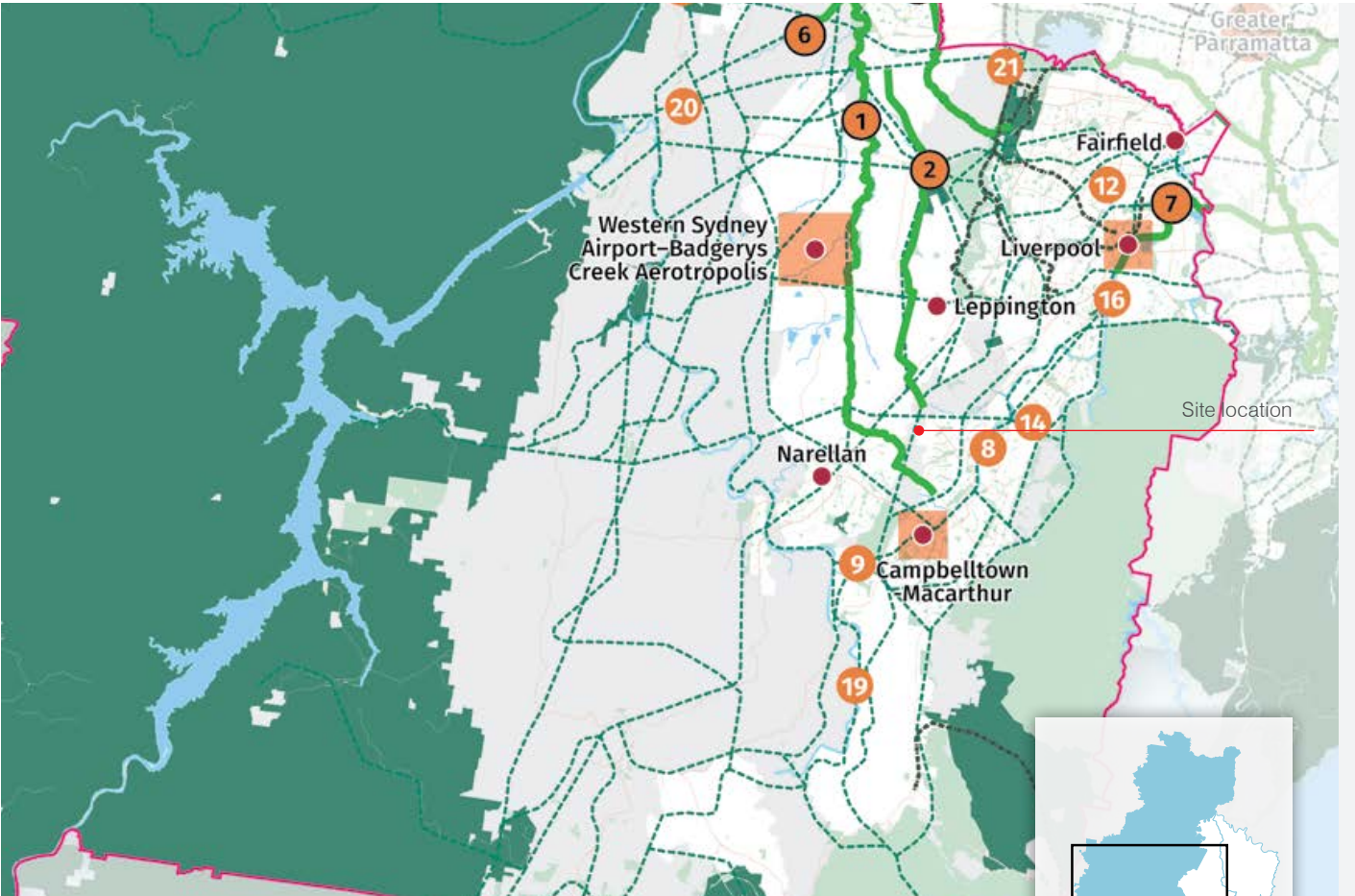
Greater Sydney Region Plan, A Metropolis of Three Cities

The site is located in the Western Parkland City, in which Campbelltown-Macarthur will play an important role in accommodating commercial activities and services.

The Plan also highlights key areas to accommodate future housing growth. The site appears to be identified as being outside the ‘urban area’ and within the ‘metropolitan rural area’ in Figure 51 Boundary of the Urban Area (see image right).

The Plan includes strategic actions under Objective 29 to protect and enhance environmental, social and economic values in rural areas and to limit urban development to within the Urban Area.

The Plan makes reference to the Scenic Hills under Objective 28 Scenic and cultural landscapes are protected.



Western City District Green Grid opportunities (source: Western City District Plan 2018)

District Boundary	① Green Grid Priority Corridor	Road
Metropolitan Cluster	① Projects Important to the District	National Parks and Reserves
Strategic Centre	Other Green Grid Opportunities	Open Space and Reserves
Metropolitan Rural Area	Existing Tracks and Trails	Waterways

Western District Plan

The Western District Plan contains planning priorities and actions for implementing the Greater Sydney Region Plan at a district level and is a bridge between regional and local planning.

The District Plan also includes a Planning Priority 16 Protecting and enhancing scenic and cultural landscapes and highlights that the Scenic Hills between Campbelltown and Camden create a distinct setting for neighbouring urban communities.

The Plan reinforces the Greater Sydney Region Plan Actions of maintaining and enhancing the metropolitan rural area and limiting urban development to the Urban Area.

The plan highlights the potential for consideration of limited growth of rural-residential development where there are no adverse impacts on the local area and the values of the Metropolitan Rural Area are enhanced, including the protection of scenic landscapes.

Strategic Context

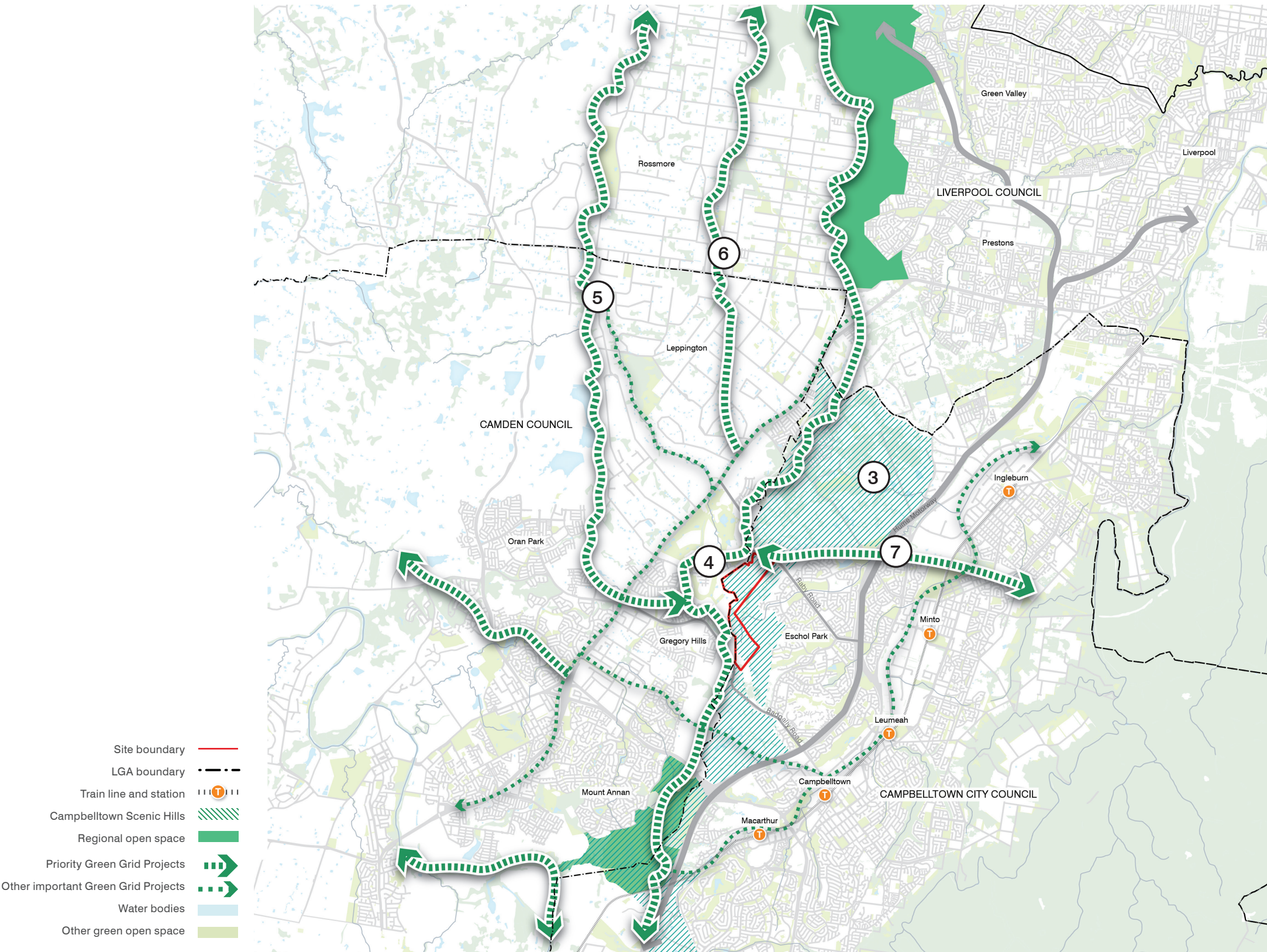
Regional Open Space Network

The site is strategically located to contribute to the wider open space network of the South West District. It is part of the Scenic Hills and of the open space corridor that links the Western Sydney Parklands with the Australian Botanic Garden Mount Annan.

Several Green Grid Project Opportunities that are close to the site were identified by the Greater Sydney Commission.

The following features of the regional open space network, as illustrated on the map on the right, are of significance to the site:

- 1. The Western Sydney Parklands
- 2. The Australian Botanic Garden Mount Annan
- 3. The Campbelltown Scenic Hills
- 4. The Upper Canal Green Grid Project
- 5. South Creek Corridor Green Grid Project
- 6. Kemps Creek Green Grid Project
- 7. Kayess Park Open Space Corridor Green Grid Project.



Regional open space and Green Grid opportunities

1.2 Local Planning Context

Campbelltown Local Planning Strategy 2014

Section 5.9 of Council’s Local Planning Strategy deals extensively with the Scenic Hills area. While it states very strongly Council’s aim to preserve and protect the area, it also states that a future action is to ‘Propose and implement a development model for the Scenic Hills’. An environmental living proposal would protect the Scenic Hills whilst providing a long term development model for the site. Council’s Local Planning Strategy makes provision for these kinds of developments.

Campbelltown Residential Development Strategy 2014 (RDS)

The Campbelltown RDS does not contain a lot of discussion on the Scenic Hills area it does however refer to the area in the context of transitional environmental land and introduces the concept of environmental living.

‘Areas that are designated for Environmental Living generally include land with some type of environmental sensitivity but that still retain a capacity to accommodate a dwelling, subject to the dwelling being appropriately located, designed and accessed and serviced. Therefore, these areas provide unique opportunities for careful integration of housing with sensitive environmental settings and the management of such settings.’

These forms of housing flank the established urban areas of the LGA to the east, west and south. They comprise the Wedderburn Plateau and Gilead in the south, the Scenic Hills in the west, and East Edge Scenic Protection Lands and Georges River Landscape in the east and cover a range of lot sizes from 0.4 ha to 4 ha (+).

Local Strategic Planning Statement

The Campbelltown Local Strategic Planning Statement (LSPS) was finalised on 31 March 2020, following support from the Greater Sydney Commission. It sets a context and direction for land use decisions within Campbelltown LGA for the next 20 years. The LSPS sets out Planning Priorities under key theme areas of

liveability, sustainability, productivity, and infrastructure and Collaboration.

The LSPS re-enforces Council’s position on the ongoing protection of the Scenic Hills. The LSPS also highlights that the protection of the Scenic Hills is a key priority for the community.

The LSPS includes a number of Planning Priorities and actions which are relevant to the proposal, including those specifically relating to the protection of the Scenic Hills. These include the following priorities:

- Creating high quality, diverse housing
- Embracing our Heritage and cultural identity
- Embracing our unique landscape setting
- Respecting and protecting our natural asset

Campbelltown Local Housing Strategy

The Campbelltown Local Housing Strategy (LHS) was adopted by Council on 11 April 2023.

The LHS states that the Scenic Hills between Campbelltown and Camden are to be protected in alignment with the Western City District Plan.

The Local Housing Strategy outlines the following action of relevance to this Planning Proposal which seeks to increase housing diversity as follows:

Council will identify suitable locations for executive housing and large lot environmental living

In this regard it states that:
The LGA is fortunate to offer pleasant semi-rural lifestyle opportunities which, when combined with high quality housing, provides an ideal opportunity to attract professionals and executives with families. Establishing locations for large lot housing that do not detract from vistas to the scenic hills would assist the LGA to attract professional in higher incomes to the LGA. Stakeholders have identified the scenic hills as being important to the semi-rural character and identity of Campbelltown. DPE has indicated that Council must protect the Metropolitan Rural Area from encroachment of urban development.

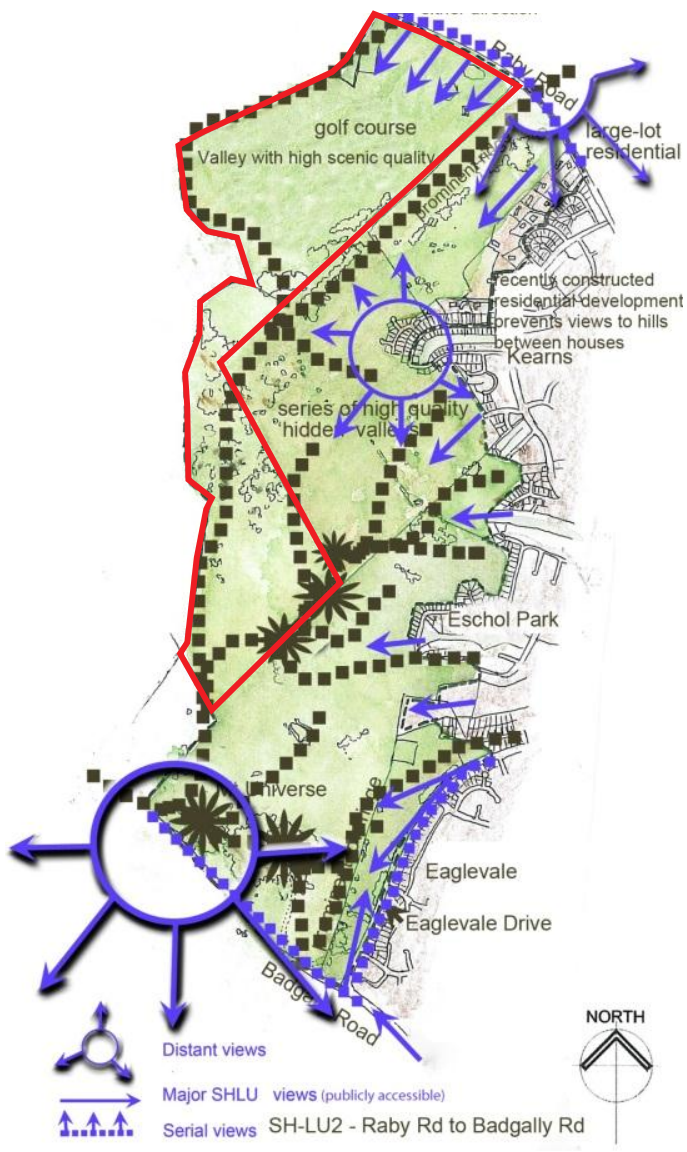
This aligns with the District Plan which allows for consideration of limited growth of rural-residential development including where this would protect biodiversity corridors and scenic landscapes.

Visual Analysis of Campbelltown Scenic Hills and East Edge Scenic Protection Lands, October 2011

This comprehensive analysis of Campbelltown Scenic Hills and East Edge Scenic Protection Lands continually reinforces the principle of having compact urban centres and a sharply defined rural urban interface. It strongly recommends to retain the predominantly rural character of the area surrounding the site. Key views to and from the Scenic Hills, some relevant to the site, are identified and described. The site is located in Scenic Hills Landscape Unit 2 (see image right).

The document outlines the following relevant strategies to enhance the scenic and environmental qualities.

- Existing Cumberland Plain Woodland and the current visual balance between the open paddock areas and the backdrops of tall trees is to be maintained and enhanced.
- Recent suburban development that is built boundary to boundary and creates a visual obstruction to the Scenic Hills and the landscape is to be avoided.
- Visual obstruction in the Scenic Hills through built structures that don’t suit the rural character and landscape (e.g. white concrete paths on the golf course) should not be permitted.
- Built form is to be gently situated in the landscape, with no structures erected on top of hills and generous spacing between buildings.
- Pathways and driveways should be of non-reflective material, e.g. gravel



Views to and from Landscape Unit 2 (source: Visual Analysis of Campbelltown Scenic Hills and East Edge Scenic Protection Lands, October 2011)

1.3 A sustainable model for the future protection of the Scenic Hills

If the values of this area are to be preserved, there needs to be a long term economic use and management regime for this land.

A sustainable model for the future protection of the Scenic Hills

Council's long term strategic direction is for the ongoing protection of the Scenic Hills.

The Western District Plan and Campbelltown Local Housing Strategy highlight the potential for rural residential development of the Scenic Hills where amenity and scenic values are maintained and enhanced. Further, to allow for the ongoing protection of the scenic hills, a sustainable development model is required.

The most appropriate model is low density rural residential development outcome that protects the scenic and rural values of the area, while allowing limited development that will not compromise these values.

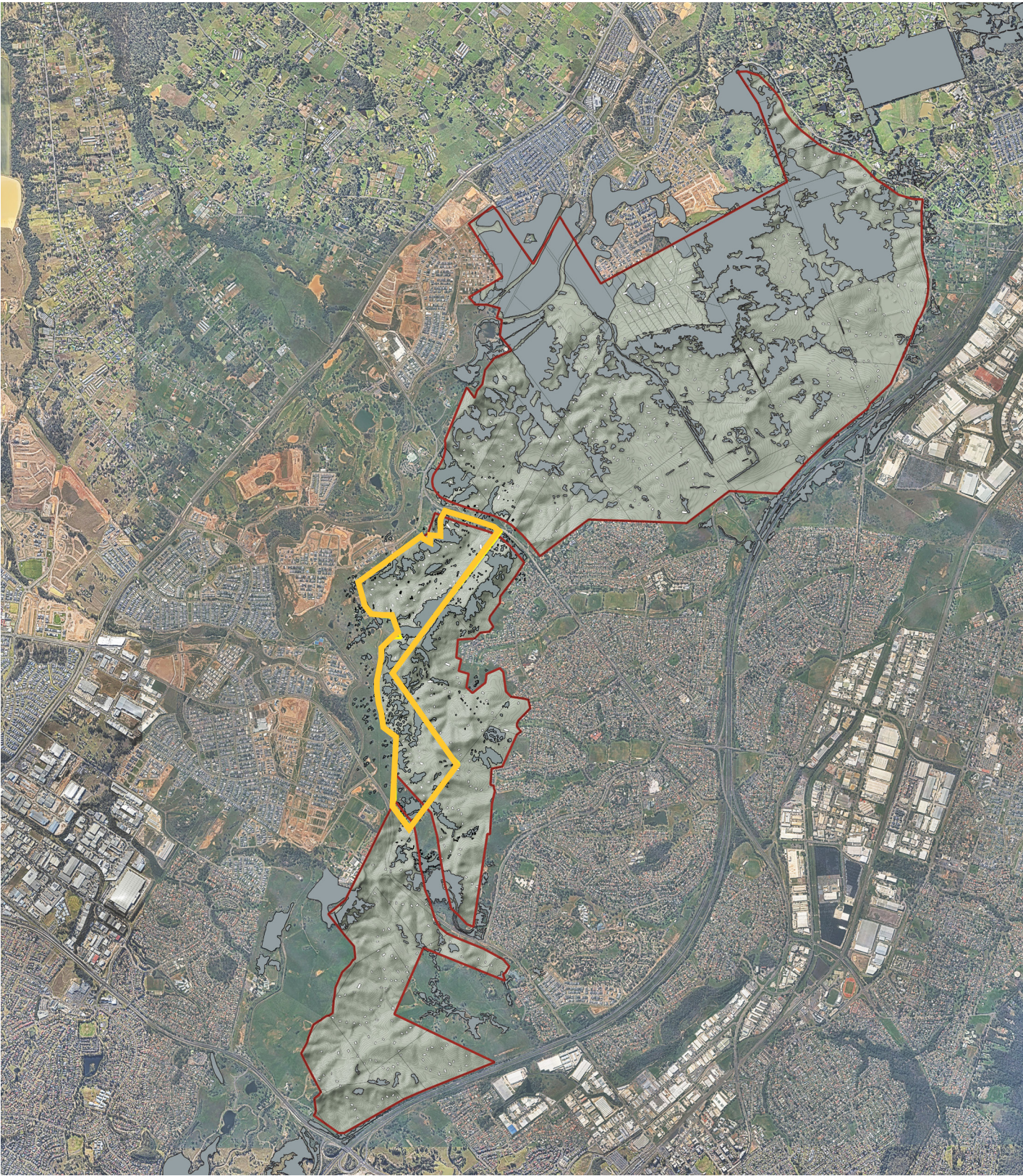
This model would align with both Council's, and the Greater Sydney Commission's strategic directions, through the development of large environmental or rural residential lots, providing a development model for the site whilst ensuring the long term management and preservation of the site's scenic values in the context of the Scenic Hills.

The introduction of low density rural residential, or environmental living lots across the scenic hills is consistent with the strategic objectives for the Scenic Hills and the Metropolitan Rural Area.

If this model of development was applied to the total area of the scenic hills, there would be potential for less than 600 dwellings over 1,500 hectares. Under a 'worst case scenario' there would be one dwelling to every 2.5ha.

The adjacent plan shows the potential development outcome that would result from a blanket application of this model in the scenic hills.

This plan demonstrates that such a development pattern would have minimal impact on the scenic and rural values of this area.



Hypothetical development potential of the Scenic Hills area at 1 dwelling per 2.5ha

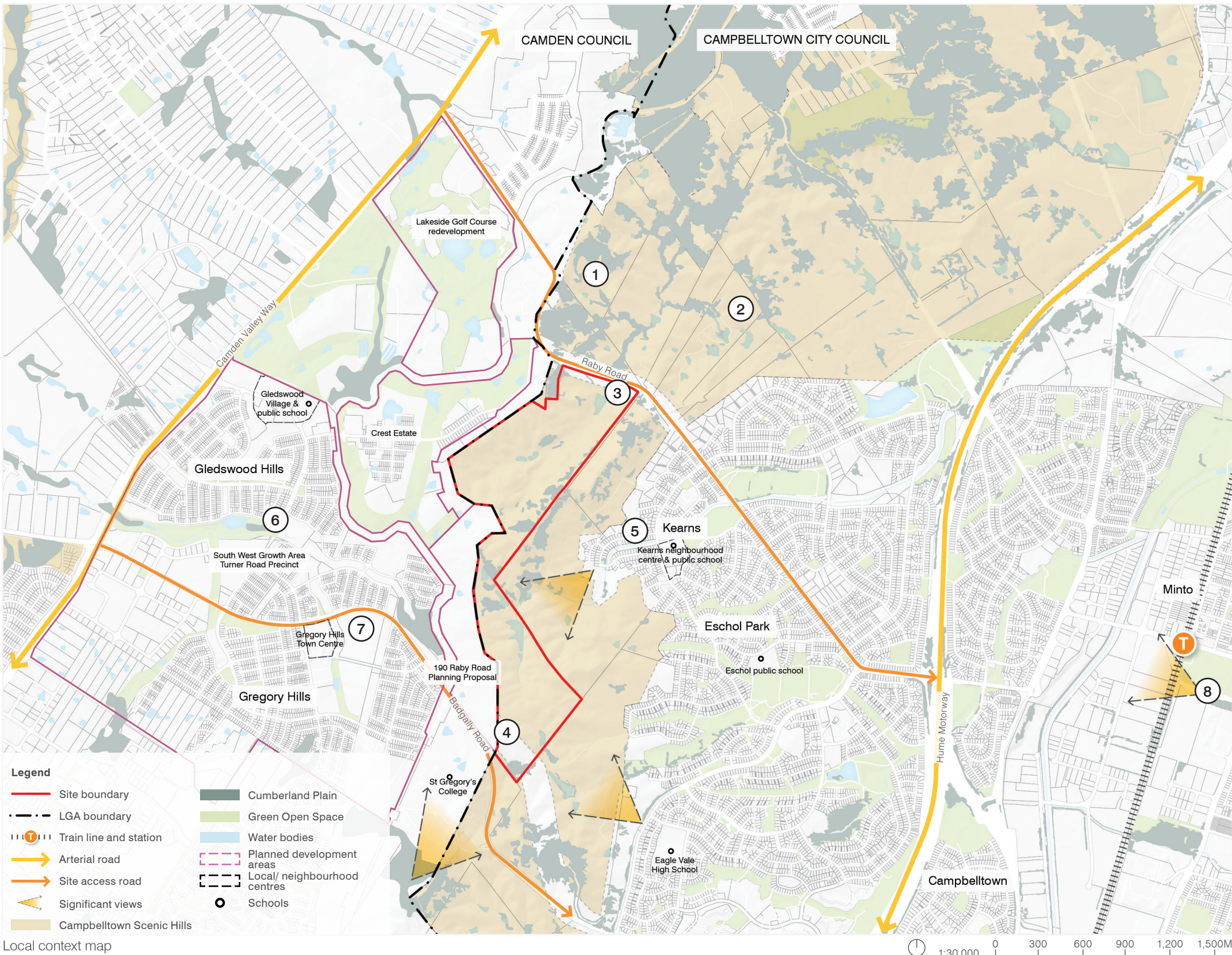
1.4 Site Context

Local Context

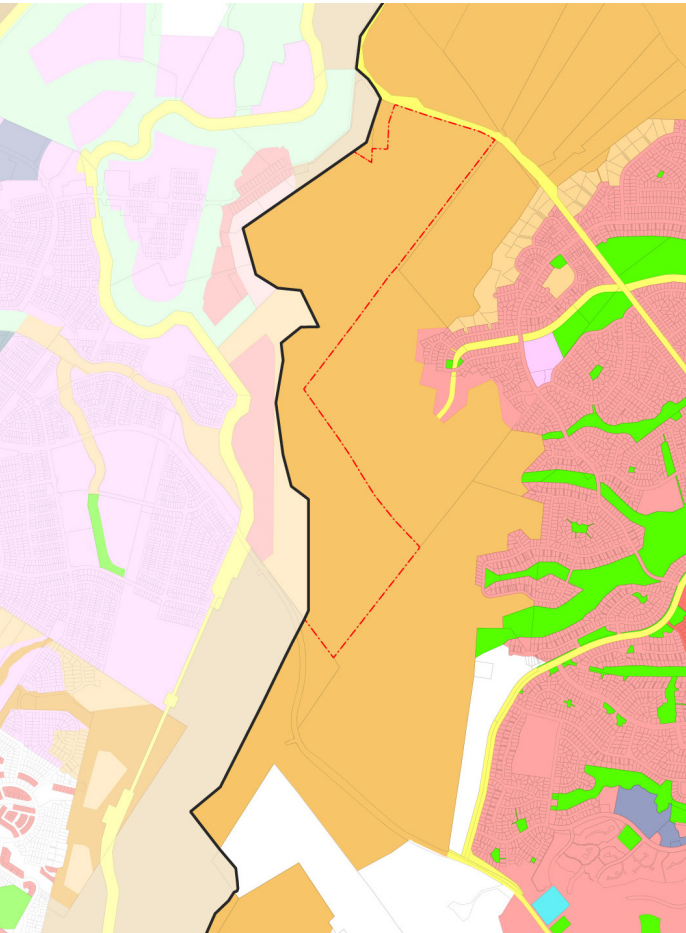
The site is located in the Macarthur region, about 60km south-west of the Sydney CBD. It is one of the fastest growing regions in the Sydney metropolitan area, transforming the semi-rural character into urbanised areas. Regionally, the site is accessible via the Hume Motorway (M31) and Camden Valley Way.

Key items in the site's context include:

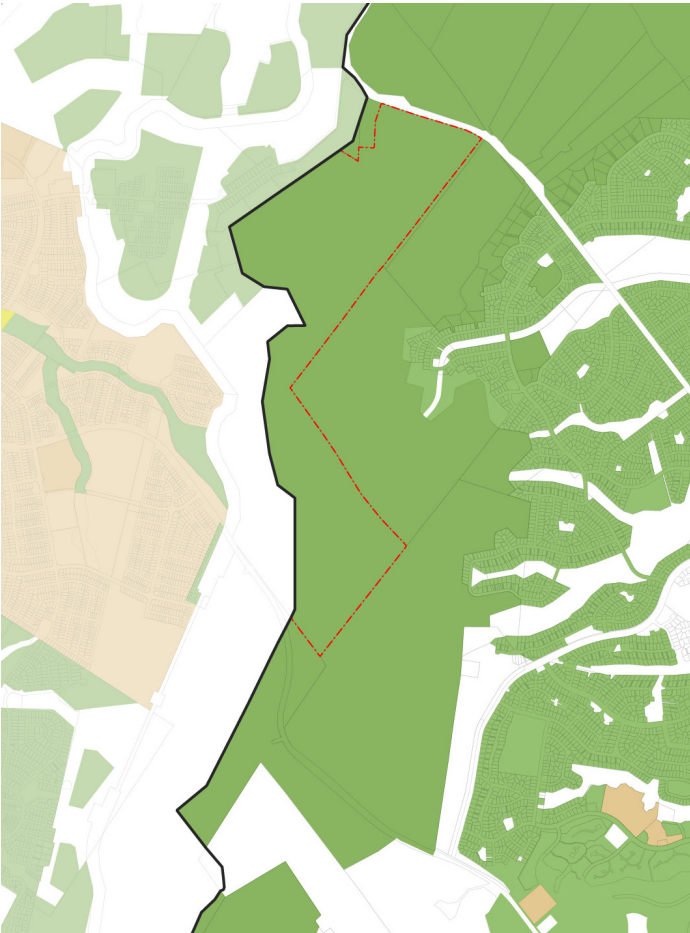
- 1 The boundary between the local councils of Camden and Campbelltown runs along the western site boundary
- 2 The site is part of the Campbelltown Scenic Hills, a protected landscape of high scenic value to the region that extends to the north and south of the site.
- 3 The only access to the site is currently from Raby Road.
- 4 A potential for a future site access from Badgally Road exits, subject to approval from the adjacent land owner.
- 5 Adjacent to the east of the site is the suburb of Kearns, which is a low-density suburban neighbourhood built in the 1980's. It encompasses a small local centre and a public school.
- 6 In the Camden council area, the suburb Gledswood Hills borders the site. It consists partly of recent single-dwelling development and partly of rural land earmarked for future residential development.
- 7 Gregory Hills Town Centre is about 2km west of the site offering retail, commercial and community services. Further afield services are offered at Campbelltown Mall, Macarthur Square, Narellan Town Centre and the future Oran Park Town Centre.
- 8 Regional views towards the site are visible from certain elevated locations, for example from Minto Road.



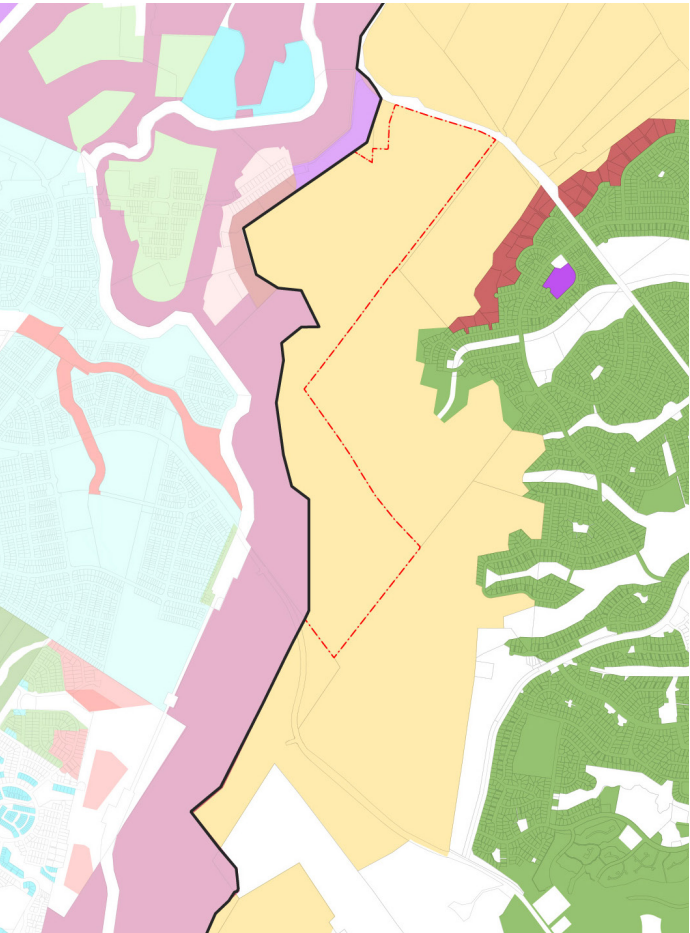
1.5 Current Planning Controls



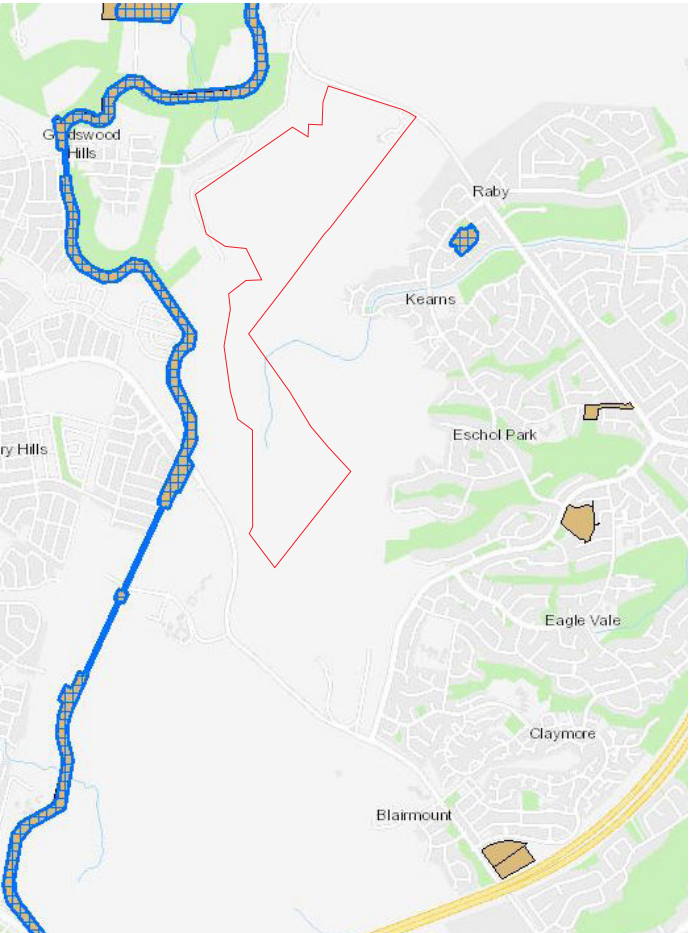
Land use (E3 Environmental Management)



Height of Buildings (8 metres)



Minimum lot size (100ha)



Heritage

B1	Neighbourhood Centre	RE2	Private Recreation
B2	Local Centre	RU2	Rural Landscape
B3	Commercial Core	RU5	Village
B4	Mixed Use	RU6	Transition
B5	Business Development	SP1	Special Activities
B7	Business Park	SP2	Infrastructure
E1	National Parks and Nature Reserves	W1	Natural Waterways
E2	Environmental Conservation	DM	Deferred Matter
E3	Environmental Management		
E4	Environmental Living		
IN1	General Industrial		
IN2	Light Industrial		
R2	Low Density Residential		
R3	Medium Density Residential		
R4	High Density Residential		
R5	Large Lot Residential		
RE1	Public Recreation		

E	6
I	8.5
J	9
M	12
O	15
Q	19
R	22.5
T	26
U	32
V	38.5
X	45

A	180	AB1	10ha
D	300	AB2	40ha
F	400	AD	100ha
F1	420		Clause 4.1
G	450		
I	500		
Q	700		
T	950		
V	2,000		
W	4,000		
X	9,000		
Y	10,000 (1ha)		
Z1	20,000 (2ha)		
Z1A	30,000 (3ha)		
Z2	40,000 (4ha)		

	Conservation Area - General
	Item - General
	Item - Landscape

1.6 Site Analysis

Site Analysis

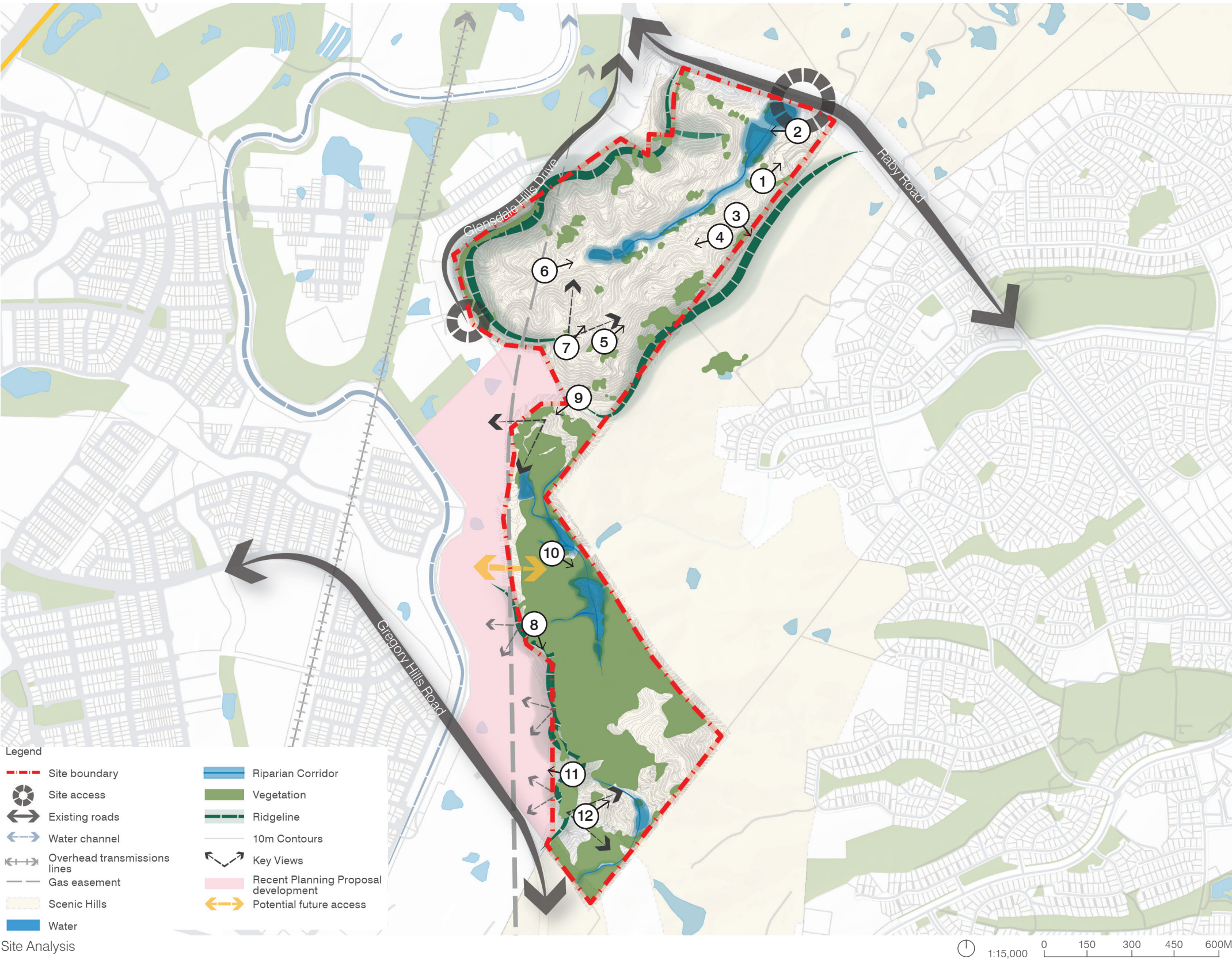
The 129.5 ha site is north-south orientated in length. At the centre of the site a number of ridge lines converge to create distinct northern and southern parcels of land. Each of these parcels have a distinct character.

The northern parcel forms a valley running north-south. It is currently used as a golf course and is largely cleared of vegetation.

The southern parcel occupies higher ground with views over adjacent landscape and suburbs. A large proportion of this parcel is covered with remnant bushland.

Following key findings are identified:

- **Access:** Primary access is from Raby Road in the North. There is a secondary access point into the site, via Glenswood Hills Drive, a private road adjoining the site. A Planning Proposal (approved by Camden Council in 2019) for low density and large lot residential development has the potential for another secondary access point to the southern portion of the site, via Gregory Hills Road.
- **Vegetation:** Remnant Cumberland Plain Woodland covers parts of the site, especially in the northern part of the southern parcel.
- **Water bodies:** Existing creeks on the site require a protected riparian corridor.
- **Topography:** The steep hillsides of the site characterise the landscape. As the site boundaries are located on or near the ridge lines, most parts of the site are located within a valley.
- **Views:** The undulating landform allows for unique regional views from the site as well as views into the site. The northern part of the site is situated in a valley with limited visual connection to the surrounding area, except for views north across Raby Road. The ridge along the western boundary of the southern part offers continuous views to the surrounding development. Stunning views of the silhouette of the Sydney CBD can be seen from a high point at the south of the site.
- **Easements:** A gas pipeline easement traversing the site north-south and overhead transmission lines are key considerations for future development of the site.



Site Analysis



View north towards the club house from the golf course



Water body with steep banks



Dense vegetation towards the ridge line



Electric transmission lines traverse the site



Typical landscape of golf course - open grass and grouped trees



Undulating hills over multiple ridges and gullies



Views north over the golf course



Tall mature vegetation



Regional views to the south, towards Gregory Hills



Remnant rural water bodies



Horse paddocks on adjacent land



Long distance views to the CBD

1.7 Specialist Consultant Advice

Vegetation Communities

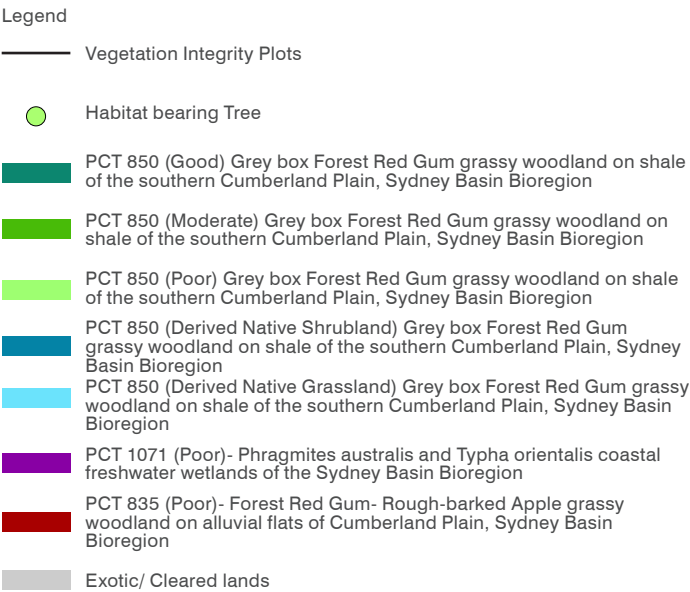
The analysis undertaken by Ecological regarding the existing vegetation communities identifies:

- Three plant community types (PCTs) and one vegetation community that did not meet a PCT, in the study area. PCTs were refined into vegetation zones based on structural complexity and condition.
- Two threatened ecological communities were identified within the study area:
 - Cumberland Plain Woodland in the Sydney Basin Bioregion /Cumberland Shale Plains Woodland and Shale Gravel Transition Forest (BC Act and EPBC Act) – corresponds to PCT 850
 - River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions (BC Act) – corresponds to PCT 835.
- The condition thresholds for Cumberland Plain Woodland were applied all zones of PCT 850 to determine whether they met the EPBC Act definition of the community.

For further detail refer to Ecological Macarthur Grange Planning Proposal - Flora and Fauna Assessment.



Validated vegetation communities (source: Ecological Macarthur Grange Planning Proposal - Flora and Fauna Assessment)

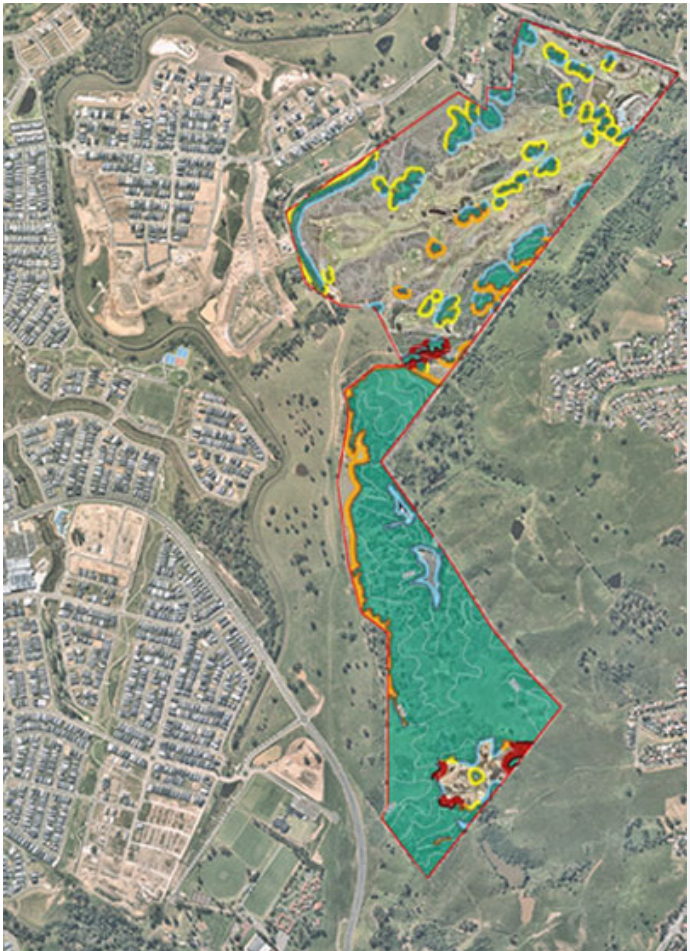


Bushfire

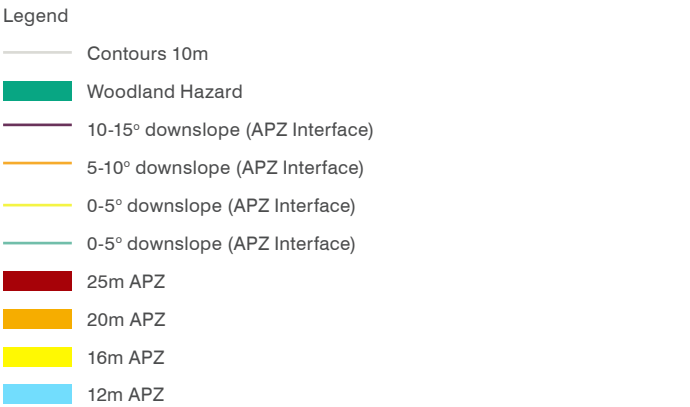
The analysis undertaken by Ecological regarding the Bushfire Asset Protection Zones identifies:

- Provision of appropriate APZs for the proposed development is a critical factor to obtaining approval from the NSW Rural Fire Service for any future residential development of the subject land.
- A small portion of Cumberland Plain Woodland grasslands will require clearing to accommodate the APZ buffer at the south of the site.

For further detail refer to Bushfire Opportunities and Constraints Assessments: Macarthur Grange.



Bushfire Asset Protection Zone (APZ) (source: Ecological Bushfire Advice)



Specialist Consultant Advice

Riparian and Watercourses

The analysis undertaken by Ecological regarding the existing riparian and aquatic ecology identifies the following:

- 21 first-order and three second-order creeks were identified, along with a number of man-made dams.
- 13 first order creeks did not meet the definition of a river under Water Management Act 2000, as they had no defined bed and banks, and three additional creeks had no defined bed or banks upstream of the mapped dam.
- For waterways that meet the definition of a river a Vegetated Riparian Zone (VRZ) adjacent to the channel is required to be established is as follows:
 - 10m on each side the creek for first-order waterways
 - 20m on each side the creek for second-order waterways.

For further detail refer to Macarthur Grange - Riparian Constraints Assessment.



Vegetation communities (source: Macarthur Grange - Riparian Constraints Assessment)

- Legend
- Channel
 - No Channel
 - Not a 'river'
 - Riparian corridor (13.3 ha)
 - Inner 50% VRZ (8.9 ha)
 - 1st order stream
 - 2nd order stream
 - 3rd order stream
 - 3rd order stream

Archaeology

The analysis undertaken by Ecological regarding Aboriginal heritage identifies;

- Several areas of archaeological potential within the study area, with a majority of the areas of archaeological potential identified located in the southern half of the study area. This is based on previous archaeological investigations to surrounding areas, and on-site visual inspection to identify Aboriginal objects. (Diagram above)
- No Aboriginal sites have previously been recorded within the study area.
- The majority of sites designated as high and moderate archaeological potential are located with the conservation area.

For further detail refer to Ecological Aboriginal Heritage Due Diligence Assessment.



Archaeological Potential areas (source: Ecological Aboriginal Heritage Due Diligence Assessment)

- Legend
- High Archaeological Potential
 - Moderate Archaeological Potential





2 Vision and Principles

Vision

A rural landscape and ecologically focussed community that maintains the character and quality of the Campbelltown Scenic Hills.

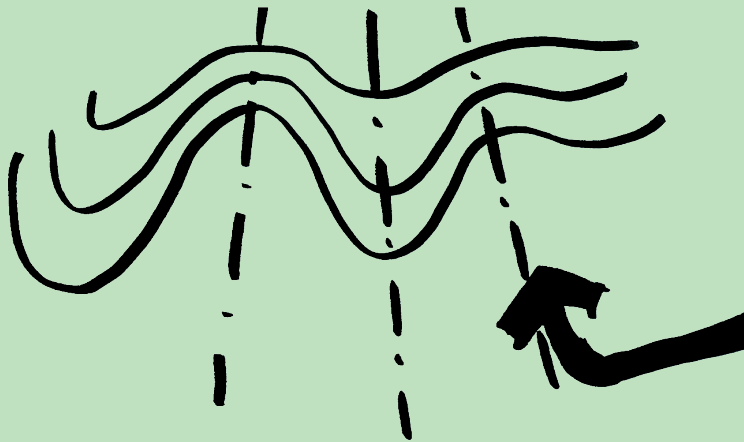


2.2 Master Plan Design Principles



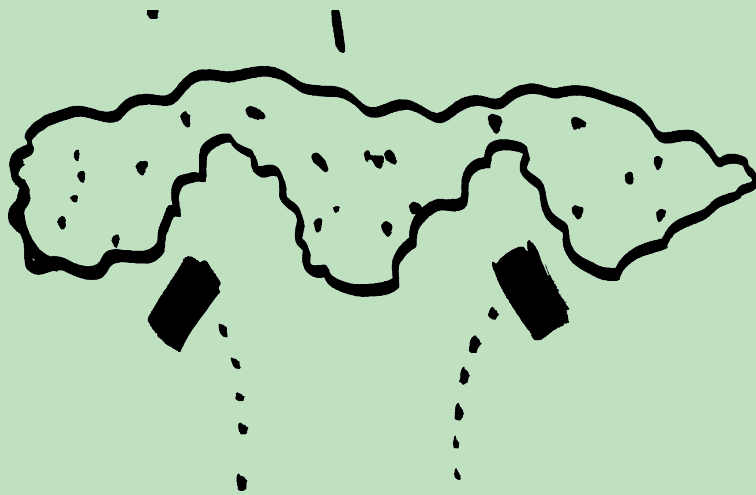
Principle one

Maintain current balance of open grassy paddock and natural bush.



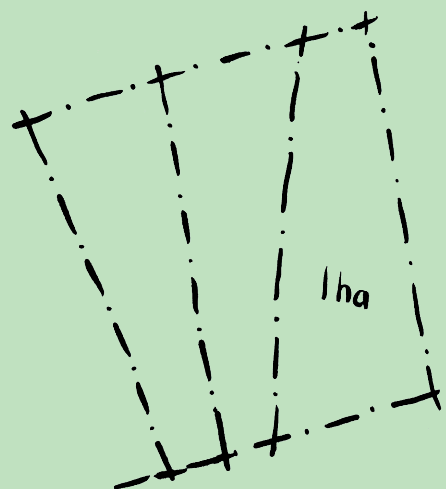
Principle two

Use the existing land form, ridges and gullies, to define future property boundaries and access.



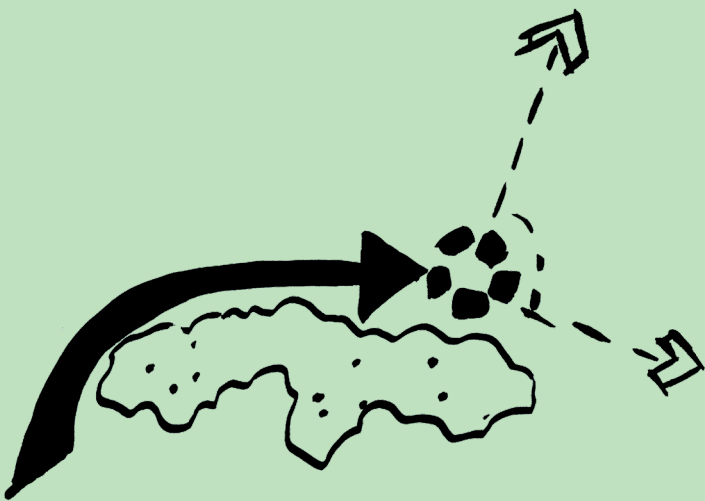
Principle three

Situate built form in lower areas (gullies) but as close to the vegetation line as APZ's will allow.



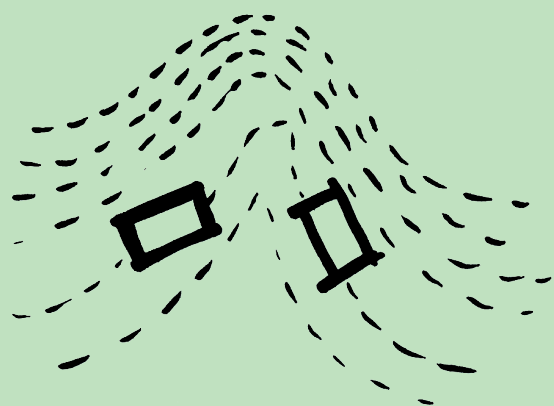
Principle four

Average lot size to be 1-1.5ha.



Principle five

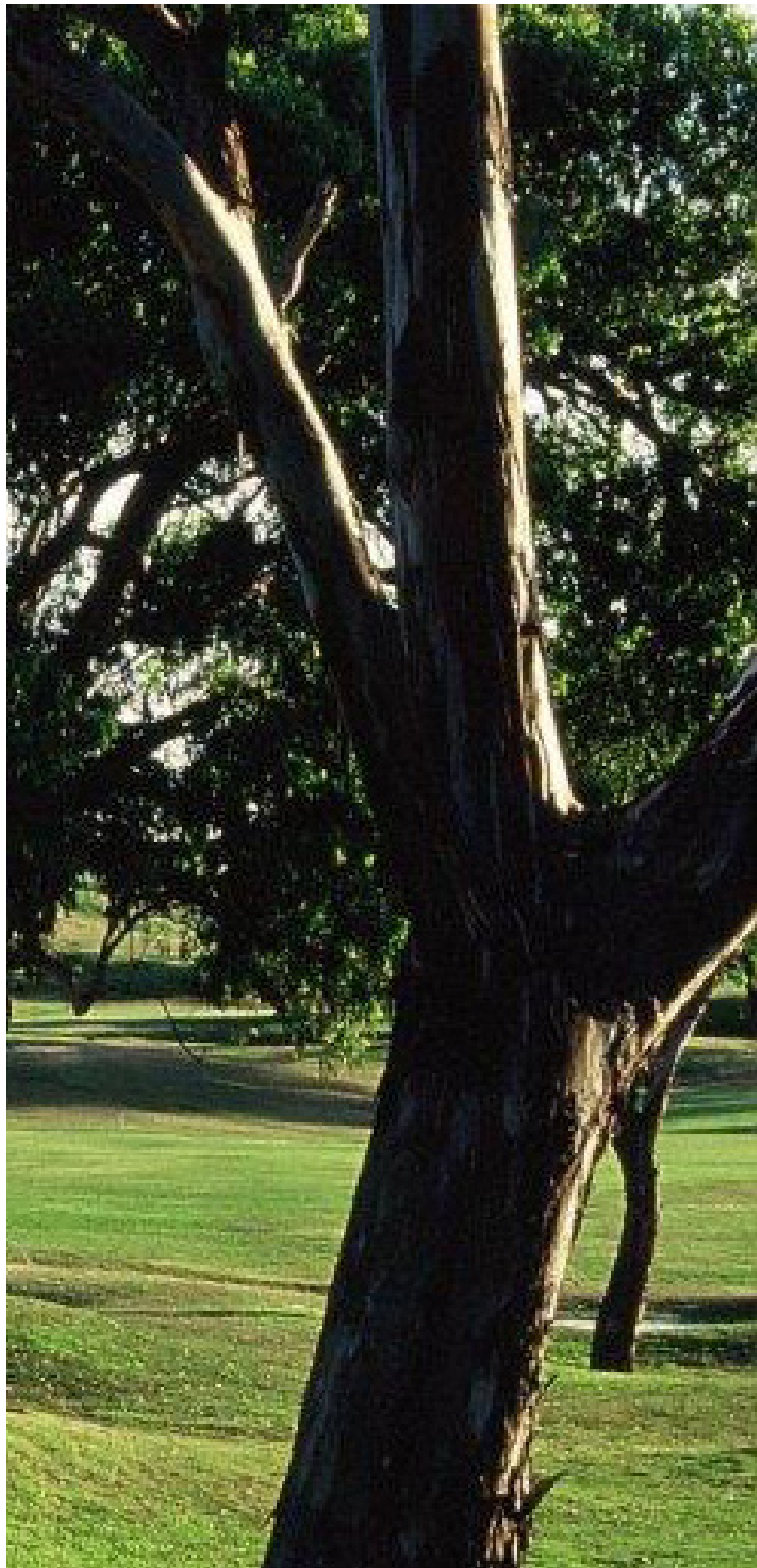
Provide scenic public access through the site and to new open space, along with vantage points to key views on higher ground.



Principle five

Avoid development on gradients steeper than 1:4 (25%) to minimise earthworks





3 Indicative Master Plan

3.1 Indicative master plan

Design statement

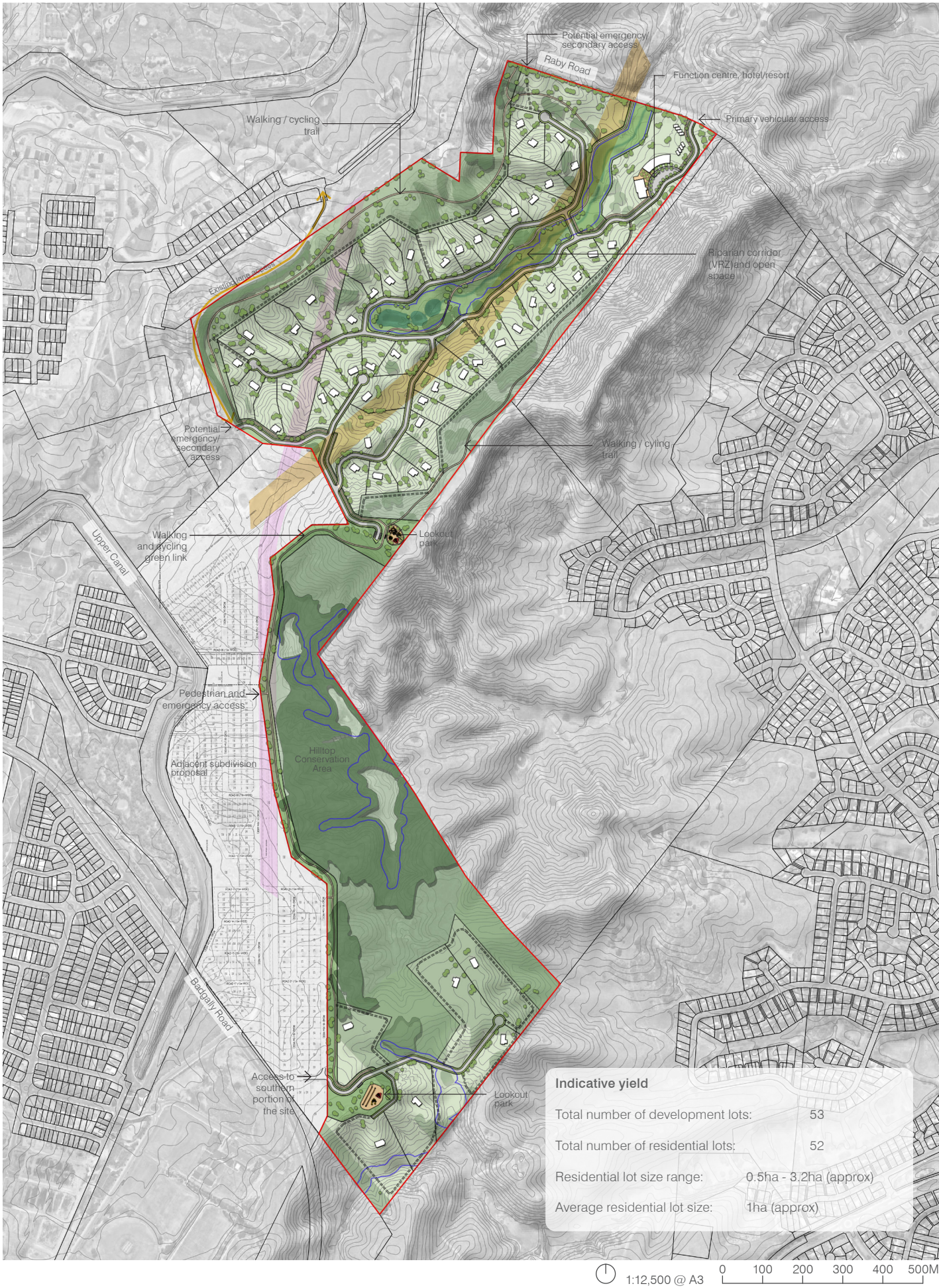
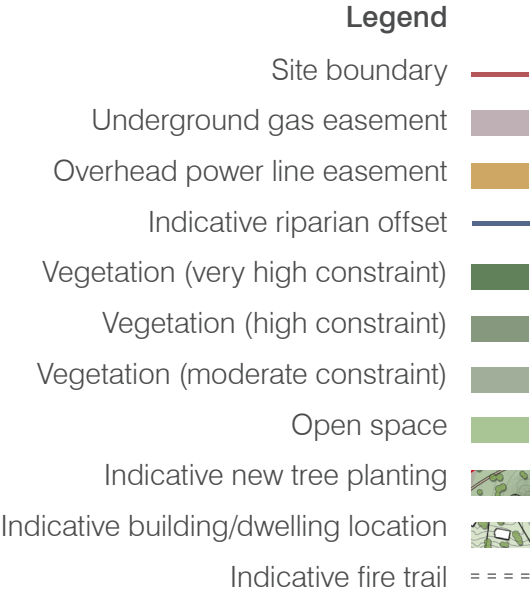
The master plan is characterised by its existing rural landscape with retained natural vegetation and scattered buildings that are nestled in the landscape.

Modest, single and double storey houses allow the grassy paddocks and native vegetation to define its character, transitioning seamlessly into adjacent parts of the Campbelltown Scenic Hills.

Generous lot sizes encourage active agricultural uses and ensure ecological protection of the land to protect its scenic qualities for the future.

Key characteristic and features

- Retention of existing vegetation and preservation of the rural landscape character
- Ecologically appropriate maintenance of riparian corridors
- Publicly accessible cycling and walking trails to enjoy the scenic views
- Creation of a connected regional hilltop conservation area that links with a number of lookout parks and retains key areas of remnant vegetation
- Lot boundaries along ridge lines and gullies
- The access roads are located in the lower valley of the site. Their simple asphalt finish is consistent with a rural character
- Gravel driveways, partly shared along lot boundaries in the gullies, to reduce ecological and visual impact
- Sensitive location of buildings/dwellings on hillsides not steeper than gradients of 1 in 4, and as close to the vegetation as the APZ allows, but not located on the top of hills.





Site area 127.5ha



Sensitively designed master plan that is sympathetic to the existing topography and 'Scenic Hills' landscape.



52 rural style dwellings



A new function centre and resort accommodation



Open space with public walking/ cycling path that contributes to the wider open space and 'Green Grid' for the region



New public access to spectacular local and regional views



Site Specific Development Control Plan



Retention and protection of large areas of Cumberland Plain woodland

58%

of the site zoned as public recreation, environmental conservation and environmental management

330,000m²

Hilltop Conservation Area

1ha Average lot size

19ha

zoned public recreation

39ha

Zoned Environmental Conservation

2 x new Lookout Parks

5,000m²

Minimum lot size

5km

new public shared walking and cycling paths



Artists perspective looking north over the northern precinct

Indicative master plan

Northern Precinct

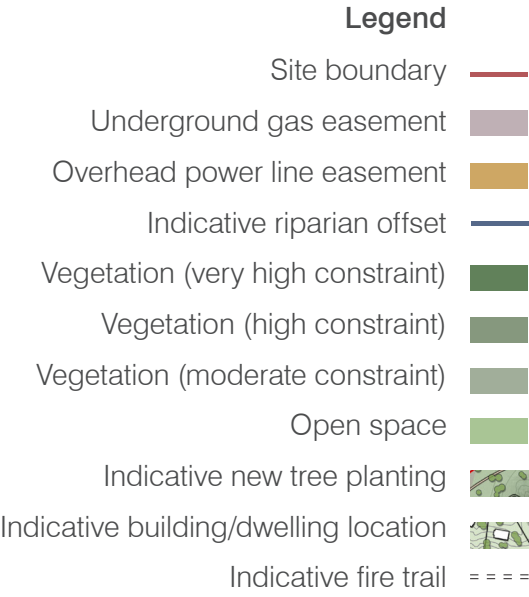
To northern half of the site is broadly characterised by an inward looking cleared valley landscape that is currently occupied by the golf course.

The master plan responds to this landscape with its primary vehicular access located in the lower part of the valley adjacent to a the riparian corridor and a new linear green space.

Surrounding residential lots mostly orientate east-west up the sides of the valley. Lot boundaries respond to the rhythm of the landform and are aligned either in the gullies or along the ridges.

Buildings/dwellings are located away from the ridges and to avoid the steepest topography so to minimise the need for earthworks.

Residential lot sizes range from 0.5 to 2.2ha with a larger 6.5ha lot located adjacent to the site entry for a new function centre, hotel/resort where the current golf club house is located.



Indicative master plan

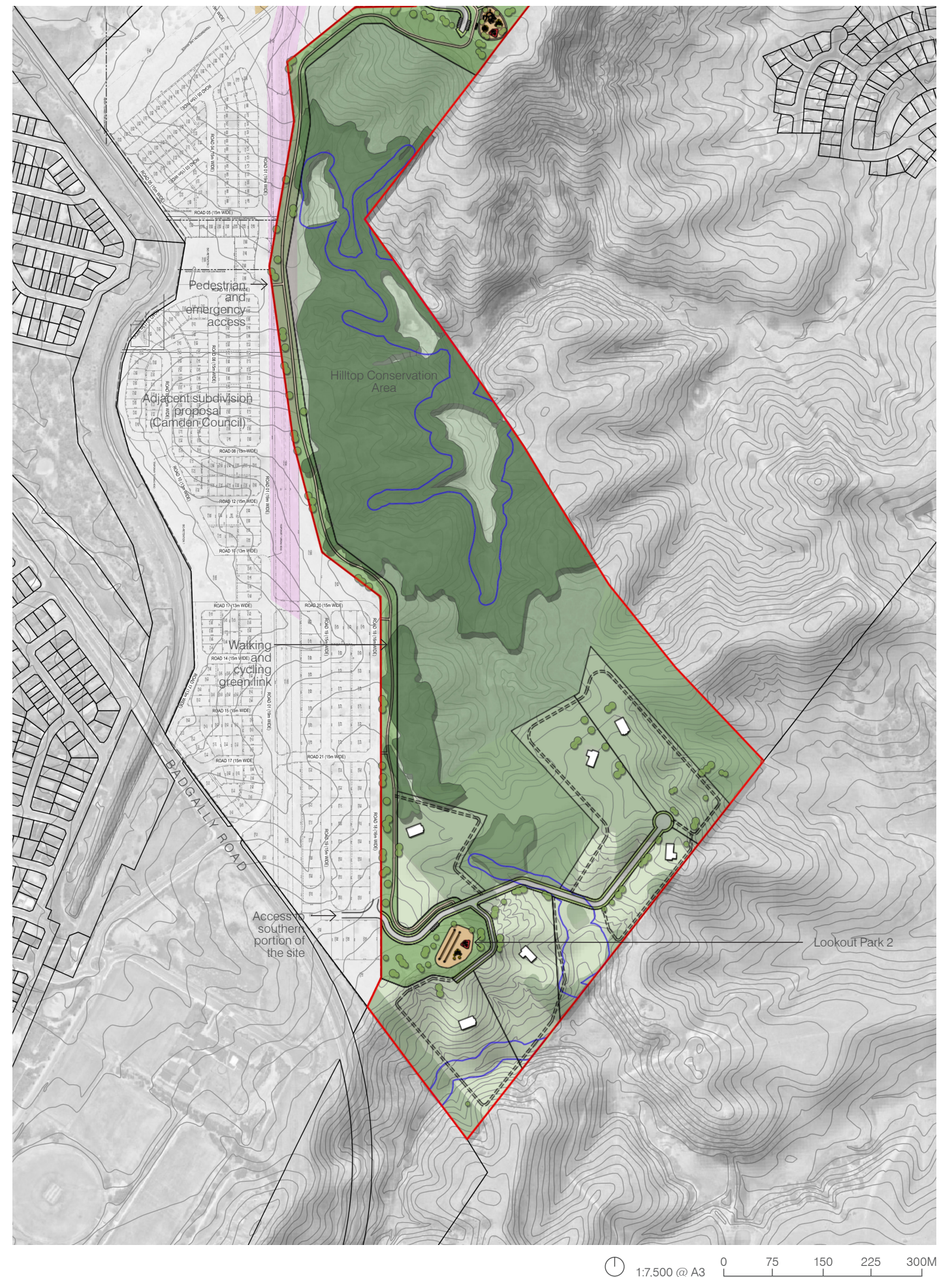
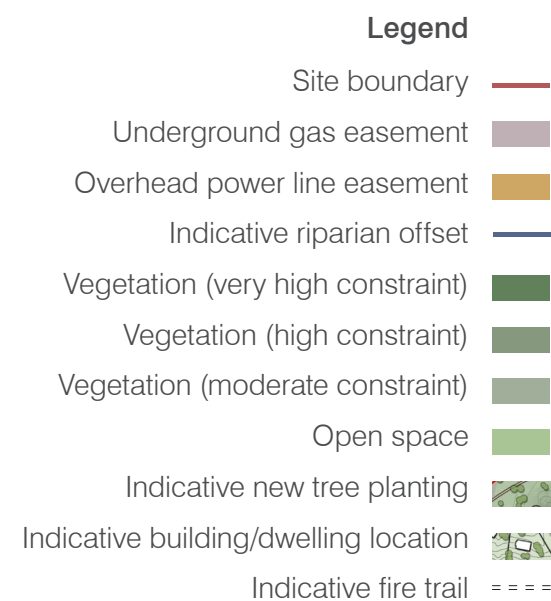
Southern Precinct

The southern precinct is topographically different to the northern precinct and primarily occupies higher ground with significant areas of remnant vegetation.

The master plan for this part of the site acknowledges the importance and sensitivity of the vegetation and retains this as part of a new Hilltop Conservation Area. There may be opportunities for this area to also provide informal recreation such as walking tracks for the public.

To the southern most end of the precinct the ground is much more open and the master plan proposes a small community of rural lots ranging between approximately 2ha to 3ha in size.

The highest point of the southern end of the site is reserved for a new lookout park with public play and BBQ facilities that can take advantage of spectacular panoramic views as far as the Sydney CBD skyline.





Artists perspective looking north with the southern precinct in the foreground

3.2 Open space strategy

A new strategic public walking and cycling link

The site offers a great opportunity for a publicly accessible walking and cycling trail/s. This trail/s could give new access to local views of the Scenic Hills as well as regional views as far as Sydney CBD.

The trail would extend for over 2.5km through the site following the undulating topography. Key high points will be an opportunity for 'lookout parks' to rest, picnic and enjoy the views. The lookout parks could be connected by a new regional hilltop conservation area that protects areas of remnant Cumberland Plain bushland.

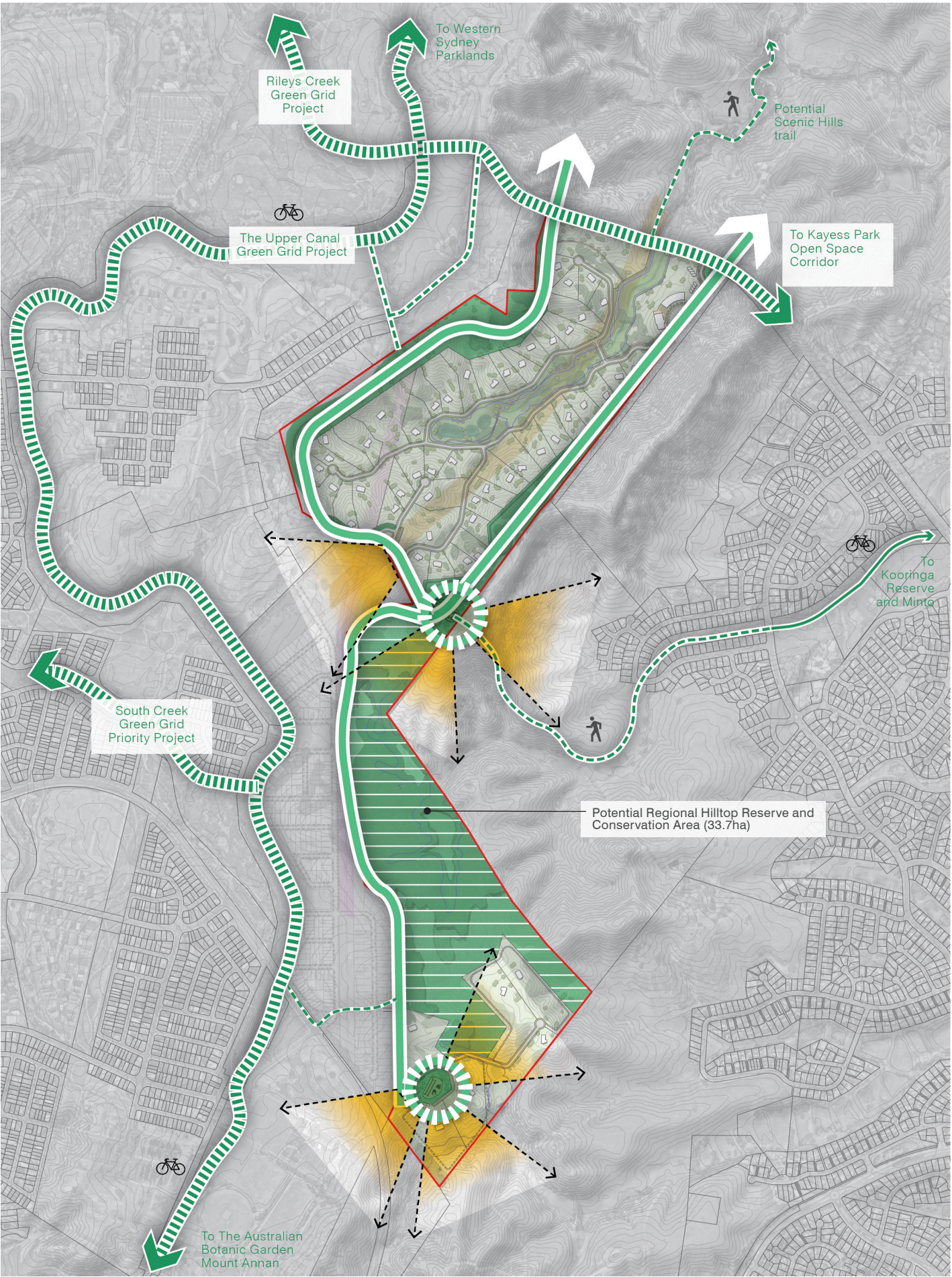
The trail has the potential to connect to important future Greater Sydney Green Grid projects as well to existing bike paths. Compared to the relatively flat Upper Canal Green Grid Project, paths through the site offer an alternative scenic ridgeline link between the Western Sydney Parklands and the Australian Botanic Gardens at Mount Annan.



Looking up the track towards the location of lookout park 1



View north-east from lookout park 2



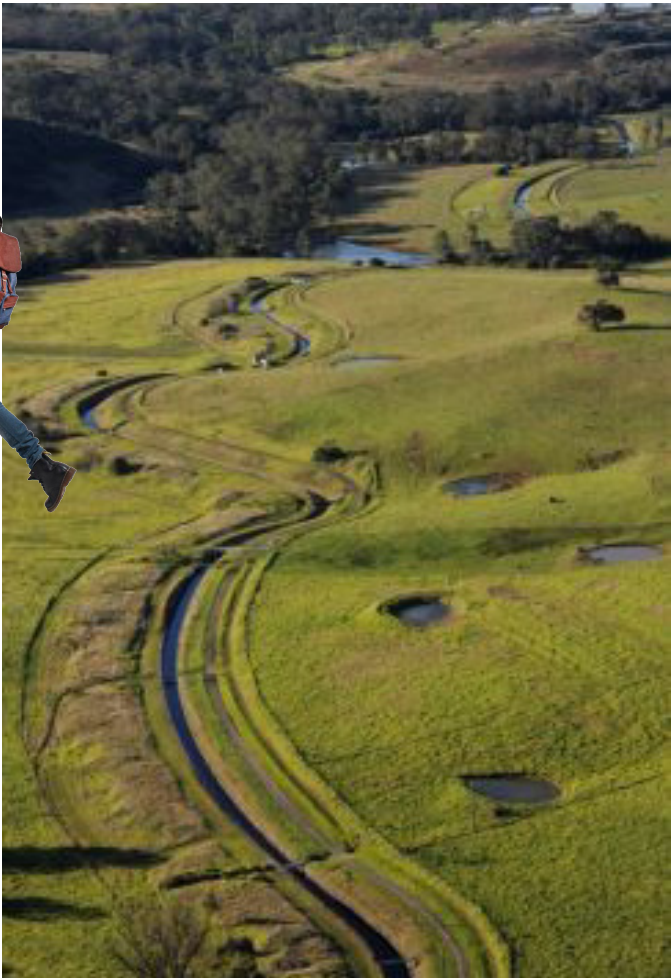
Public access and open space network plan

Open space strategy

Open space network character

01

The state heritage listed Upper Canal is an important project opportunity of the Sydney Green Grid Network. The walking and cycling links through the site can provide additional recreational opportunities that are connected to this.



02

Picnic spots are simple, made of natural materials and support rural landscape character.



03

Cycling routes connect to the regional network and offer additional tourist activities.

3.3 Open space concept

The linear nature of the site with its interesting and attractive rural topography offer a great opportunity to create new recreational experiences for the local community.

The master plan proposes a continuous public walking and cycling connection and green link through the site that takes in the existing vegetated ridgelines, remnant bushland areas and new public parks with spectacular views from the hill tops.

Eastern Ridgeline Conservation Area

The eastern ridgeline will be maintained free of development conserving existing vegetation to maintain local scenic character and provide a biodiversity corridor.

Western Ridgeline Open Space

The western ridgeline has been retained within generous open space that allows for the retention of existing vegetation and protection of the local scenic character.

Walking and Cycling Green link

The development will provide a dedicated north-south pedestrian and cycle link through the site. Where this runs alongside the road network this will be provided within a generous and attractive landscape corridor.



Lookout Park 1

The cleared high ground between the north and southern precincts provides space for a new public park with play equipment and BBQ/picnic facilities. The park will offer expansive scenic views over the surrounding local landscape.

Riparian corridor

Walking and Cycling Green link



Lookout Park 2
At the southern end of the site an elevated hilltop area will provide a great location for a local park with public play, picnic and BBQ facilities. This space enjoys long range views over the Macarthur region and beyond as far as the Sydney CBD skyline.

Hilltop Conservation Area
A large proportion of the southern precinct is covered with high value Cumberland Plain Woodland communities. The master plan proposes to retain these areas to be managed as a conservation area. There may be opportunities for public access and enjoyment through walking trails.



Walking and Cycling Green link

3.4 Access and Circulation

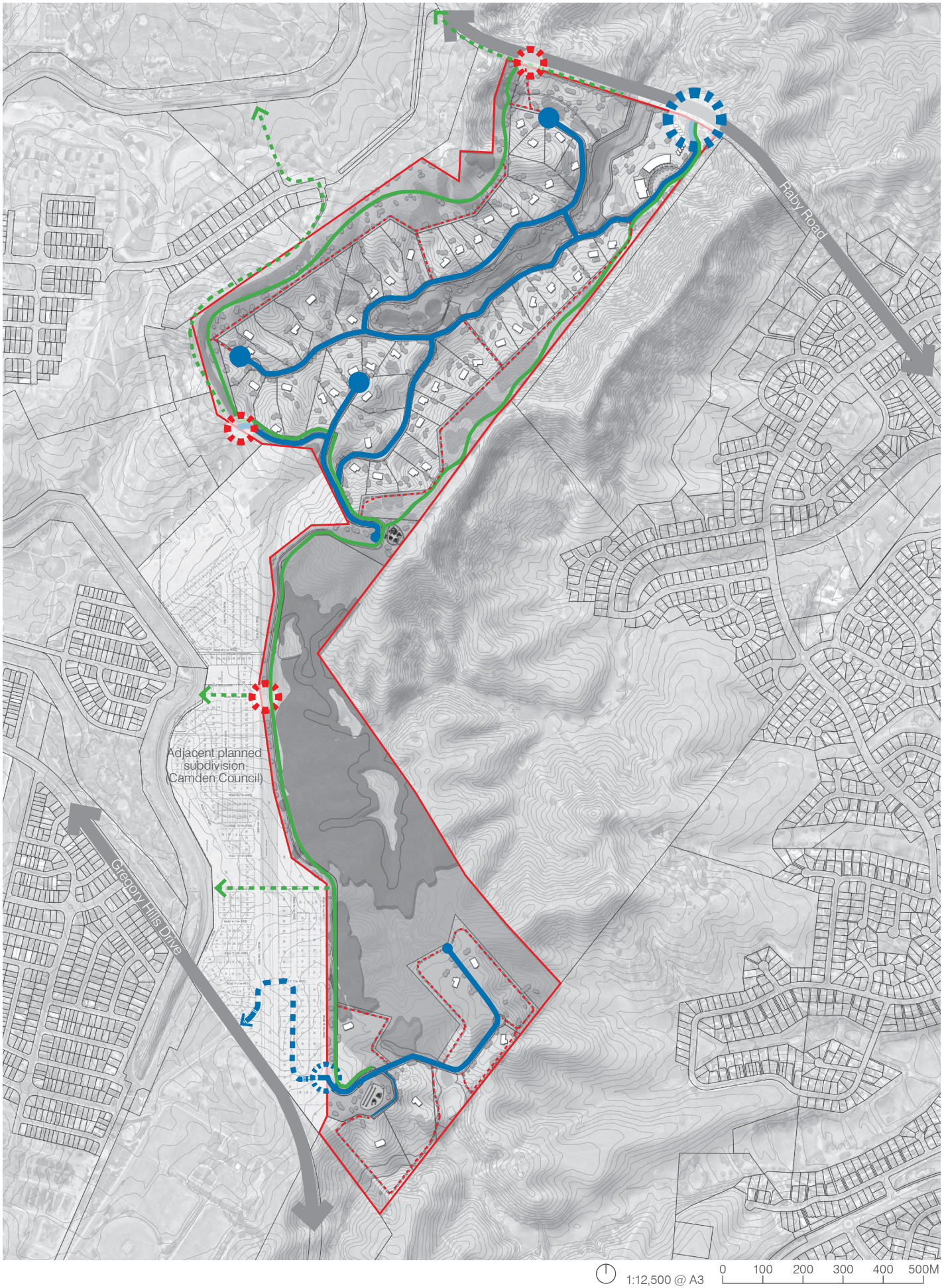
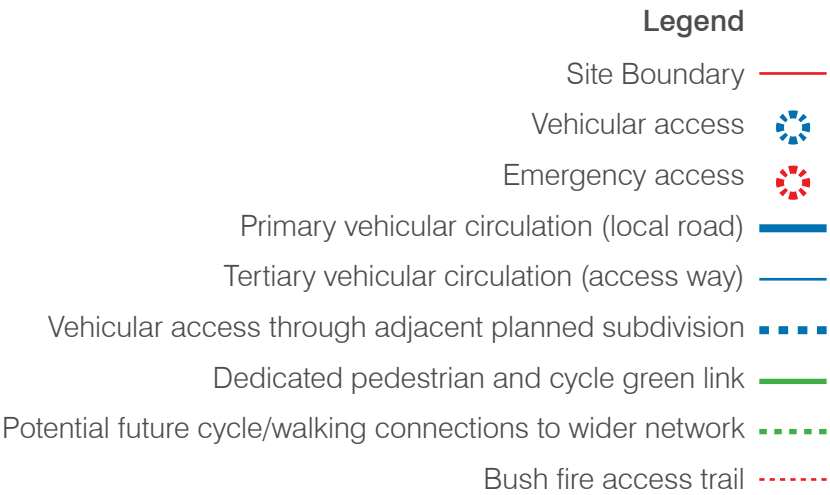
The master plan proposes a simple road network in order to minimise the impact of hard infrastructure on the rural landscape.

The roads follow the contours of the site and where possible stick to the lower gullies so as to avoid the visually prominent ridges.

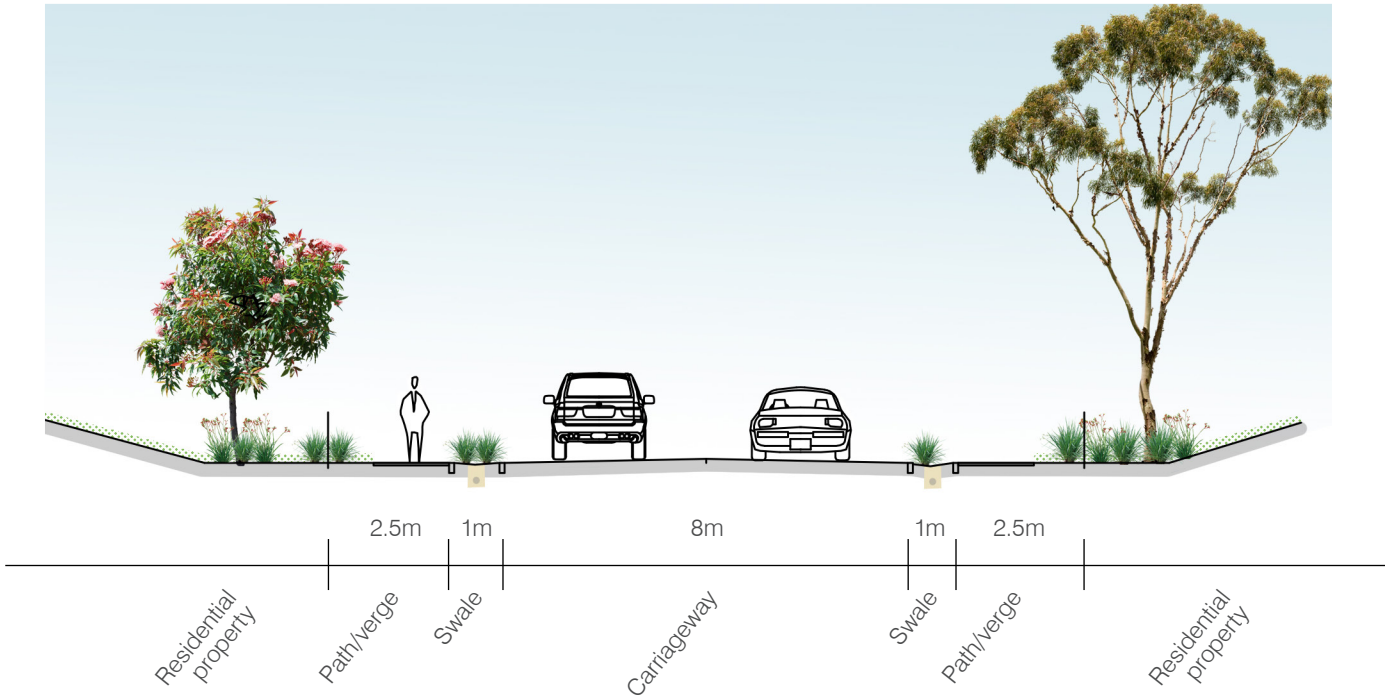
Primary vehicular access is maintained from its current location on Raby Road. There are a number of secondary and/or emergency access locations along the western boundary that could be utilised (subject to agreements with adjacent landowners). The lots within southern portion of the site are to be accessed through the planned subdivision on the adjacent site to the west (within Camden Council).

Road reserve widths are proposed to minimise visual impact and maintain rural character. As such a 15m wide local road typology is proposed with flush kerbs and vegetated drainage swales (see typical street sections opposite).

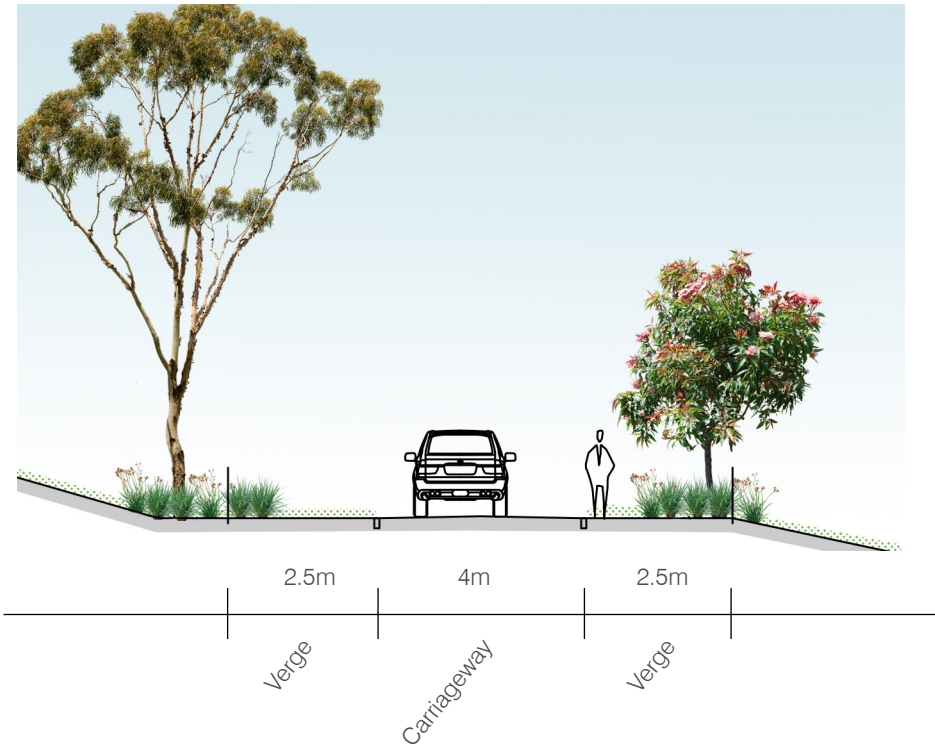
A key feature of the master plan is a continuous pedestrian and cycle green link through the site. Where this runs adjacent to a road reserve it is proposed to be accommodated within a generous 10m landscape corridor (see typical section opposite).



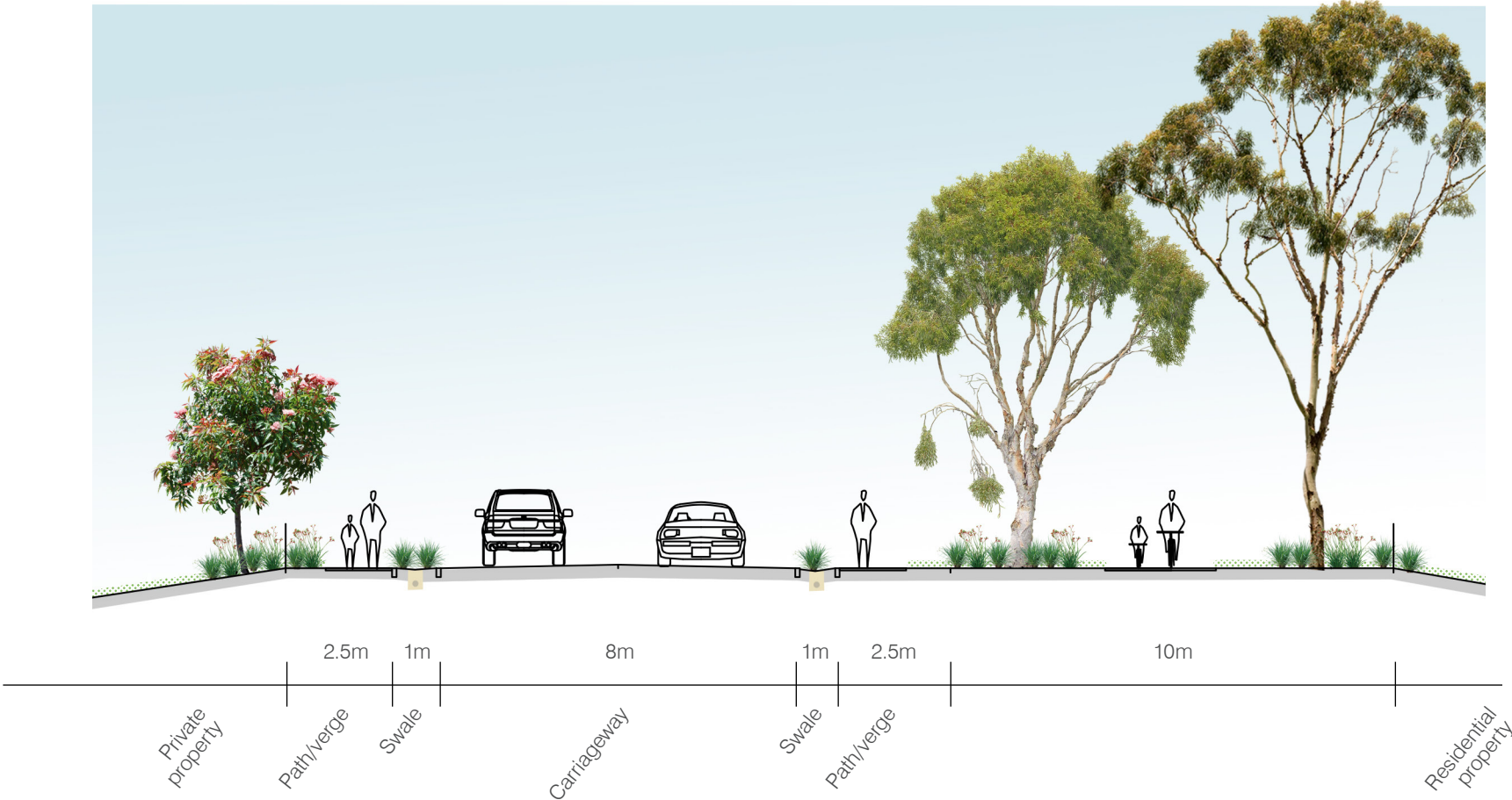
Typical Street Section - Local Road (15m reserve)



Typical Street Section - Accessway (9m reserve)



Typical Street Section - Local Road with Pedestrian and Cycle Green Link (15m + 10m reserve)



3.5 Built Form and Lot Design

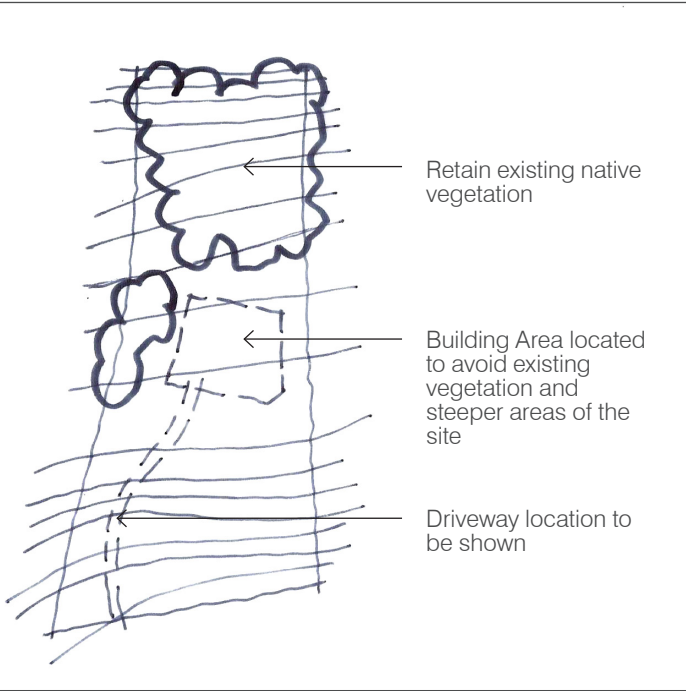
The master plan has been designed to best respond to the scenic character of the surrounding landscape. This approach is to be carried through into the design of individual residential lots to ensure that this 'rural' vision for the site is achieved.

A site specific development control plan (DCP) has been prepared in conjunction with this master plan and planning proposal. If approved it is envisaged that this DCP will be included as a new part of Volume 2 Site Specific Development Control Plans of the Campbelltown (Sustainable City) DCP 2015.

The following principles (see right) detail the approach taken by the master plan and will be further re-inforced within the site specific DCP.



Build form indicative character images



Building Area and Siting

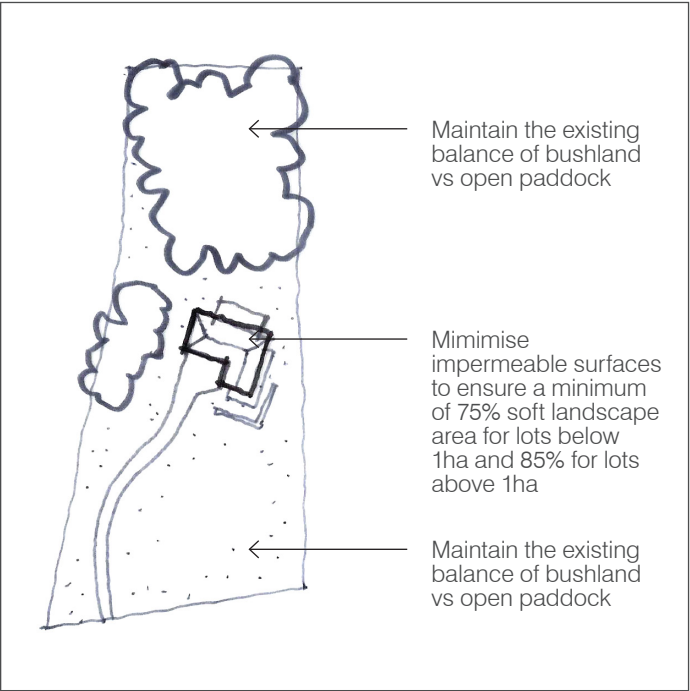
As part of any subdivision application each development lot will be required to identify a 'Building Area'.

The building area is to accommodate a dwelling, associated buildings, car parking areas, swimming pool, tennis court and/or any other hardstand areas.

The building area for each lot is to be selected to meeting the following design principles:

- The building area should not occupy more than 20% of the total lot area.
- Minimise the need for earthworks and retaining walls.
- Allow for building/s to sit naturally on the contours of the land and minimise visual impact on surrounding landscape and views from the public domain.
- Allow for adequate solar access, maximising a northerly aspect to habitable rooms and primary open space areas where possible.
- Minimise the impact on existing native vegetation.
- Minimise the impact of access requirements/ driveways and parking areas.

Built Form and Lot Design

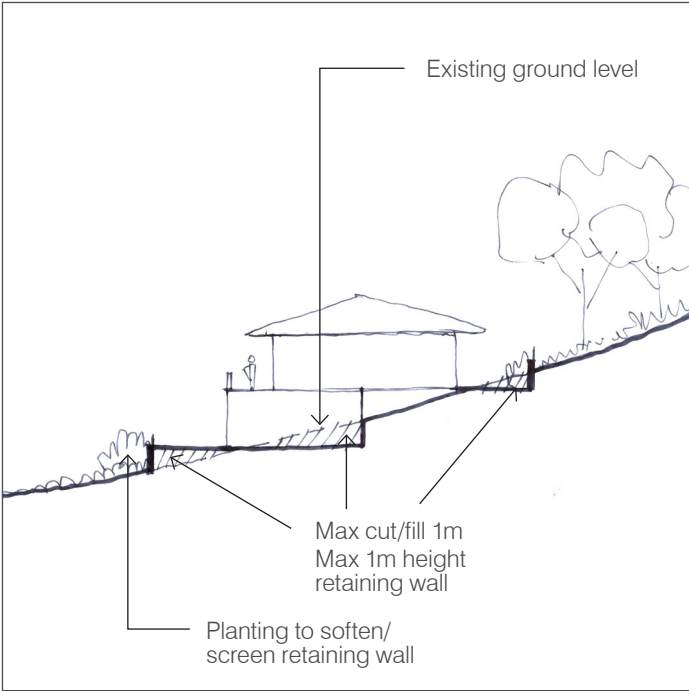


Landscape and site coverage

A defining feature of the master plan is its retention of the existing rural landscape. This includes not only the areas of native vegetation and bushland but also the balance of open grassy paddocks. Along with the topography this is what defines the character of this scenic area.

Individual development lots will be required to maintain this character by adopting the following design principles:

- Generally maintaining the existing balance of open grassy paddock to vegetated/bushland areas.
- For lots below 1ha a minimum of 75% of the site should consist of soft landscape area.
- For lots above 1ha a minimum of 85% of the site should consist of soft landscape area.



Earthworks and retaining walls

The master plan has been designed to allow boundaries of the subdivision to reflect the contours of the land. This approach will help to continue to undulating rural landscape character of the adjacent areas.

Each development lot will be required to have a similar regard to the existing topography by adopting the following principles:

- To limit the extent of earthworks for any dwelling or associated building by not exceeding 1m of cut OR fill above or below existing ground level.
- A maximum visible retaining wall height of 1m above existing ground levels.
- Minimise the visual impact of any retaining walls with landscape planting.



Boundary Fencing

The master plan has been designed to allow boundaries to follow the undulating nature of the existing topography. Boundaries are located along ridges or along gullies and thus reflect the pattern of the landscape.

Boundary fences are to be kept rural in appearance and should generally consist of a traditional timber post and wire construction to a maximum height of 1.2m.



Driveways

In order to maintain an rural appearance and to minimise the impact of additional impervious surfaces residential driveways are encouraged to be a gravel construction and no more that 3m wide.

The location of driveways are to provide a direct access whilst attempting to minimise any visual impact on the surrounding landscape.





4 Recommendations

4.1 An appropriate outcome

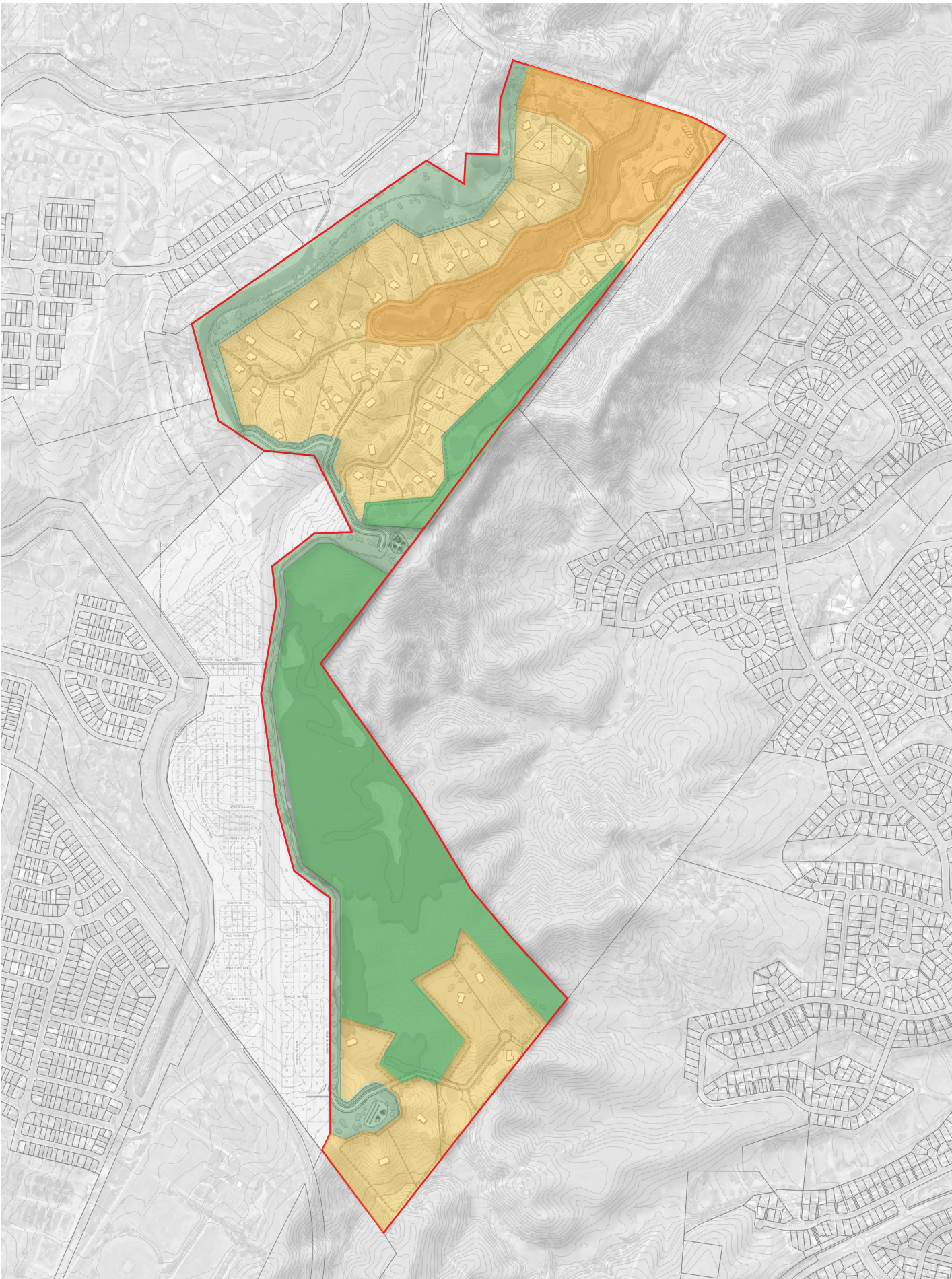
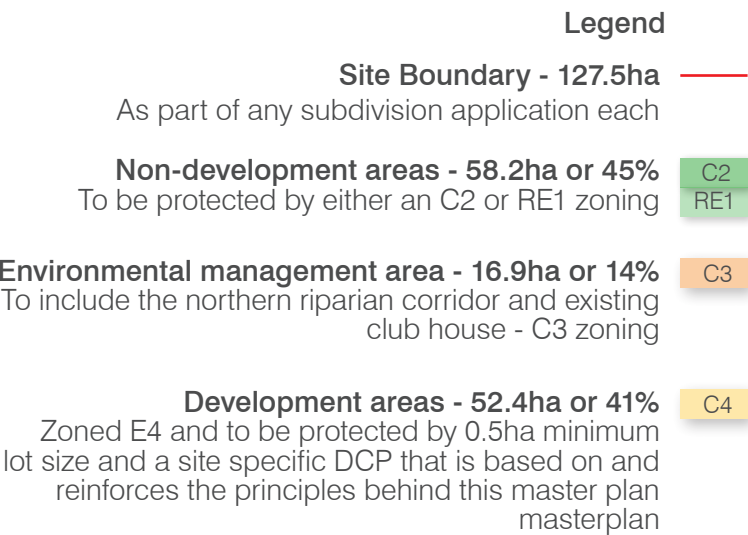
The master plan represents a response to the site that prioritises the scenic and landscape characteristics of the site and its surroundings whilst taking a considered approach to future development opportunities.

By identifying the existing qualities that are specific to the site that contribute to its own and the surrounding landscape and Scenic Hills environment it has been possible to isolate these and protect them from future development.

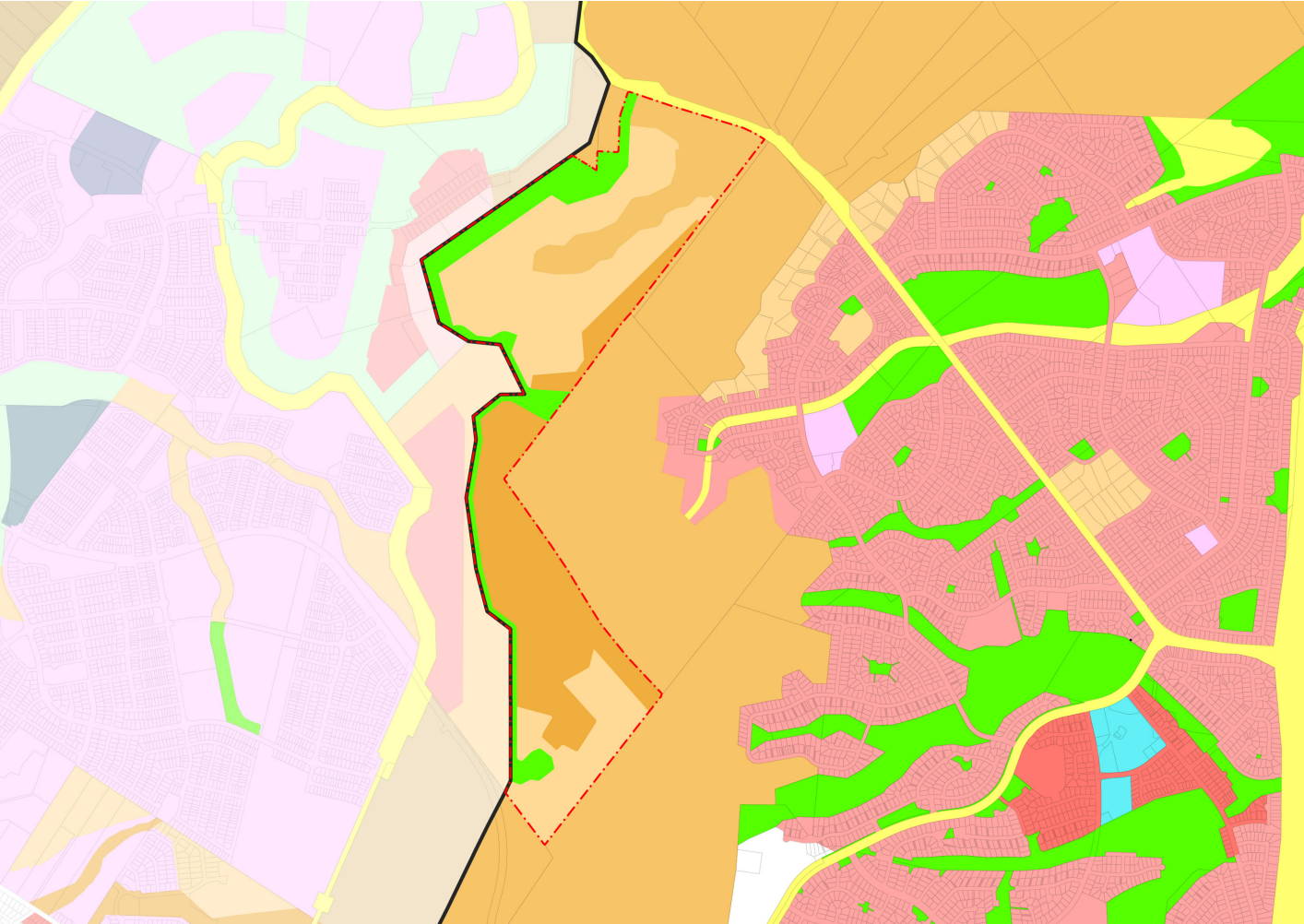
In total this protected landscape area, proposed to be re-zoned C2 Environmental Protection (39.2ha or 30%) and RE1 Public Recreation (19ha or 15%) accounts for 45% of the total site area.

16.9ha (14%) of the site is to be zoned as C3 Environmental management and includes the northern riparian corridor and cexisting club house area fronting Raby Road.

The remaining 41% (52.4ha) of the site is to be zoned C4 Environmental Management occupied by generous residential lots with 0.5ha minimum area. These areas will be subject to a Site Specific Development Control Plan that reinforces the specific principles in this master plan aimed at maintaining a scenic rural character.



4.2 Proposed LEP zoning map changes



Proposed land use zones - C2, C3, C4 and RE1

Zone

B1

Neighbourhood Centre

B2

Local Centre

B3

Commercial Core

B4

Mixed Use

B5

Business Development

B6

Enterprise Corridor

B7

Business Park

C1

National Parks and Nature Reserves

C2

Environmental Conservation

C3

Environmental Management

C4

Environmental Living

IN1

General Industrial

IN2

Light Industrial

IN3

Heavy Industrial

IN4

Working Waterfront

R1

General Residential

R2

Low Density Residential

R3

Medium Density Residential

R4

High Density Residential

R5

Large Lot Residential

RE1

Public Recreation

RE2

Private Recreation

RU1

Primary Production

RU2

Rural Landscape

RU3

Forestry

RU4

Rural Small Holdings

RU5

Village

RU6

Transition

SP1

Special Activities

SP2

Infrastructure

SP3

Tourist

W1

Natural Waterways

W2

Recreational Waterways

W3

Working Waterways

UL

Unzoned Land

DM

Deferred matter

architectus™