Visual and Landscape Analysis

PROPOSED RESIDENTIAL DEVELOPMENT

DP795498 & DP126471, Amundsen Street Leumeah

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1.0 INTRODUCTION

This report provides a landscape and visual analysis of the proposed residential development of two existing lots (DP 795498 and DP 126471) on Amundsen St Leumeah. There are currently two dwellings on the property, one on each lot. An existing dwelling on an adjacent lot, DP 709918, is surrounded on three sides by the site. The site is bounded by Amundsen Street to the west, Leumeah Road to the south, and Hansens Road to the east, with a small church development to the north.

The site has been identified in the draft report entitled “Visual Analysis of Campbelltown’s Scenic Hills and East Edge Scenic Protection Lands” prepared in 2011 for Campbelltown City Council by Paul Davies Pty Ltd in association with Geoffrey Britton (referred to herein as East Edge Visual Study). The site is part of Unit 5 (E-LUS) in the East Edge Scenic Protection Lands.

This study undertakes a review of the planning framework that resulted in this site retaining its rural zoning. This study then assesses the visual and landscape character of the existing landscape and determines its visual significance within the East Edge lands. The study assesses the proposed lot sites, the siting of dwellings within larger lots, and any effects the additional built forms and associated access and services will have on the visual landscape, and the East Edge Scenic Protection area.

Recommendations to minimise any effects the siting of the future dwellings may create conclude this report.

Source material was obtained through a site inspection, sampling the site visibility from public places and roads, and from topographic maps and aerial photos to determine sub-regional and regional visibility from less accessible areas.

1.1 METHODOLOGY

To determine the degree of visual effect and form recommendations to minimise the impact on the environment of a development, it is necessary to evaluate a number of factors and the relationship between them.

These factors include:

- The existing visual landscape
- The significance of the existing visual landscape
- The visual usage of the affected areas
- The visual effect of the development.
2.0 HISTORICAL PLANNING CONTEXT

Historical Planning Context section prepared by Matt Loader and Rennie Rounds of SMEC Australia.

The New Cities of Campbelltown, Camden, Appin: Structure Plan (1973)

A review of The New Cities of Campbelltown, Camden, Appin: Structure Plan (1973) (‘the Three Cities Report’) has been undertaken to establish the historical planning context of the subject site.

The Three Cities Report describes the plans for a New City Complex, of about half a million people, 50-70kms from Sydney. The concept was one of three individual new cities, i.e. Campbelltown, Camden and Appin; ranging in size from 100,000 to 230,000 people, grouped about a major city centre and tertiary education complex.

For its time, the project was considered to be unique in its size and time scale, as a new town and decentralization project in Australia; equal to three cities the size of Canberra to be built in 30 years.

The proposal as detailed in the Three Cities Report is a key element in the Sydney Region Outline Plan (‘SROP’). The SROP was published in 1968 and was prepared to guide the development of Sydney between 1970 and 2000; particularly the growth of new corridors to areas such as Green Valley, Campbelltown and Blacktown.

The Three Cities Report contributes to the re-structuring the Region into a series of relatively self-contained cities, meeting Sydney’s growth needs by an urban land release programme. This concept of a system of multi-centred cities was inherent in the SROP.

The Three Cities Report identified the three cities of Campbelltown, Camden and Appin. The subject site is located in the Campbelltown New City. Campbelltown New City lies nearest to the Metropolitan area and comprises broadly the area between Menangle Park and Glenfield.

For the City of Campbelltown, the Three Cities Report identifies the following:

The provision of many housing forms is planned including single dwellings on a variety of lot sizes and medium and high density residential development. Flexible response to market demand is intended and detailed control of each district and development area will be exercised by the City Council as the responsible authority.

Each City is divided into a series of urban districts ranging from 20,000 to 30,000 people, based on District Centres. District structure plans were prepared for particular districts in Campbelltown to provide the framework for detailed development control plans. It is noted that the subject site is located within District 3; however a land use zone is not provided for the area of the District where the subject site is located. Refer Figure 1.
Figure 1: District 3 extract from the Three Cities Report.

Figure 2: Extract from the Three Cities Plan with approximate area of the subject site identified.
The subject site is however identified in the overall plan for Campbelltown as being New Living Area, see Figure 2.

Around the time the Three Cities Report was published, the owners of the subject site as well as the owners of the surrounding properties were approached by Council to rezone their land from rural to suburban. As a result of the rezoning, the Council rates for the land would be increased. The owners of the subject site appealed the rezoning as they were not ready to rezone the subject land at that time. The surrounding landowners took up Council’s offer of rezoning. The land was rezoned to residential, with the subject site being excluded to maintain an Environmental Protection 2ha minimum zone.

An Environmental Study to Determine Possible Future Controls on Development in the Scenic Protection Area Generally West of the Georges River Parkway (July 1987)

The subject site was also addressed as part of a later planning report - An Environmental Study to Determine Possible Future Controls on Development in the Scenic Protection Area Generally West of the Georges River Parkway (Ref: 861883-ID (150), dated: July 1987). This document was prepared by Wellings Smith and Byrnes for Campbelltown Council. It was prepared at the request of Council to identify the status of lands within the Georges River Scenic Protection Area; for which numerous applications had been received by Council for a reduction in lot size.

The Amundsen Street site is located in Study Area 4 (SA4), see Figure 3.

SA4 is identified in the report as displaying a varied landscape –

Some of it is open grassland but, as those areas are much smaller than the area in SA3, they have far less visual significance. In the main, it is timbered country with the sense of forest being reinforced by the greater proximity to the forested reserve of the Georges River Parkway to Junction Road, the place from which most people view it. However, the quality of the forest landscape is not high being punctuated by frequent homes and clearings with some properties showing signs of overgrazing. The area is not visible from any significant external viewing places. There are extensive views to the east from the elevated land near the reservoir at the northern end of SA4.

The conclusion being that - the landscape of this area is not of sufficient merit to warrant its continued preservation in its present form.

The report also addresses the role of the Study Area in the City, providing –

Unlike the Centrals Hills Lands Area or even its larger neighbour - the Georges River Regional Open Space - the Study Area has no defined role in the Structure of the City. It is merely a remnant of countryside left between the urbanized Bow Bowing Creek catchment and the Georges River Parkway Reservation. Had the original planners of Campbelltown, Camden and Appin perceived that the Parkway would not be built for many years, or that it might never be built, they may very well have ignored the rather fine distinction between the controls in the Study Area and those applying to other areas east of the Parkway. Without the physical barrier of that road, there may have been little reason for the Study Area being distinguished, as it is, by its inclusion in what are essentially planning instruments related to the urban area of the City.
Figure 3: Extract from An Environmental Study to Determine Possible Future Controls on Development in the Scenic Protection Area Generally West of the Georges River Parkway, subject site shown outlined.
It is noted that the road referred to above is the proposed ‘Expressway’ (now known as Georges River Parkway) identified on the above extract from the Three Cities Report, see Figure 2.

This report further provides –

Despite the similarity in the zoning controls applying to the Study Area and to the privately owned land in the Regional Open Space, it is probably more realistic to consider the Study Area as part of the central belt of urban development than as a part of the Regional Open Space. Reasons for this include:

- its proximity to the urban areas of the City;
- its exposure to urban traffic flows;
- its lack of insulation, in parts, from the urban area - there are no significant reserves, belts of timber or the like to separate the two; and
- its separation from the Regional Open Space by the Parkway.

This report also acknowledges the reference to the early reports on the planning of Campbelltown - the State Planning Authority’s "Three Cities Structure Plan" – that suggest that the Study Area was not separately considered at that time.

Having regard to the abovementioned findings of this report, it is evident that the subject site was considered as being more suited for urban development as opposed to being conserved as part of the Georges River Regional Open Space area. This approach is consistent with the intended rezoning and minimum lot size amendments currently proposed.

Important to note is the fact that the proposed rezoning and minimum lot size amendments will not be setting a planning precedent for the area. The proposed LEP amendments are consistent with the findings of previous planning reports which have identified the subject site as being suitable for residential development. The subject site is an isolated remnant parcel of rural land which is no longer viable as a small farm and currently serves no rural or agricultural purpose. The proposed rezoning and future development of the land along Amundsen Street and Hansens Road comprises a logical continuation of the existing standard residential and large lot residential development along Amundsen Street and Hansens Road, respectively. The location of the subject site in conjunction with it currently serving no rural or farming function establishes its uniqueness and sets it apart from other land in the locality. On this basis, it is considered that the proposed rezoning of the site for residential purposes will not be setting a precedent for other land in the locality.
3.0 SITE DESCRIPTION AND PHYSICAL SETTING

The site is currently open grassland which is regularly mown and used as an informal mini golf course for the owners use. There are some scattered trees on the eastern portion of the site and the terrain is undulating, dominated by a ridgeline along the western side of the site. It is a remnant of the rural residential land that once spread to this point along the Campbelltown valley. The two properties are no longer viable as a small working farm.

The site is on a ridge, with the Leumeah residential area down slope to the west, and to the east it borders the rural residential bushland suburb of Kentlyn. The Leumeah reservoir is located 300m along the ridge to the north. A small church development is located on the northern boundary of the site and residential development abuts this.

The site and existing houses front Amundsen Street, formerly Eagleview Road. On the western side of Amundsen there is a 15m wide verge with remnant Eucalypts, abutting rear fences of recent residences. Trees are scattered and vary in age, with some ironbarks and forest red gums of considerable size and maturity. These Eucalypts create a soft vegetated ridgeline.

The existing southern residence on the site is an early single storey fibro farmhouse with wide verandah, though in poor state of repair. The other residence is a single storey brick residence with metal carport, and the middle surrounded house is a two storey home, with brick base and blue panelled second storey. Both have no architectural merit. Scattered outbuildings and sheds create a cluttered visual environment around these dwellings. The gardens of the two houses are not significant. The tall cocos palms in the northern residence are inconsistent with the character of the site. An immature Araucaria (Norfolk Island Pine) and a single fan palm (Livistona australis) are more historically appropriate planting evoking the character of farmhouses on ridgelines. The middle house has a mature Auraucaria and a pine in the front.

Leumeah Road borders the site to the south and is cut into the ridgeline, so largely hidden from the site in a 2-3.5m deep cutting. Wattles are growing along the fenceline at the top of the cutting. These create a soft edge but are short-lived. The road cutting is currently steep and unvegetated creating an earth “wall”.

The Leumeah High School complex is opposite the site and set well back from the road behind an open grass sports field.

The roundabout at the corner of Hansens Road and Leumeah Road is the gateway to the semi-rural area with a bushland character, typical of the east edge lands. To the south of the site are houses nesting in amongst vegetation. Hansens Road has a high visual significance as a road with a bushland setting. The scattered Eucalypts bordering the site contribute to this setting.

On the eastern portion of the site are some significant large Eucalypts and smaller saplings in large stands that have been allowed to naturally regenerate. There is no shrub layer and understory is regularly mown along the edges of the stands. Vegetation in this area has been mapped as “Shale/Sandstone Transition Forest with High Sandstone Influence” in the NSW NPWS Native Vegetation of Cumberland Plain, Western Sydney 1:25000 map series. In the 2002 map series there was less than 10% canopy cover.
Figure 4: Landscape Site Analysis
4.0 EXISTING VISUAL ENVIRONMENT

4.1 REGIONAL AND SUB-REGIONAL SETTING

The proposed residential site is located on the eastern edge of the Campbelltown valley.

Regional and sub-regional views from the site are possible in the following directions:

- To the east across Kentlyn to the bushland of the Holsworthy Field Firing range.
- To the south-east to the Kentllyn Reservoir 2.5km away and the Holsworthy bushland beyond.
- To the south towards the Bradbury Reservoir 5km away and bushland beyond.
- Filtered views through trees to the west and south west to the Campbelltown urban area, and the scenic hills of Woodbine 2km away and Botanic Gardens at Mount Annan 8km away.

Sample views to the site were taken from publicly accessible areas in Woodbine and Gilead. The existing site dwellings and tall pines, which would skyline on the ridge, were not discernable amongst the existing residential development along the ridgeline in Leumeah.

The small scale of the proposed dwellings at a regional level, and their location amongst existing dwellings and adjacent to other existing residential areas, is such that regional and sub-regional visibility is negligible.

Figure 5: Landscape View analysis

Base: (© Department of Lands aerial photograph. Six Viewer)
View to St Helens Park across High School from site

View to Campbelltown through trees in Amundsen Road reserve

View to Leumeah Road roundabout and bushland beyond
View of northerly brick dwelling on site with Cocos palms in garden

View to surrounded two storey house

Fibro farmhouse cottage on site
View from Peter Meadows Road – intersection trees limit views to “farmhouse”.

View from Leumeah Road looking east, showing steep bank and trees on Amundsen St corner
Enlarged view from Payten Reserve Woodbine, 2km west of site, showing soft ridgeline. Reservoir is just visible. The 2 storey housing and pine trees are not visible on the site.
4.2 LOCAL SETTING – VISUAL USAGE

The site is between a high school and a suburban residential development on the ridge. The site is most visible from the publicly accessible roads surrounding it.

**Hansens Road**

The Hansens Road landscape is one of houses nestled within a bushland setting, and thick stands of trees lining the roadway, creating a landscape of high visual and scenic quality.

From Hansens Road the site is visible filtered through a 2m wide band of trees and saplings growing in the verge. The rear yards of the 2 more recent houses and their associated outbuildings are visible on the skyline and are of low visual quality. The older farmhouse dwelling with a rural setting is of high visual quality. The foreground stands of saplings and mature trees provide a setting of high visual quality.

**Amundsen Street**

Amundsen Street is characterized by the scattered trees in the western verge, giving the road a moderate visual quality, and a high visual quality in the section fronting the site. Further to the north, Amundsen Street becomes residential, with recent brick veneer project homes on both sides of the road and limited street trees. This section of Amundsen Street is of low visual quality.

Amundsen Street was previously known as Eaglevale Road, used as an north-south arterial road for the eastern suburbs of Campbelltown. Road layouts have changed and it is now a suburban street. All users of Amundsen Street are local, residential or church users. The sensitivity to a change of housing density for users of Amundsen Street is low.

Views to the site from Amundsen Street are bounded by the three moderately sized houses. Amundsen Street is below the ridgeline so the vista available from the top of the ridge to the east is not visible from Amundsen Street.

**Leumeah Road**

Leumeah Road has spectacular, high quality views when travelling west past the sight and down the hill towards Campbelltown. The site is visible for a short distance from the roundabout and then blocked by the 2-3m high earth cutting, of low visual quality until the Amundsen Street corner. The stand of young trees on the Amundsen Street corner of the site are visible and of high visual quality.

**Junction Road**

Junction Road is residential at its southern end and passes through more scattered mature Eucalypts at the school with and denser planted vegetation to the east. The eastern half of the site is visible as an open grass paddock 100m before the roundabout. The narrow band of wattles above the Leumeah Road cutting screens views to the farmhouse, and the earth batter is a dominant view on this corner.

The open paddock and large Eucalypt provides a high quality visual landscape from Junction Road.

**Peter Meadows Road**

The dense bushland, natural stands of trees in the verge and the post and rail fence give Peter Meadows Road a bushland character of high visual quality.

Due to the dense stands of trees close to the road the site is visible only from the last 50m of the western end of the road, near the roundabout. The site is visible as an open grass paddock and 2 dwellings beyond. The sloping grass paddock is of high visual quality. The two storey dwelling is
most visible of the dwellings due to its higher second storey and blue colour. The trees within the roundabout partially block views to the site from Peter Meadows Road.

View south along Amundsen Street with site on left

View to Eucalypts on the site at the corner of Amundsen Street
Linear view to roundabout, south along Hansens Road, enclosed by canopy trees

View through canopy trees on Hansens Road to dwellings on site

View to site from Junction Road. Earth bank with wattles on Leumeah Road screens farmhouse.
View to site from Junction Road. Rear of dwellings visible.

View to site from Junction Road. Rural character view of grassed paddock and trees
5.0 SIGNIFICANCE OF THE EXISTING VISUAL ENVIRONMENT

The significance of the site is determined by evaluating the importance of the visual resource to the setting. Previous planning studies and reports were reviewed.

Visual integrity was also considered. The higher the existing environmental modification, the lower the visual integrity of the setting is likely to be.

5.1 Recommendation of Report “Natural Conservation Values Assessment – The Edge Scenic Protection Lands, Campbelltown”


Extract from Report:

In 2003, Conacher Travers were engaged by Council to undertake a “Natural Conservation Values Assessment – The Edge Scenic Protection Lands, Campbelltown”. This study was further augmented in 2004 to include additional land and data. The study was based on field work. It identified areas of significant vegetation and environmental sensitivity and provided detailed information on flora and fauna for much of the land that comprises the Edge Lands. The study made recommendations relevant to Council’s current considerations for future planning for the Edgelands. These included:

- All areas of native vegetation should be retained where possible (including within private allotments). The areas given a conservation value of medium or high should be retained and buffer zones of various widths should be provided,
- Where possible, individual native trees should be retained (including retention within future private allotments),
- Applications for subdivision on land that has medium and high conservation value should be accompanied by a vegetation management plan,
- Additional targeted flora and fauna survey should occur within any area proposed for future development that have been assigned conservation values of medium or high. This is to provide more detailed assessment in the affected areas as opposed to the broad scale survey,
- The existing bushland areas that are part of existing corridors along Myrtle Creek and Peter Meadows Creek should be protected as part of any future development. Appropriate buffers should be protected for these areas, and
- The potential for areas to be revegetated, or existing degraded bushland areas to be regenerated to form corridors between existing remnants, should be considered in any future development rezoning proposals.

The recommendations have been incorporated into the development proposal, in particular the potential for degraded bushland areas to be revegetated.

5.2 Visual Analysis of Campbelltown’s Scenic Hills and East Edge Scenic Protection Lands (East Edge Visual Study)

Report prepared for Campbelltown City Council by Paul Davies Pty Ltd in association with Geoffrey Britton. “5.5 East Edge Scenic Protection Lands (E-LU5) Hansens Road” dated October 2011.

Extract from Report:

“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 regrowth 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. “(p410-411)

The report concludes that there are some areas of E-LU5 where development may be possible.

Areas where additional building may be possible are seen in Figure 3, shaded in pale orange. The edge of the pale orange area has been transposed onto the proposed landscape concept plan.
Figure 6: Extracts from East Edge Visual Study

(Figures from East Edge Visual Study Figure 5.5.57 p420, and Figure 5.5.56 p421)
5.3 Future Planning Directions for the East Edge Scenic Protection Lands
(Report prepared for the Campbelltown City Council Planning and Environment Committee meeting 6 Dec 2011 by Manager of Environment and Planning)

E- LU5 – Hansens Road and Junction Road

This landscape unit is dominated by its impressive trees and low-density land uses. It has retained an environment that is high in scenic and environmental values. The northern half of the unit, and particularly the land in the north-eastern part of that area, contains several stands of native vegetation that are of medium conservation value, with one significant area of vegetation of high conservation value. Most of the land in the north-western area is of low conservation value. The southern part of the landscape unit contains significant stands of native vegetation of high conservation value, one area of medium conservation value, and some areas of low conservation value. This landscape unit also includes a significant ridgeline that should be protected. The existing lot sizes within the landscape unit range between 0.02ha and 2.4ha, with the majority of the lots being between 1ha and 2ha in size.”

“Some parts of this landscape unit may have the capacity to accommodate a slightly higher density of development, although it should be noted that, due to the identified environmental and scenic constraints (as discussed above), these opportunities are not evenly distributed. Some lots have no potential for increases in the density of development over that which is permitted already.”

The site has low conservation value, however the protection of the significant ridgeline from sky-lining residential development has been recognised in the development proposal.

4.4 Local Visual Integrity – Contribution to Visual and Landscape Character of Unit E-LU5

The site has been identified as being a rural remnant, and contributes, where visible from public roadways, to its landscape character. It is sandwiched between the suburban landscape of Leumeah to the west and north, and the bushland lots to the east.

The north-eastern corner of the site, with the two more recent houses and abutting the church lot, lacks rural trees or landscape features and has a low visual integrity as a rural landscape. The remainder of the site, with a farmhouse cottage, open grass paddock and scattered trees has a high visual integrity as a rural landscape.

The site’s contribution to the landscape character of the locality is due to its open grassland and rural character from roads to the east, being Junction, Hansens and Peter Meadows Roads. It is most visible from the Roundabout, from Junction Road.

The Hansens Road frontage has a high visual integrity as a bushland interface, rather than traditional rural uses, due to the remnant Eucalypt regrowth on the site, and the dense stands of trees within the road verge.
6.0 VISUAL EFFECT OF THE DEVELOPMENT

6.1 Visual Character of the Development
The proposal is the development of suburban residential lots to the western portion of the site and larger environmental living lots on the eastern portion of the site, where possible, set amongst existing retained trees.

The standard residential lots are expected to be of similar size to those to the north and west of the site.

The larger lot development will retain a “bushland interface” character at the front of each new dwelling, with vegetation setbacks along the frontage of each lot.

A band of canopy trees will separate the two types of development.

Hansan Road will be unaffected in character with vegetation clearing only as necessary to provide a safe access for the new residences.

No services are proposed in the Hansens Road western verge as the road is proposed to be rural in construction. Power lines exist on the eastern side of Hansens Road and there would be very minimal clearing to get electricity and telecommunications overhead across the road to future dwellings on the larger lots.

6.2 Visual Effect of the Development
The Amundsen St and Leumeah Road frontages have the lower visual quality of the streets within the Unit.

The site is identified in the East Edge Visual Report as an area of Traditional Rural use, however it currently has no rural usage. The development proposes to return the eastern portion of the site to a Bushland Interface character, and develop the western portion as suburban lots, to visually integrate with Leumeah, making Amundsen Street a fully urban street, with the urban edge being created by a new canopy tree planting strip through the site.

The very high aesthetic and ecological values of the unit LU5 identified in the East Edge Visual Study is provided by the “Natural bushland”, and “Bushland Interface” with the site as the only remnant “traditional rural” land.

The landscape character of this area of Campbelltown is a bushland interface rather than rural landscape. The suburban areas of Leumeah were once rural use, but have been cleared land that was developed as residential areas and parkland in the past. There are other areas of Campbelltown, particularly in the Scenic Hills, where a rural landscape is representative of the character of the area.

The remnant piece of rural landscape is no longer viable, and out of character in this location.

Returning the eastern portion of the site to a bushland interface character will mean the loss of a “traditional rural” character to the unit, however it will strengthen the bushland interface and importance of the Leumeah Road Roundabout as the gateway to the bushland areas of Kentlyn.
The bushland interface adjacent suburban development provides a layered landscape approach once rural land in this location is not a viable option.

The development will not have adverse visual impacts on the bushland / bushland interface character for the following reasons:

- The suburban lot development will be visually screened with canopy trees from Hansens Road.
- Its elevation is no higher than existing residential development further along the ridgeline and an increase in canopy tree planting on both the site and along Amundsen Street will provide improved screening.
- The future subdivision of the large lot land can be designed to minimise vegetation clearing and maintain existing screen trees and to increase the existing bushland setting to Hansens Road,
- A wide band of screen planting across the middle of the site has been designed to create a soft ridgeline, and minimise any visual impacts by preventing new residences sky-lining from Hansens Road, Junction Road and Peter Meadows Road.
- The view from Junction Road roundabout, as the gateway to Kentlyn, has been respected and housing development on the corner has been minimised.

Bush interface lots opposite site on Hansens Road
7.0 DESIGN RECOMMENDATIONS

The inclusion of these design recommendations in the development will ensure that any visual effects will be minimised.

- Ensure Hansens Road is retained as a “Rural Road Construction standard” on the western verge, to maintain trees and reduce adverse visual impacts.
- Ensure driveway locations and crossovers to the bushland interface lots are located to minimise vegetation removal.
- Installation of a rural style (post and rail or similar) fence, max 1200 high, from the Hansens Road Roundabout splay, along the length of the Hansens Road frontage.
- Preparation of a landscape plan for each future rural residential dwelling providing for a bushland setting and planting at the frontage of each dwelling.
- Planting of the 8m wide dense native vegetation strip with canopy trees across the site for visual amenity value, plus a 7m wide cleared zone against rear fences. Plant at a density of 1/3m² as per section “7.1 Suggested Plant List”.
- Retention of a 30m wide vegetation zone along the Hansens Road frontage of the “bushland interface” lots.
- Planting of a 15m wide canopy zone with trees at 1/3m², on the roundabout splay to maintain views through trees to larger lot housing beyond, typical of the “bushland interface” within the unit.
- Trees to be protected as per AS 4970-2009 Protection of Trees on Development Sites. Engage an Arborist to investigate health and determine Tree Protection Zones of two remaining large Eucalypts near the building envelope in larger lots to assist in locating buildings outside TPZs of large healthy trees.
- In larger lots, site future dwellings within the nominated building zone, amongst the isolated scattered trees to enable the retention of all trees.
- Buildings in larger lots are to be single storey, built in recessive colours to integrate with the bushland, with no high contrast colours or materials.
- Planting of a 3m wide native screen planting strip at the top of the earth bank cutting along Leumeah Road to create a permanent screen in this location to replace short-lived wattles. Fence the developed side of the strip with 1800 high lapped and capped timber fence for safety reasons.
- Increase the planting in the 15m wide verge on the western side of Amundsen Street, within an 8m zone, 7m from rear fences, to fill gaps in the scattered tree planting and to create a softer ridgeline. This will also provide some screening between new residential lots and the rear of existing lots on Wyangala Crescent.
- Where possible, minimise vegetation clearing for visual reasons. Plant at a density of 1/25m² (5m centres) as per section 7.1.
- Locate services outside of the existing vegetated western verge of Hansens Road. Minimise clearing for overhead electricity and telecommunication lines where lines cross the verge.
- A maximum built height of 8.5m is recommended for those dwellings on the ridgeline, to ensure their visual impacts are minimised with screening by the proposed 15m high canopy trees. Refer Figure 9.
Figure 8: Landscape Proposal – View from Junction Road

- Road and rail of similar rural style fencing to be located around slipway and along Hamers Road
- Roadside trees planted in 15m wide strip along play of intersection to re-create a “bushland interface”
- Existing significant trees to be retained and protected
- Approximate location of 15m wide strip of canopy trees proposed in front of this line
- Farmhouse screened by current thin row of wattles
- Groups of remnant Eucalypts on site retained in a 30m wide vegetation strip
- Existing brick dwelling
Figure 9: Landscape Concept Plan – Cross Sections
7.1 Suggested Planting List – Local native species

3m wide Screen planting Strip
Plant as tubestock at minimum 1m centres and install permanent lap and cap fence to northern edge. Install rabbit fence to ends of strip.

*Eucalyptus tereticornis (at 5m lineal centres)*

*Acacia implexa*

*Acacia falcata*

*Acacia decurrens*

*Kunzea ambigu*

*Melaleuca linariifolia*

*Persoonia linearis*

*Lomandra longifolia*

15m Canopy planting strips –
Plant as forestry tubestock with rabbit guards at 1/3m2, grown from seed collected in the local area.

*Eucalyptus tereticornis*

*Eucalyptus punctata*

*Eucalyptus globoida*

*Eucalyptus eugenioides*

*Eucalyptus fibrosa*

*Eucalyptus crebra*

Infill planting along Amundsen Street
At 5m centres plant canopy trees with rabbit guards, grown from seed collected in the local area.

*Eucalyptus tereticornis*

*Eucalyptus punctata*

*Eucalyptus globoida*

*Eucalyptus eugenioides*

*Eucalyptus fibrosa*

*Eucalyptus crebra*
Screen planting strip, 8m wide, on ridge in residential estate to the north along East Edge.

References

Paul Davies Pty Ltd in Association with Geoffrey Britten (Environmental Design Consultant) “Visual Analysis of Campbelltown’s Scenic Hills and East Edge Scenic Protection Lands” Part 5.5 East Edge Scenic Protection Lands (E-LUS) Hansens Road (October 2011) unpublished draft.

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Wellings Smith and Byrnes. 1987. An Environmental Study to Determine Possible Future Controls on Development in the Scenic Protection Area Generally West of the Georges River Parkway.