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## 5.6 EAST EDGE SCENIC PROTECTION LANDS - UNIT 6

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### 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.

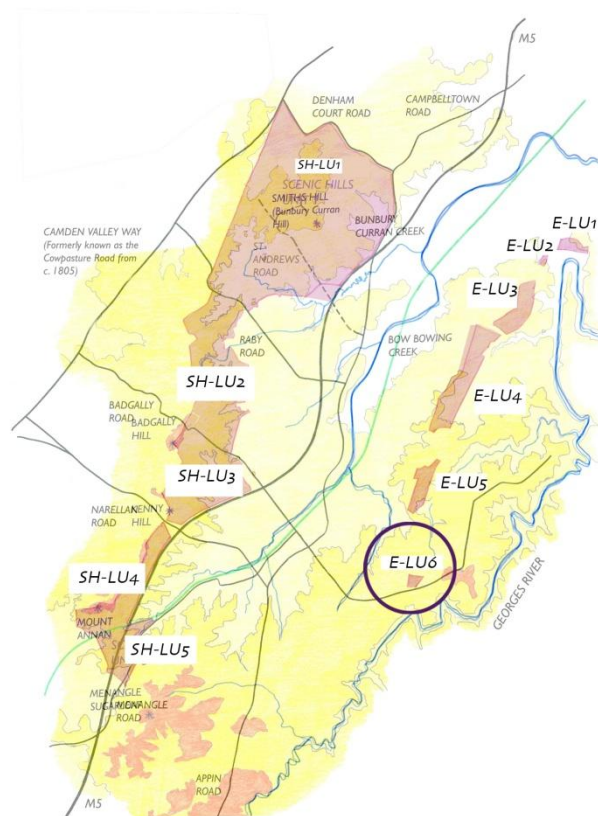


Figure 5.6.3. Location of East Edge Scenic Protection Lands Visual Landscape Unit 6. E-LU6 is located to the south of the other Units in the EESPLs near the suburb of Ruse.





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.

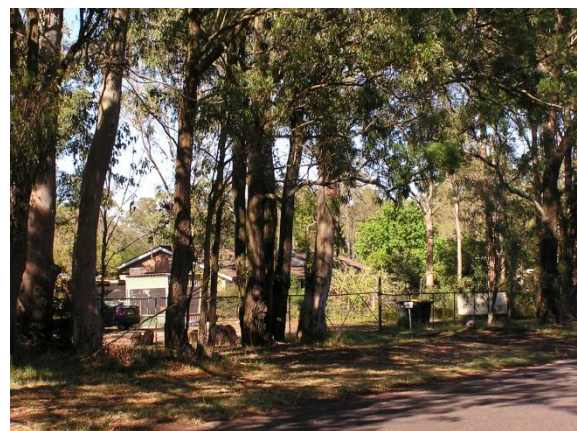


Figure 5.6.17 to Figure 5.6.19. The streetscape demonstrates a strong verticality with the dwellings and other structures being minor elements in the landscape of the Unit (Acacia Avenue).





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.

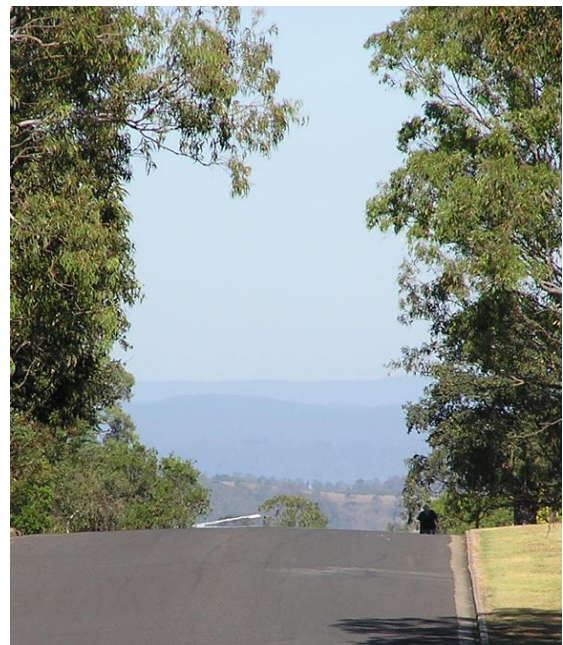


Figure 5.6.25. Good views are available from the western end of the Unit to the ridge of Mount Annan (SH-LU4) and the hills further into the distance (Acacia Avenue).





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.

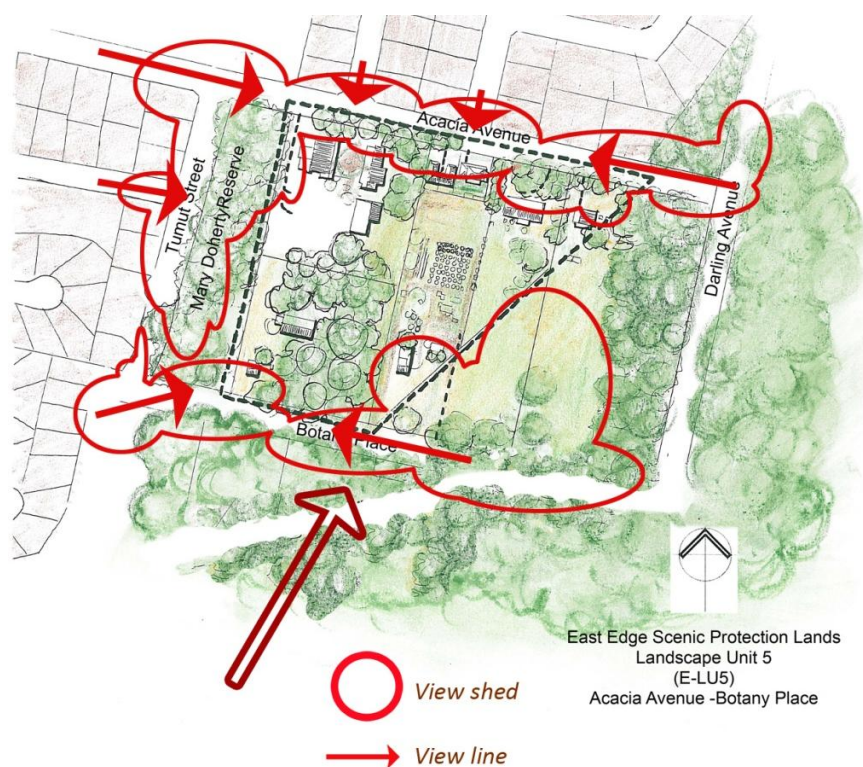


Figure 5.6.46. Views toward the area are limited to those available from the immediate surrounding streetscape. If the proposed Parkway is constructed more distant views to the canopy will become available over the south-western section of the Unit. The contribution of the eastern bushland to the aesthetics 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.



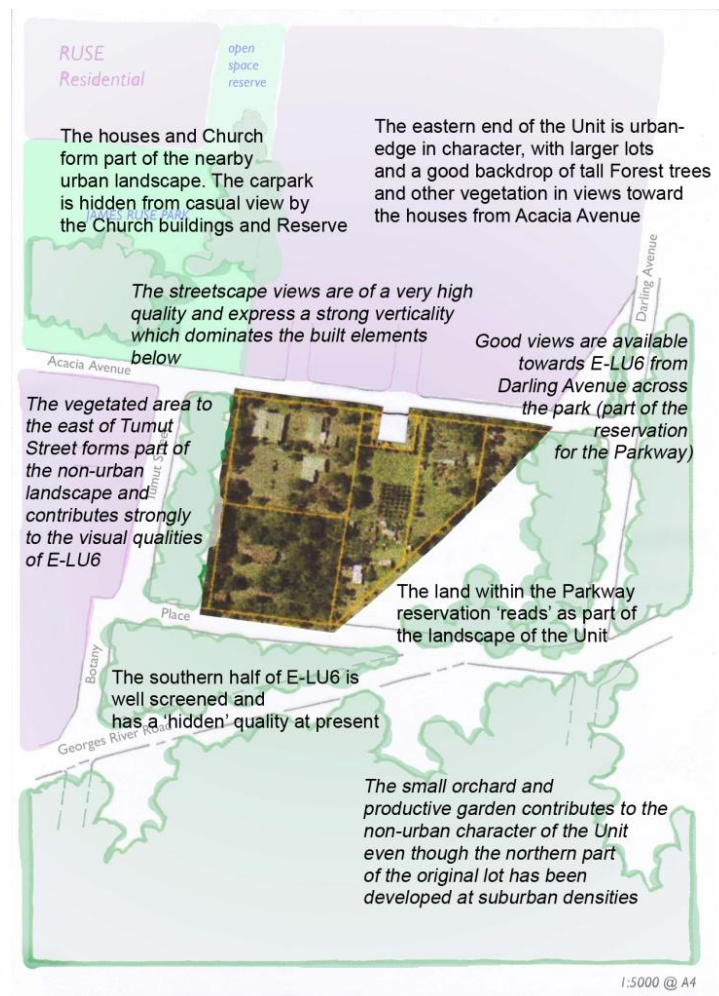


Figure 5.6.47. Major elements of the landscape of E-LU6.

## 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.



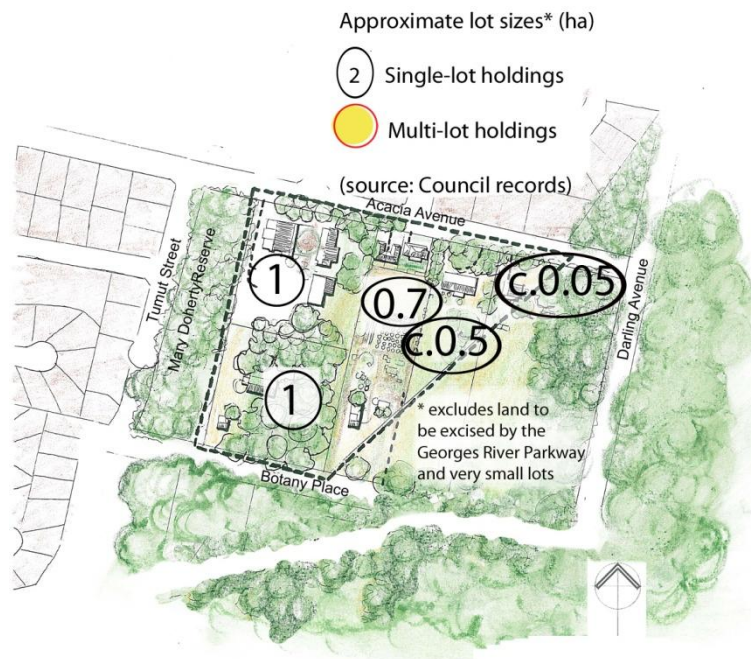


Figure 5.6.48. Area of properties in E-LU6. The largest parcel is only 1 hectare, which is half the minimum required for subdivision or the erection of a dwelling in the 7(d4) zone. All lots include a dwelling (or are used for Church purposes). The three small lots (two at c.350m<sup>2</sup> and one at c.700m<sup>2</sup>) 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 20<sup>th</sup> 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<sup>2</sup> 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<sup>2</sup> 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.

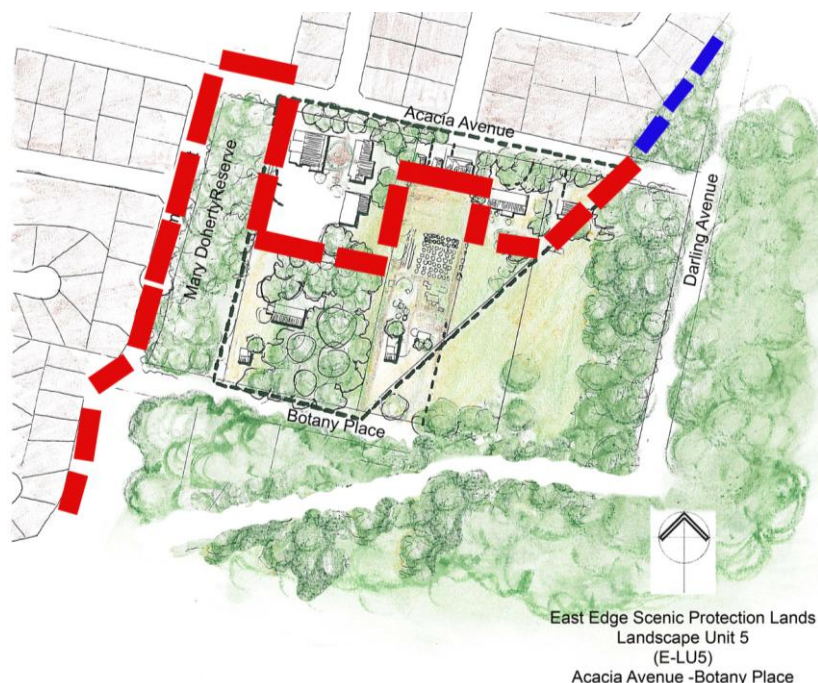


Figure 5.6.50. It is recommended that the existing development which already demonstrates a suburban character be included in the urban area of Campbelltown providing that the ongoing viability of the roadside trees can be assured. It is recommended also that the area of open space adjacent to Tumut 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;



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- 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



