
5.1 EAST EDGE SCENIC PROTECTION LANDS - UNIT 1

EVELYN STREET/OAKLEY ROAD (E-LU1)



(previous page)

Figure 5.1.1. Remnant Cumberland Plain Woodland is a focus of the Unit. It has been preserved by the curving alignment of Evelyn Street.

Figure 5.1.2. Views along Oakley Road are high in quality with views framed by the tall trees either side of the narrow road.

Figure 5.1.3. The Unit demonstrates a high quality rural-edge character with good views across cleared paddock areas to the bushland in the background with vernacular buildings nestled beneath.

Figure 5.1.4. The southern part of the Unit demonstrate a park-like visual quality with cleared understorey and prominent canopy trees dominating the views towards the Unit.

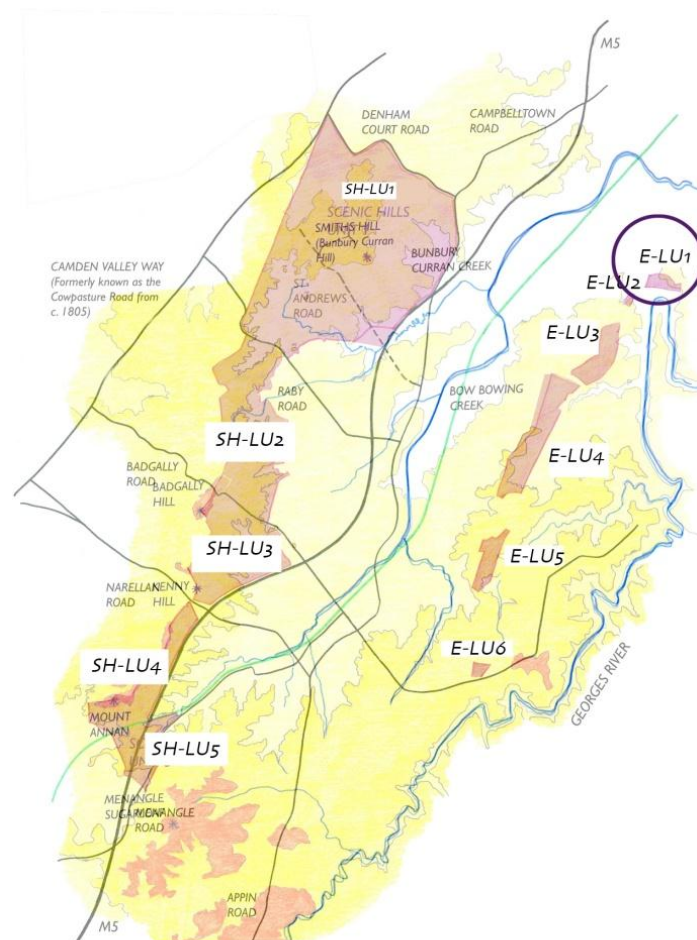


Figure 5.1.5. Location of East Edge Scenic Protection Lands Visual Landscape Unit 1.



Figure 5.1.6. E-LU1 is located north of the horseshoe bend in the Georges River and is bounded by suburban development to the north and east, local open space (playing fields) to the west and the bushland of the road reservation to the south.



Figure 5.1.7. The prevailing character of the area is that of undeveloped bushland edge; with tall trees acting as dominant elements in the landscape.

5.1.1 CONTEXT

Landscape Unit 1 (E-LU1) is the northern-most of the EESPLs. Located immediately to the north of the horseshoe bend of the Georges River and sloping gently towards it, this area demonstrated high scenic qualities at time of inspection. The Unit includes pockets of mature Cumberland Plain Woodland (some of which appears to be old-growth), areas of tall trees with houses nestled below and cleared areas occupied by low-impact rural uses such as livestock grazing.

The land within the Unit was originally granted to George Howe and Thomas Atkins but by 1843 had been incorporated into William Redfern's Campbellfield Estate. It was offered for sale in the third subdivision of the Estate but remained undeveloped until the major planning initiatives of the 1960s and 70s when it was identified as an environmentally significant landscape and zoned 7(d4) Environmental Protection.

One of the most important landscape values within E-LU1 is created by the curve of Evelyn Street around the remnant of old growth forest in the northern part of the precinct. The quality of the views towards this stand of trees is enhanced by the changing views as the road curves, which, when viewed across the cleared paddock areas allows the stand to be appreciated as a three-dimensional viewscape, albeit on an intimate scale. The difference in scale between the trees and the nearby houses is also notable and emphasises the verticality of the landscape of the Unit.

The southern boundary of the Unit is formed partially by Oakley Road which demonstrates bushland-edge scenic values of a very high quality, with a strong vista formed by the simple and soft-edged carriageway dwarfed by the forest trees rising either side of it. The boundary to the west of the bend in Oakley Road then cuts across the properties to follow the reservation of the proposed parkway until it meets Wills Street in the east. The dense vegetation immediately to the south along Oakley Road will be lost when the parkway is constructed.

Houses as well as some small-scale commercial and industrial activities are nestled under the trees of properties along the southern edge of E-LU1. The land uses include the storage of trucks and heavy moving equipment, land uses that would normally be highly intrusive in this type of environment. The trees however provide an effective screen and help to minimise the impact of this development on the quality of the local landscape.

The development at the eastern end of the Unit is more suburban-edge in its character, with smaller lots sizes and a higher proportion of the landscape dominated by houses and ancillary development. The surviving tree cover reads as a backdrop to the residential development. The cluster of small lot residential development near the intersection of Evelyn Street and Wills Road is not within the boundary of the Unit but introduces a fully suburban character to the landscape at this end. It also provides a clear demonstration of the impact that suburban densities can have on the scenic and environmental qualities of this type of landscape, and in particular the way that the minimal setbacks and lack of space (or the differing priorities of land owners) mean that canopy-forming trees are rare in most suburban cultural landscapes.

The Unit is adjoined to the west by Bensley Reserve, a cleared area of open space used as playing fields and bounded by a distinctive band of old-growth eucalypts, likely remnants of the original Cumberland Plain Woodland vegetation. The boundary between the Reserve

and the Unit is an arbitrary one and the two 'read' as a continuous undeveloped landscape with the stand of eucalypts dividing the two areas best appreciated from the western side of the Oval looking towards the study area. The consistency of the reserve's scenic values with those of the study area suggest that it should be included within this Landscape Unit.

Examination of the 1956-8 aerial photography reveals that the density of vegetation in the area has increased through re-growth, and that some formerly cleared areas have reverted to a bushland landscape. The overall distribution of cleared and uncleared areas has remained relatively constant. The photographs also reveal that the number of dwellings has increased from seven to ten over this period.



Figure 5.1.8. Early land grants in the Parish of Minto – the land in the Unit was granted to Robert Howe and Thomas Atkins, but was soon incorporated into William Redfern's Campbellfield Estate.



Figure 5.1.9. This 1930s plan shows that the land covered by the Unit today remained relatively undeveloped following the subdivision of the Campbellfield Estate, being divided into small farm lots.



Figure 5.1.10 and Figure 5.1.11. Aerial photography taken in 1956 (above) and 2009 (below) reveals the changing pattern of clearing and development over the last 50 years and the areas of regrowth. (NSW Department of Lands)



Figure 5.1.12 (looking east). This area of remnant Cumberland Plain Woodland has survived near Evelyn Street. Although somewhat infested with weeds (below) it has retained a range of original species, including some nationally endangered species. It also provides an important focal point for views when travelling along Evelyn Street in either direction.



Figure 5.1.13. (looking south-west)



Figure 5.1.14. The eastern edge of the Woodland contains fewer canopy trees and a higher proportion of introduced species. The invasion of weeds through the undergrowth is evident.



Figure 5.1.15 and Figure 5.1.16. Looking to the woodland area from the eastern end of Evelyn Street near Wills Street.



Figure 5.1.17. Looking to the woodland area from the western end of the Unit. The eye is led around the sweeping bend in the road to the focal point provided by the tall trees.

Figure 5.1.18. Looking to the woodland area from the east. The contrast in scale and texture with the suburban development to the north is evident. Views to the west extend to the Scenic Hills in the distance.



Figure 5.1.19. Eastern edge of woodland area.



Figure 5.1.20. The contrast between the manicured garden and the woodland area is strong.



Figure 5.1.21 and Figure 5.1.22. Evelyn Street curves around the northern edge of SH-LU1 and allows its scenic values to dominate the serial views along the street. The property with the white post and rail fence and structured landscaping is more formal in its character. The fence emphasises the sweeping aesthetic qualities of the Evelyn Street.



Figure 5.1.23 (left). The character along Wills Street (left) is of a higher 'as built' density than other parts of E-LU1, although still noticeably more semi-rural than the adjoining suburban areas such as Evelyn Street (right). The eastern edge of the Woodland area provides a good backdrop to the views from Wills Street. The driveway in this photograph has a solid rural character, being lined by trees, post and wire fences and with wide soft verges.

Figure 5.1.24 (right). The well-vegetated hills in the distance contribute to the setting of E-LU1 (viewed from Evelyn Street).



Figure 5.1.25. Bensley Reserve is immediately to the west of E-LU1 and the old-growth trees separating the two areas contribute significantly to the setting of both landscapes. Although in active use as open space, the Reserve shares many values with E-LU1.



Figure 5.1.26 (detail). The old-growth trees separating the oval from the rural lands are important elements in the landscape of both the Reserve and E-LU1.



Figure 5.1.27 to Figure 5.1.32 (opposite page). One of the most important landscape elements in E-LU1 is the long panoramic views over paddocks to the trees near Oakley Road toward modestly scaled structures that nestle under the canopy and do not intrude into views over the landscape.



Figure 5.1.28. The traditional vernacular structures nestled under the trees are particularly evocative of the rural landscape.



Figure 5.1.29. The open paddocks form a pleasing visual contrast with the suburban development immediately to the north and do much to enhance the quality of the wider area.



Figure 5.1.30. Some structures such as these sheds are highly contributory to the rural qualities of the landscape.

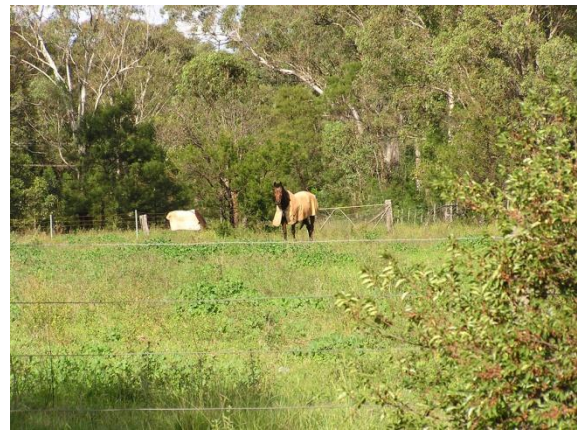


Figure 5.1.31. The main rural land-use evident at the time of inspection was the grazing of horses.



Figure 5.1.32. Recent rains have emphasised the park-like qualities of the landscape but at most times it reads as a dry grass paddock studded with trees.



Figure 5.1.33. This recently constructed house within E-LU1 is consistent in its scale, form, materials and setbacks to the suburban development to the north and is not sympathetic to the traditional rural landscape. It is also prominent in views toward the significant Cumberland Plain Woodland area to its east.



Figure 5.1.34. The narrow separation between the house and the remnant Cumberland Plain Woodland emphasises the contrast between the two uses, but also allows them to remain separate elements in the landscape.



Figure 5.1.35. The lot occupied by the recently constructed house is small and triangular in footprint, with little space available for open space and none for the growth of any screening vegetation. The contrast with the adjacent spacious paddock landscape is evident.



Figure 5.1.36 to 5.1.39 below. Views along Oakley Road. The scenic quality of the Oakley Road landscape is high. It is directed by the mature eucalypt trees that line the narrow carriageway and their contrasting verticality. The soft verges reinforce the rural-bushland edge character of this part of the Unit. The vegetation on the southern side of the road and at the eastern end will be lost when the road is built.

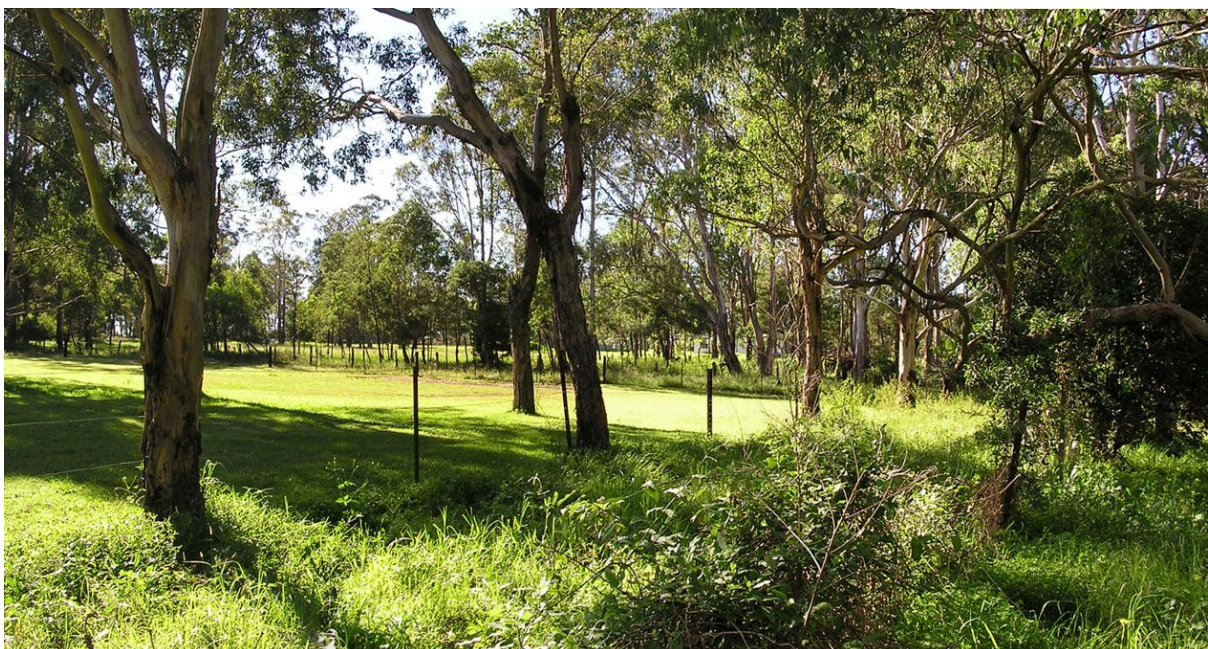


Figure 5.1.40 The landscape of the southern part within the Unit is characterised by mature eucalypts with cleared understorey which is park-like in its aesthetic character, particularly after good rainfalls.



Figure 5.1.41 to Figure 5.1.44 (below) The prevailing scenic value of the Unit near Horseshoe Bend is bushland – rural parkland. Human activity is subservient to the natural values, with structures mostly tucked into the landscape under the tree canopy.



5.1.2 SIGNIFICANT VIEWS AND VISTAS

The lack of internal roads mean that the identified significant views in E-LU1 are accessed from its periphery and include:

- the focal point provided by the curve in Evelyn Street and the unfolding visual sequence towards the distant Scenic Hills when travelling from east to west;
- towards the remnant Woodland vegetation at the apex of the curve in Evelyn Street which provides a strong contrast in scale and form with the adjacent suburban development;
- from Evelyn Street towards the Woodland/bushland to the south – with the traditional contrast over the cleared paddock areas in the foreground;
- from Bensley Reserve towards the excellent group of tall trees marking its eastern edge; and
- along Oakley Road (both directions) – high quality bushland edge character.

The enclosing character of the bushland and relatively flat topography to the north and west have limited the potential for distant views towards the Unit. Instead, the high quality

bushland views are revealed at the last moment when approached from these directions. When approached from the heavily vegetated areas to the east and south the natural landscape opens more gradually through a series of openings.



Figure 5.1.45. E-LU1 contains no internal roads and accessible views are limited to those available from the peripheral roads. Most of these views are good in quality, with those from Evelyn Street mainly over cleared paddocks toward bushland, and those from Oakley Road being more enclosed by the surrounding bushland with views over the area filtered by the stands of trees lining the edges of properties.



Figure 5.1.46. The outward views available to the community are directed along roads and through clearings. Most are tightly constrained by the curved alignments of the roads. A good distance view towards the Scenic Hills in the west is available from Evelyn Street. Additional views are likely to be available from within the Unit from private property.

5.1.3 SUMMARY OF LANDSCAPE QUALITIES AND VALUES – E-LU1

- Tall transitional forest/bushland edge character – mature Cumberland Woodland (Evelyn Street)/ Sydney Sandstone Bushland vegetation (Oakley Road), including many old-growth trees.
- The areas of mature and regenerating bushland/Woodland possess high ecological values as well as visual landscape quality.
- Dwellings nestled under the trees at a low density – particularly on the southern side of the Unit.
- Cleared areas used as low-impact grazing of livestock - backdrop of tall forest trees provides strong termination to the views from the northern side of the Unit.
- Good quality serial views when travelling along the curve of Evelyn Street, including:
 - The heavily forested area acts as focal point and provides impressive contrast to the suburban development to the north;
 - Gradual revelation of views towards the Scenic Hills
 - The open space area abutting the western edge of the Unit; and in particular the tall trees marking the boundary. This area contributes strongly to the scenic values of the unit and read as part of the same undeveloped landscape.



Figure 5.1.47. Summary of the visual and scenic qualities of the landscape of E-LU1.

5.1.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF E-LU1

The Unit also demonstrates some areas of high ecological values. These were described in detail in the Natural Conservation Values Assessment for the East Edge Scenic Protection Lands by Conacher Travers³⁶ (the Conacher Travers Report). The Conacher Travers Report identifies that the Unit contains areas of Cumberland Plain Woodland and Shale/Sandstone Transition Forest; each of which includes species of National/State conservation significance and should be protected from further development.

These identified values coincide with the areas of uncleared and semi-cleared land within E-LU1, and in particular the Woodland/Transitional Forest throughout the southern area and the remnant Woodland near the curve of Evelyn Street, which provides a strong focus to the local streetscape.

The Report recommends that each of these habitats should be protected from development, together with appropriate buffers to protect species transit corridors and the like. This is supported by the findings of the fieldwork and analysis for the current study. The identified buffers will also help to ensure that the conserved habitat retains its visual connection to the remainder of the bushland and continues to 'read' as a cohesive landscape rather than isolated patches of vegetation.

The cleared 'paddock' areas may not have identified significance as a native habitat but they do 'read' as part of the non-urbanised landscape in this area and contribute to its visual landscape qualities.

5.1.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF E-LU1 - EXISTING ZONINGS AND THE QUALITIES OF E-LU1'S VISUAL LANDSCAPE

The land within the Unit is zoned 7(d4) Environmental Protection under the Campbelltown (Urban Area) LEP 2002. The range of permissible uses under this zone was discussed in more detail in Section 3. The land uses within the area at present include grazing, some horticulture and residential activity. At the time of inspection there was also evidence of truck/earthmoving machinery storage on one lot. Although the majority of lots are smaller than the minimum required under the zone for subdivision/erection of a dwelling (see below) the existing uses are generally small in scale, and since they are dwarfed by the trees, minimal in their visual impact on the landscape.

The cleared areas towards the northern part of the Unit used for grazing also have a positive impact on its visual qualities, establishing a strongly rural character to the urban edge in this area.

The residential dwellings fall into two main groups in terms of their visual impact. Most are visually subservient to the rural or natural environmental qualities of their setting and have little or no adverse impact due to their modest scale, form, materials and immediate setting. Some houses however are more visually prominent. This prominence is due to both their

³⁶ Conacher Travers Pty Ltd., Edge Scenic Protection Lands – Landscape Assessment. 2004; and Addendum for the Edge Scenic Protection Lands (ref 4011), March 2004. Unpublished reports prepared for Campbelltown City Council.

smaller lot size which allows less space for natural or rural activity and to the often more 'residential' setting of the house – with structured fencing, exotic gardens, outbuildings and a generally more suburban character. These properties 'read' as large-lot suburban residential development.

The landscape adjacent to the Unit also influences its visual qualities. Bensley Reserve is zoned Open Space (partly Local Open Space and partly Private Open Space), and is strongly contributory to the environmental and visual qualities of the Unit. The area immediately to the south is zoned 5(b) Arterial Road in anticipation of the Parkway, and beyond this, as 6(b) Regional Open Space and 7(b) Scenic Protection (under IDO13). The land to the north is zoned 2(b) residential, and to the east is also Local Open Space, both under the Campbelltown Urban Area LEP (2002). The land uses of each of these areas (with the exception of the Arterial Road) reflect their zoning, with all except the suburban development of Macquarie Fields to the north 'reading' as natural bushland/very low impact residential.

5.1.6 EXISTING LOT SIZES AND THEIR IMPACT ON THE VISUAL QUALITIES OF E-LU1'S LANDSCAPE

Under the provisions of the 7(d4) zone the minimum lot size for the erection of a dwelling is 2 hectares. Figure 5.1.48 shows the distribution of lot sizes within E-LU1; and Figure 5.1.49 shows the location of those properties that have been developed in some way (including the erection of a dwelling).



Figure 5.1.48 Distribution of lot sizes within E-LU1 (hectares). The minimum lot size for subdivision and/or the erection of a dwelling at present is 2ha. It can be seen that most properties are already significantly less than 2ha.



Figure 5.1.49. E-LU1 showing developed lots (shaded). Although most lots are undersized, almost all have been developed for residential and ancillary uses, including the erection of houses and outbuildings.

Lot sizes within the area range from 0.05 hectares to 3.28 hectares (the latter to be reduced to approximately 2.4 hectares after construction of the proposed Parkway). Only half of the lots are larger than 1 hectare; and two are greater than 2 hectares. Notwithstanding this, dwellings have been built on all except two lots; although only three are larger than the minimum lot size allowed under the current LEP. The two undeveloped lots are each less than 1 hectare in area and are within the highly sensitive area of Cumberland Woodland abutting Evelyn Street. The single house that has been erected recently on a very small allotment adjacent to the western side of this stand of trees has introduced an intrusive element into the Unit. This lot is sited near one of the farms created from the original Campbellfields Estate and the house was approved prior to the commencement of LEP 2002. It is important that this development is not used as a precedent for further development within the area. Its current prominence in views within and towards the Unit could be largely ameliorated by the planting of screening vegetation on the western side of the house, but the small boundary setbacks limits the potential for this to occur.

5.1.7 EFFICACY OF EXISTING STATUTORY CONTROLS IN PROTECTING THE VISUAL AND SCENIC QUALITIES OF E-LU1'S LANDSCAPE

The existing statutory controls reflect the pattern of development that existed when the LEP was made, and have therefore protected the visual and scenic qualities of E-LU1's landscape reasonably well since this time. The main intrusive element is the small house west of the Woodland area on Evelyn Street described above.

5.1.8 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU1

The existing land uses in E-LU1 are generally acceptable in terms of their impact on the small-scale rural and bushland edge character of the Unit. Continuation of the grazing and low-impact residential occupation at the existing density will have little adverse impact on these qualities, although it is recommended that design guidelines be prepared to help ensure sympathetic siting, scale, form and materials of any new structure.

The open character of much of the landscape means that there is little potential for the introduction of new land uses which require the construction of buildings but which would not have an adverse impact on the qualities of the Unit.

5.1.9 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU1

The existing building density is already significantly higher than that permitted by the zoning, averaging 1.4 hectares per dwelling. Seven of the nine lots under 2 hectares have already been developed; and of those under 1 hectare, six have been developed. The two undeveloped lots are covered by the high visual and conservation value Cumberland Plain Woodland vegetation. Notwithstanding this, the potential impact on the Unit's visual qualities of increasing the residential density was then examined. Options examined included formalising the existing effective density of 1.4 hectare per dwelling, the further reduction of minimum lot sizes to an effective density of 1 hectare per dwelling and the reduction to 4000m² per dwelling.

The reasons that so many dwellings have been constructed on lots significantly less than that permitted under the LEP is not known; but it has had a significant impact on the capacity of this Unit to absorb further development without impact on its visual and environmental qualities.

Details of existing land ownership were not investigated as part of this Study. It should be noted that the date any lot was created and its pattern of ownership will affect its development potential under the existing LEP. Each existing lot was assessed as an individual parcel, and the potential for amalgamation of holdings and aggregation of development potential was not assumed. It should be remembered that if lots are amalgamated higher yields can result. The land areas used in these calculations have however been adjusted where necessary to reflect the estimated size of the lot after the proposed Parkway is constructed.

If the LEP is amended to reflect the higher 'as built' density, the additional development potential would be focused on the larger lots. No additional potential would be available to those lots already less than 1ha unless a lot size even smaller than this were allowed; and such a change would have significant adverse impact on the visual and environmental qualities of the landscape and its potential to contribute to the definition of Campbelltown's urban area.

Any increase in density should adopt the bushland edge model described in Appendix 1. This will ensure that the traditional relationship between vegetated and cleared areas is

maintained and will help to minimise the impact of any new dwellings or ancillary development on the identified values of the area.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 4000M²

If the minimum lot size was reduced to 4000m² up to 16 additional dwellings could be fitted into the area (rising to over 20 if the areas of high conservation value were also developed). Lots of 4000m² are popular with those seeking to build large suburban houses and the Unit would 'read' as a suburban landscape, with houses, outbuildings, driveways and fences becoming the most prominent element in the views over and towards the area. This would result in the existing visual and environmental qualities of the Unit being lost. Requirements for building footprints, outbuildings and paved areas, together with the need for bushfire asset protection zones around each house would result in most of the mature trees and associated ecosystems within and surrounding the Unit being lost. This density of development is not appropriate in this Unit.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 1 HECTARE

If the minimum lot size was to be reduced to 1 hectare, two existing lots would potentially be able to be subdivided without the amalgamation of existing lots. This would lead to two additional dwellings in the Unit. If site amalgamations were to occur (including in the area of bushland near Evelyn Road) there would potentially be four additional lots. Whilst these may be numerically minor increases, the configuration of boundaries mean that unless designed and sited very carefully the new structures and the ancillary development on the site would be likely to have a significant adverse impact on both the ecological and aesthetic qualities of E-LU1. Standard-style development would be inappropriate. Use of the bushland edge development model in Appendix 1 will be necessary, with the subdivision being configured to ensure that any dwelling is located in the distance of views over the paddocks from Evelyn Street and simple in form, colours and materials used so that it will sit in a natural way at the base of the trees (allowing for the buffer requirements of the Rural Fire Service).

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO REFLECT THE EXISTING 'AS BUILT' DENSITY

If the minimum lot size was amended to reflect the existing average density (1.4 hectares per dwelling) the configuration of holdings and location of existing dwellings on already undersized lots would result in possibly only one additional dwelling being created – from the largest existing lot in the area (the 3.28 hectares not affected by the proposed Parkway). The Unit has the capacity to absorb one additional dwelling without significant adverse impact on the environmental qualities of the landscape providing that it is sited and designed sensitively.

Any of the options described above would only be acceptable if the new minimum lot size is able to be enforced without the amendment leading to a spate of applications for further 'undersized' development.

SUMMARY OF ISSUES RELEVANT TO THE IDENTIFICATION OF AN APPROPRIATE DEVELOPMENT DENSITY IN E-LU1

The potential for any increase in residential density in E-LU1 should be limited for the reasons identified in this section, including:

- The area already contains a high proportion of lots significantly smaller than that allowed under the existing LEP. Almost all of these lots have been developed already, leaving few lots with any capacity for additional development unless the minimum lot size was to be reduced significantly, which would then result in the loss of the visual and environmental values of the Unit.
- The shape of the Unit, with its longest edge abutting the existing bushland area (and proposed Parkway reservation) limits the potential for subdivision without substantial site amalgamation.
- The rural and bushland character of the Unit provides a well-defined visual and physical edge to the suburban area of Macquarie Fields.
- Retention of a low-density edge to the proposed Georges River Parkway will provide a buffer and help to ameliorate the impacts of what will be likely to be high levels of traffic flow on the existing suburban development.
- The Unit contains areas of high conservation value old-growth Cumberland Plain Woodland and Shale/Sandstone Transitional Forest species and habitat. The ecological viability of these should not be threatened by increased densities of both dwellings and ancillary development, including development in the vicinity that may affect ecological viability.
- The need to ensure adequate bushfire asset protection zones for new development at the higher densities considered above would necessitate the loss of significant and mature vegetation and compromise the visual and scenic qualities of the area.

There is some potential however for a modest increase in development potential in parts of the precinct providing that a bushland visual quality is retained, or in those parts of the Unit where the landscape is open and rural in character as described below.

The open woodland areas also contribute to the visual qualities of the Unit and should be protected from clearing and development, although there is some potential to 'build under' the canopy in the areas of lower ecological significance using the Model (similar to the development to the south of the Unit at present).

The need to ensure adequate bushfire asset protection zones for new development at a density greater than one dwelling per hectare would necessitate the loss of significant and mature vegetation and compromise the visual and scenic qualities of the Unit and is not appropriate in E-LU1.

5.1.10 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF E-LU1

The following recommendations are made to ensure the conservation of the visual and environmental significance of E-LU1's cultural landscape. They should be read in conjunction with the recommendations for the whole landscape described in section 5.0.

ADDITIONAL RECOMMENDATIONS FOR E-LU1

- The stand of trees creating the focus for views along Evelyn Street should be retained. This area contributes significantly to the visual and scenic qualities of the area by both providing a focal point for views towards the area from the north and by directing views when travelling along Evelyn Road; particularly towards the west. The stand of trees also acts as an extension to the main bushland area and helps to screen the impact of the suburban development to its east from the remainder of the area.
- The area demonstrates high ecological value as a remnant stand of Cumberland Plain Woodland.
- Ecologically appropriate weeding (removal of invasive/exotic species) is necessary in places.
- The existing house on the small lot adjacent to the stand of Woodland on Evelyn Street should be screened by planting on its western side to soften its impact on the scenic qualities of the landscape.

RECOMMENDED URBAN EDGE – E-LU1

- The study boundary of E-LU1 does not include the open space of Bensley Reserve which is located immediately to the west of the Unit and demonstrates similar landscape values. It is recommended that the Landscape Unit include this area.
- The present alignment of the boundary also excludes the area that at present reads as part of the Unit but which will be incorporated into the proposed Parkway. If the Parkway does not proceed this area (bounded by Oakley and Wills Roads) should be included in the Landscape Unit.
- It is recommended that the urban edge in the vicinity of E-LU1 be as shown in Figure 5.1.50 below.



Figure 5.1.50. Recommended urban edge of E-LU1.

RECOMMENDED ZONINGS AND LOT SIZES – E-LU1

The recommended zoning for E-LU1 is E4 Environmental Living. This will allow controlled residential development but continue the emphasis on protecting the environmental qualities through requiring that any assessment of new development considers its impacts on the natural and aesthetic values of the Unit. It will also empower Council to refuse unsympathetic development whilst allowing development that will not have an adverse impact on the important environmental values of the Landscape Unit.

The maximum density that could be accommodated without unacceptable impact on the visual and environmental values of the Unit is one dwelling per hectare within the areas shown in Figure 5.3.51 below only, and only then if subject to full compliance with the urban design requirements described in the Model for Bushland Edge Development in Appendix 1 of this report and any additional detailed design controls as outlined below or that may be developed for the area. This means that the development potential and distribution of dwellings will not be even throughout the Unit, but will respond to the environmental values of the property being developed. It should be noted that in the case of some lots no further subdivision or additional dwellings will be possible.

Increased densities or intensity of land use in the remainder of the Unit would have an adverse impact on the visual and environmental qualities and values of the Unit and Campbelltown's cultural landscape and should not be supported.



Figure 5.1.51. Areas within which development using the model may be possible are shown shaded light orange. Areas not capable of accepting any increase in built density are shown dark green. The light green shaded area surrounding the environmentally sensitive areas are buffer areas to protect the ecological values of the Unit and are also not suitable for development (Note that this sketch is indicative only and is subject to confirmation of boundary through on-site survey).

URBAN DESIGN RECOMMENDATIONS

Allowing development at the density of 1 dwelling/ha should not be considered unless each of the following criteria can be satisfied:

- the Model described in Appendix 1 is applied with an additional requirement that any new dwelling is to be located away from Evelyn Street unless a planted buffer is provided also along Evelyn Street;
- any subdivision is designed to ensure that any development on the lots created will be able to satisfy these design and siting requirements;
- if this planted buffer is provided to Evelyn Street it should include breaks to allow passers-by to see across the paddock landscape to the bushland behind;
- the paddock areas should remain open grazing land;
- all existing mature trees and vegetation are retained and any development is to 'fit around' the existing trees;
- all areas of high conservation value are excluded from the calculated and built development areas;
- a buffer of at least 20 metres is retained between the environmentally significant naturally vegetated areas and any built structure;
- any new development is modest in its scale, form and siting to ensure that it is a visually recessive element in the landscape; and
- any fencing is 'transparent' in design so that it does not intrude upon the views over the area.

