
4.3 SCENIC HILLS – LANDSCAPE UNIT 3

BADGALLY ROAD TO NARELLAN ROAD (SH-LU3)



Figure 4.3.1. View to the north across SH-LU3 from Kenny Hill

Figure 4.3.2. View to the east across SH-LU3 from Badgally Hill

Figure 4.3.3. View to Kenny Hill and the ridge connecting Kenny and Badgally Hills from Badgally Road near Claymore.

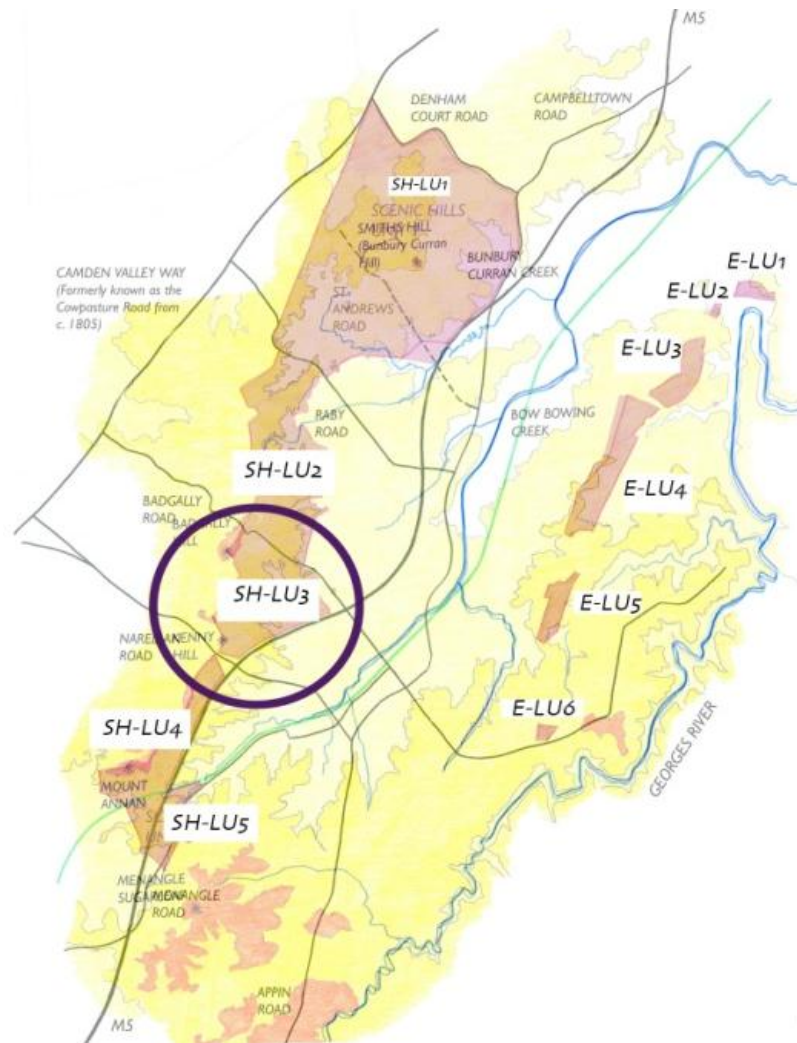


Figure 4.3.4. SH-LU3 is located in the Scenic Hills between Badgally and Narellan Roads. Its south-eastern edge is formed by the freeway and its north-western by the boundary between Campbelltown and Camden LGAs.

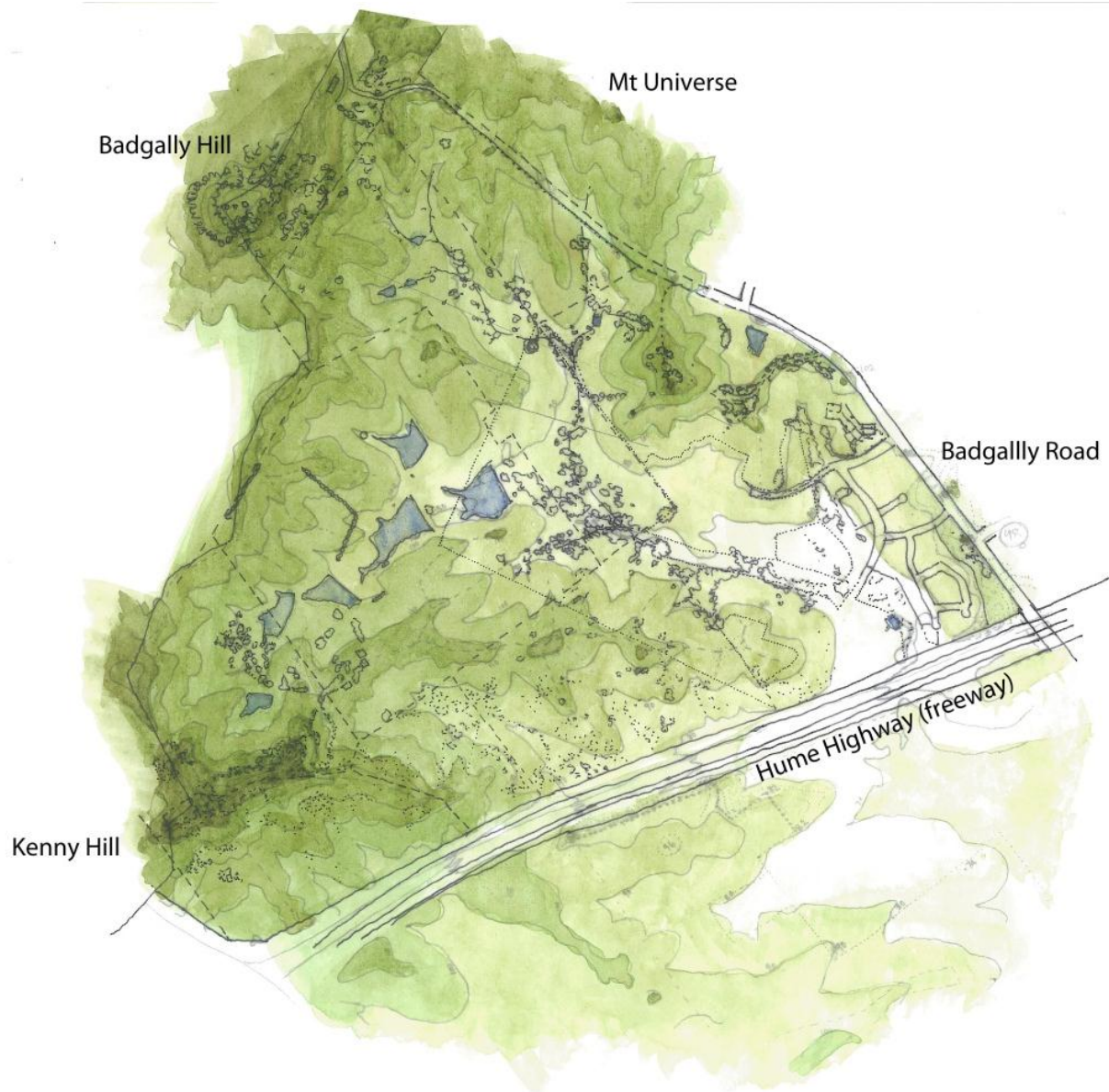


Figure 4.3.5. The landscape of SH-LU3 is open and pastoral in its character. It is centred around a long valley that rises from near the intersection of the Hume Highway and Badgally Road to the chain of dams. St Gregory's College is situated at the top of the ridge near Badgally Road. Badgally Hill, Kenny Hill and the un-named hill read as a group and (together with adjacent Mt Universe (in SH-LU2) provide the focus for many significant views in the Campbelltown LGA.

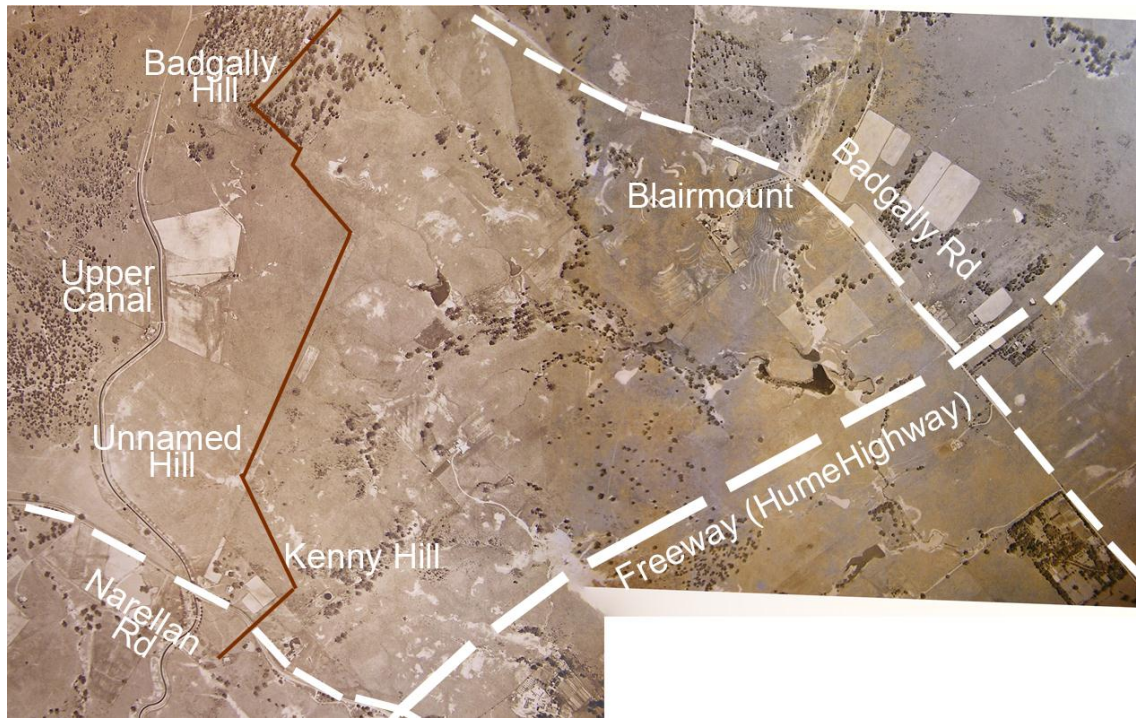


Figure 4.3.6 and 4.3.7 (below). The landscape of SH-LU3 was substantially cleared in 1956, with extensive areas showing signs of degradation and erosion, possibly relics of the prickly pear infestation of the early 20th Century. Today these same areas are covered by the lush grasses of the dairy farm (northern part of 1956 image incomplete). (NSW Department of Lands aerial photographs 1956 and 2009).



Figure 4.3.7. 2009

4.3.1 CONTEXT

Scenic Hills Landscape Unit 3 (SH-LU3) is located centrally within the Scenic Hills and is the closest Unit to the Campbelltown City Centre. It extends from Badgally Road to Narellan Road; and from the western boundary of the Campbelltown LGA with Camden to the Hume Highway in the east. The most prominent and visually significant peaks within the Scenic Hills are located within this landscape, including Badgally Hill at 196m, Kenny Hill at 160m and the unnamed hill between them at 150m. The peak of the latter hill is within Camden LGA, but its slopes form a significant part of the visual catchment of SH-LU3.

The three peaks are joined by a ridge which establishes a strong sense of enclosure to the valley and dominates internal views within the Landscape Unit. The three hills and connecting ridge play an important role in many of the most significant views to be experienced from the central area of the Campbelltown LGA. Their height and profile dominates views towards the Scenic Hills from throughout the central areas of the LGA, including the town centre. The original street grid of Campbelltown was oriented to the group (Badgally Road was an early extension of Broughton Street), and good views remain available from the streets and public spaces such as Mawson and Hurley Parks. They are also features of more distant views, such as from SH-LU1 near Denham Court Road. The content and composition of these views changes constantly as one moves through the landscape and this enriches the sense of three dimensionality of the rural landscape of the Campbelltown LGA.

The views from the road to St Gregory's are amongst the highest quality panoramic views readily accessible to the general community in the Campbelltown LGA. They extend laterally through more than 180 degrees from the hill adjacent to Mount Universe to Mount Annan to the south and from the valley floor to the Georges River plateau. Views from Kenny Hill are even more extensive, although slightly lower and not generally accessible to the public. It is possible to see the skyline of the Sydney CBD to the north, almost to the coast to the east, Mount Sugarloaf and Mount Annan to the south and the hills of the Razorback Range to the west.

The landscape has retained an active pastoral character and includes a working dairy farm which is one of the few active traditional rural uses of any significant scale north of Narellan Road to have survived the urbanisation of the Campbelltown LGA. Several dwellings are also located within the Unit – some in association with the dairy farm, the remainder near Badgally Road.

The ridgeline and peak of Badgally Hill are within the campus of St Gregory's College, which is a large complex extending to the west into the Camden Council area. The school has used this site since the early 20th Century and it is an integral part of the historic cultural landscape of the Campbelltown LGA. It has been identified in the recent Heritage Study Review as a potential heritage item at the time of writing. High quality panoramic views are available from within the College as well as from the access road which extends from Badgally Road. An imposing two-storey Victorian Italianate villa originally on the site has been overwritten by the main administration block built in the 1940s. The building today is austere in its design, constructed of dark materials and has a modest impact on most views towards the Unit since it blends into the surrounding vegetation and in particular the tall canopy trees that define the ridgeline from almost all viewpoints. Most of the school

buildings are set back from the ridgeline, although some are visible in more distant views such as from SH-LU2 and even further north along the freeway near the crossing of Campbelltown Road.

The Campbelltown Water Reservoir at the top of Kenny Hill straddles the boundary between the Camden and Campbelltown LGAs. It has now been decommissioned but is also a locally significant heritage item for its role in the provision and distribution of fresh water to the Camden LGA. It is listed on the LEP and on Sydney Water's s170 Register under the NSW Heritage Act 1977, as is the Upper Canal of the Sydney Water Supply system which skirts the south-western boundary for much of the Unit and then enters a tunnel under Badgally Hill (the Upper Canal is also on the State Heritage Register). Other infrastructure includes the main Sydney-Moomba gas pipeline which is located underground in the western sector of the Unit and electricity transmission lines in the south near Kenny Hill.

The earliest surviving structure within the Unit is Blairmount. Built as Belmont in the late 19th Century²⁷, the property on which the house stands was the site of an early attempt to rid the landscape of the pest Prickly Pear through the use of biological control. It is listed on both LEP D8 and LEP 2002 as a locally significant heritage item for its aesthetic and historic values. The aerial photographs from the late 1950's show large areas of barren ground, possibly the legacy of the infestation.

The historic curtilage of Blairmount has been compromised by its subdivision at an unknown time and the erection of several large houses in its immediate vicinity; one of which is a very prominent element in the local landscape. This development occupies the whole of its hilltop. Its materials are high-key and include white walls and an orange-red unglazed terracotta roof. Although only a single storey in height it dominates many views in SH-LU3.

Part of the valley (not within the study area) has been developed for housing. The impact of this on the scenic qualities of the landscape have been significant when viewed from the freeway and the part of Badgally Road to the north of the development. A rectangular area within the Unit has been zoned for residential and 'future urban' purposes, with some land zoned rural. The implications of these zonings are discussed in more detail below. The land within the Unit has also been subject to proposals recently to extend the urban development throughout the valley to a level of 118m, which would have a significant impact on the scenic qualities and values of the Unit. 118m is close to the level of the base of the white house with the orange roof described above.

²⁷ Campbelltown City Council, n.d. History of Blairmount. <http://www.campbelltown.nsw.gov.au>

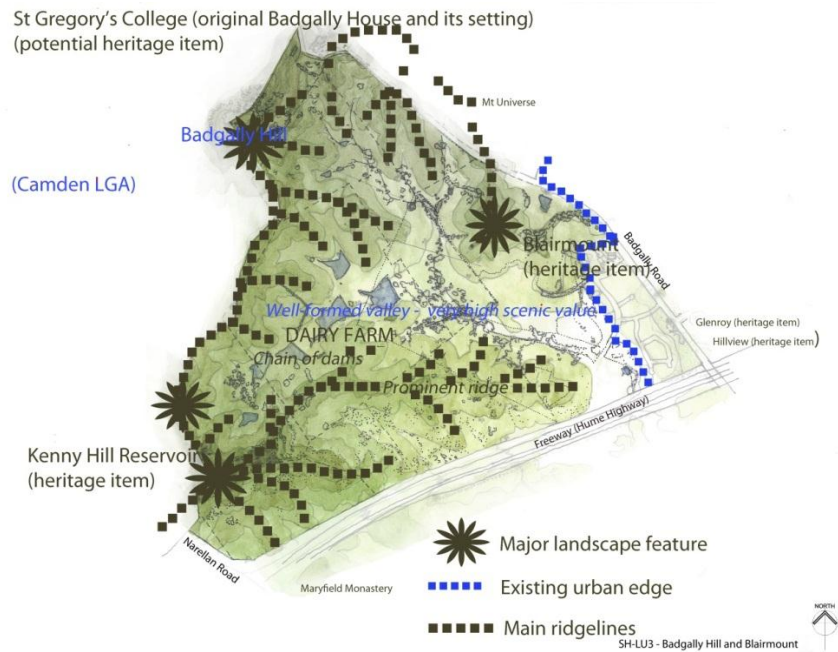


Figure 4.3.8. SH-LU3 - Primary topographic features. SH-LU3 is a y-shaped valley nestled between the prominent peaks of Badgally Hill, Kenny Hill and an un-named hill between them.

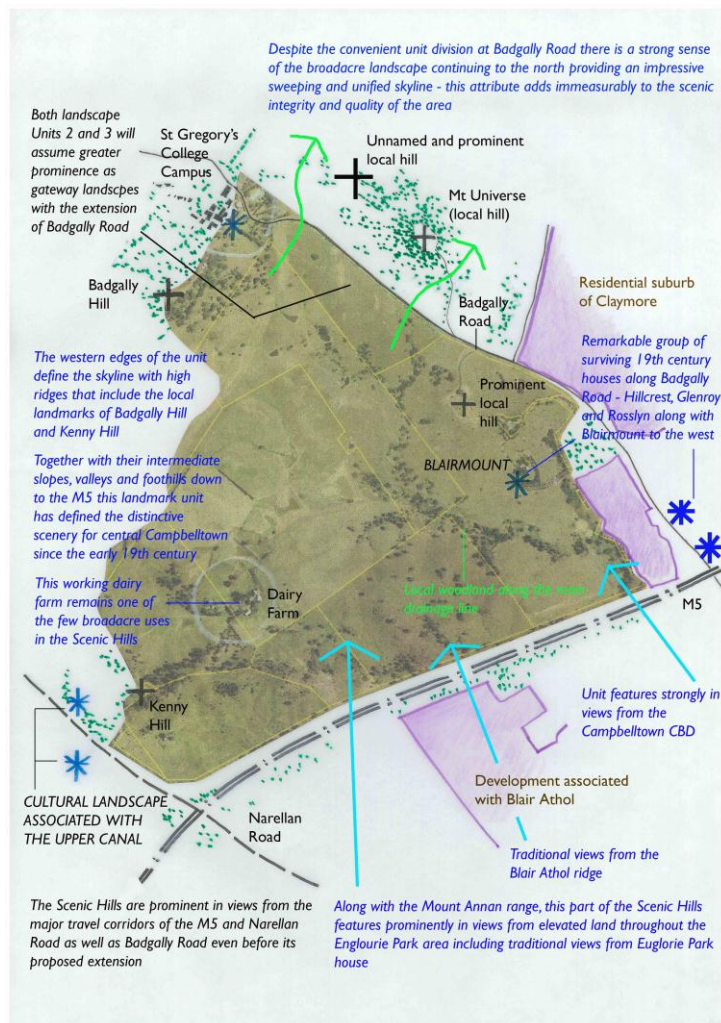


Figure 4.3.9. Main elements of SH-LU3 (note: Rosslyn was a 19th Century house on the northern side of Badgally Road which has now been demolished.)



Figure 4.3.10. The view across the Blairmount valley towards the Campbelltown City Centre demonstrates the strong spatial depth and integrity of the Scenic Hills landscape.



Figure 4.3.11. The rich and complex spatial qualities of the landscape of the Scenic Hills are expressed strongly throughout this Unit. Badgally Hill is the highest point in the Campbelltown LGA north of Narellan Road. Its vegetated crown is surrounded by open slopes that extend to the Freeway and Narellan Road. Kenny Hill is particularly important in views due to its height, distinctive profile and its proximity to the intersection of the freeway and Narellan Road. It is also the origin or termination of many of the most aesthetically significant views within the Unit, such as this one from Badgally Road near Mount Universe. The sense of visual recession is formed by the succession of overlapping ridges that dominate most of the views across the landscape. This view is taken from Badgally Road looking down one of the valleys above Blairmount.

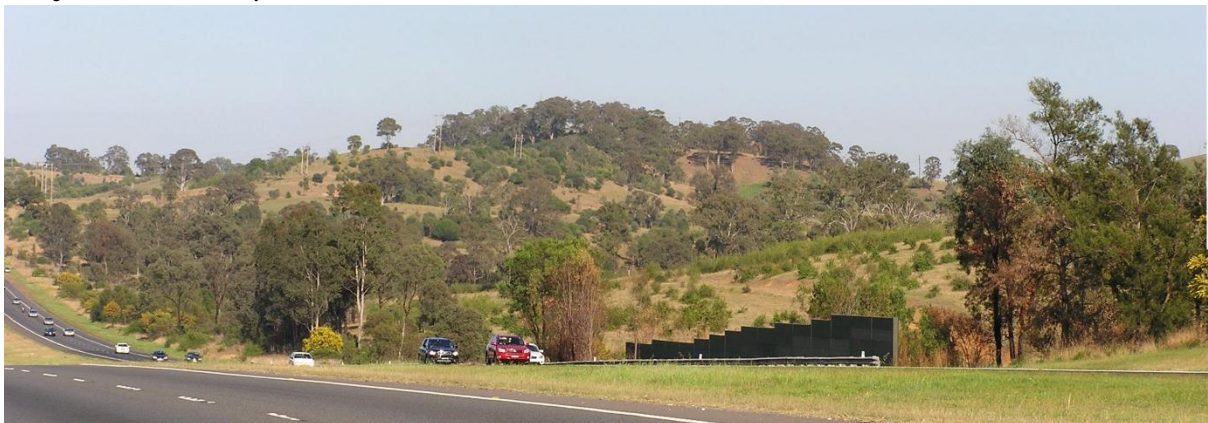


Figure 4.3.12. Kenny Hill is located adjacent to the freeway in the south-eastern corner of SH-LU3. It is a prominent hill and an important element in many views towards the Scenic Hills from throughout the Campbelltown LGA. The noise attenuation wall screens the suburb of Blairmount from the freeway noise, but also imposes a solid, hard-edged element into a natural landscape. It also limits opportunities to view up through the valley to the skyline of Badgally Hill from this important perspective. This is particularly the case when travelling north.



Figure 4.3.13. The views available over the main valley from near Badgally Hill are of outstanding quality, with the overlapping creases of the ridges and gullies creating a strong sense of visual recession. The lack of development in the valley reinforces its integrity as a pastoral landscape. The vegetation on the skyline in the distance to the right of centre marks Kenny Hill and that in the foreground is Badgally Hill.



Figure 4.3.14 (detail). Looking towards Kenny Hill from Badgally Road near the entrance to St Gregory's College. The prevailing fall of the valley from Badgally Hill to the main valley in the west can be seen clearly. The ridge joining Kenny and Badgally Hills is a highly significant element in many views towards SH-LU3 due to its prominent profile, enclosing quality and pastoral character extending to the valley floor.



Figure 4.3.15 (detail). The enclosing ridge provides a sharp edge to the views of the skyline from Badgally Road. The view towards Kenny Hill is not a highly publicised one but is of high visual interest with alternating bands of trees and pastureland. The contrast in textures also adds to the aesthetic quality of this view.



Figure 4.3.16. The strongly defined edge to the ridge of the farm encloses many views over the Unit and is an important part of the landscape. The planted row of windbreak trees close to the ridgeline is prominent in many views, being visible from many kilometres away (taken from the open space near the intersection of Badgally Road and Dobell Road).

Figure 4.3.17. The high quality pastoral landscape of SH-LU3 includes a working dairy farm—a once common but now very rare land use in the Sydney basin. Introduction of suburban uses through the valley immediately below this farm could lead to objections and complaints from new residents that could threaten the rural land use. The farm also includes a chain of dams on the slope immediately above the valley zoned for urban development under LEP 2002.



Figure 4.3.18. (right) Detail of the farm buildings. The suburban landscape of Blair Athol covers the hills in the distance.



Figure 4.3.19 (below) to Figure 4.3.20 (opposite). The views from Kenny Hill over the pastoral landscape of SH-LU3 are of the highest quality.





Figure 4.3.21. The pastoral landscape of the dairy farm provides rare surviving evidence of the active rural landscape which dominated the Campbelltown LGA until 50 years ago. It continues to play a very important role in the high quality of the views over the Scenic Hills. The ridge in the mid-ground screens the landscape from the freeway and helps to protect its visual quality and integrity.



Figure 4.3.22 (below). Looking to the ridge linking Kenny and Badgally Hills. The row of trees on the ridge is visible in many distant views.





Figure 4.3.23. The south-western part of the Unit is cleared pasture, allowing the profile of the ridge which dominates the skyline in views from outside the Unit.



Figure 4.3.24. The dairy farm includes a range of dwellings and sheds but has minimal impact on the scenic quality of the landscape because the structures are modest in scale and set sensitively into the landscape.



Figure 4.3.25. Looking to the north-east from Kenny Hill towards Badgally Road. Although the freeway and development near Badgally Road are in this direction they are not evident in this view across the dairy farm.



Figure 4.3.26. Looking south-east from Badgally Hill over the dairy farm towards Kenny Hill (left) and Mount Annan (right). This farm is one of the few surviving active and commercially productive rural land uses in the landscape of the Scenic Hills, and contributes significantly to the ability for the community to understand and appreciate the historic role of the Scenic Hills as a pastoral landscape. The Upper Canal (part of the Sydney water supply) can be seen in the cleared foreground area to the right of this photograph.



Figure 4.3.27 to Figure 4.3. 28. The base of the orange-roofed house is set at approximately RL120 and provides a useful predictive indicator of the extent of development Council has been asked to support because technology now allows the land to be serviced. In the case of this photograph, development would rise at least as far as the house in the foreground. If this were to be approved it would create a precedent throughout the Scenic Hills and it would be likely to soon be covered in residential subdivision. This issue affects the whole of the Scenic Hills – see Section 4.0 for a more detailed discussion of the issues and implications of development of this scale.



Figure 4.3.29 and Figure 4.3.30. Taken from the edge of the existing residential area in the Blairmount valley looking toward the south-west. Badgally Hill is hidden by the ridge from this low viewpoint, and the skyline is formed by the ridge between Kenny and Badgally Hills. The orange roofed house on the skyline is prominent and dominates many views.



Figure 4.3.31. The high aesthetic quality of views over SH-LU3 are available to all from the freeway to the west up the valley to Badgally Hill on the skyline (where they are not blocked by the sound attenuation wall). The prevailing travel speeds mean that most views from the freeway are brief in duration but they are high in visual interest and scenic quality and a notable experience for passengers in particular. The low ridge on the left extends north from Kenny Hill and shelters the valley beyond.



Figure 4.3.32 (detail). A strong physical and visual link has survived between the valley floor marked by the freeway and the Unit's ridgeline. The house on the skyline towards the right of this view is the only intrusive element in this otherwise undeveloped landscape. The adjacent houses of Blairmount and another dwelling known as new Blairmount are significantly less intrusive elements, being nestled lower on the hillside and surrounded by planting, allowing the natural landscape to form the skyline.

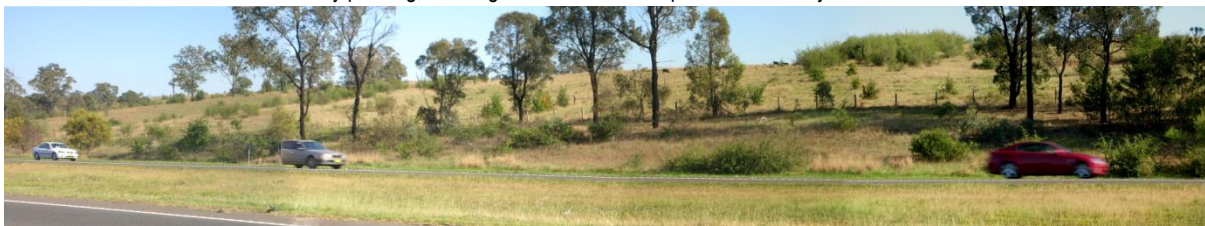


Figure 4.3.33. The low ridge extending north from Kenny Hill encloses the valley.



Figure 4.3.34. The spur from Kenny Hill obstructs views into the valley of SH-LU3, but also protects the quality of its pastoral landscape from the impacts of the heavily trafficked road. The depth of the Unit is revealed through the visibility of Badgally Hill in the distance.



Figure 4.3.35. The noise attenuation wall also obstructs views into the valley from the freeway and its hard edge introduces a much less sympathetic element into the landscape than the rounded shapes of the natural landscape. When travelling north the wall obstructs all views into the valley. It also advertises the presence of development beyond. The shallower viewing angles when travelling southbound allow better views over the Blairmount valley for travellers and a sense of its spatial depth and complexity can still be gained, including the foothills and lower slopes of Badgally Hill.



Figure 4.3.36. Views from Badgally Hill across the landscape of SH-LU3 to the main Campbelltown valley are panoramic and of a high quality. They extend over the City Centre, the EESPLs and the Georges River plateau toward the coast beyond.



Figure 4.3.37. The views from Badgally Hill are spectacular. The rolling topography of the Scenic Hills creates a high-quality fore and mid-ground, the urban areas of the main Campbelltown valley lie in the background and the successive ridges of the eastern side of the main valley recede toward the coast in the distance (E-LU4 is visible in this photograph). Although access to this vantage point is restricted at present the potential exists to make it more accessible to the wider community at some stage in the future. This view includes the southern slope of Mount Universe (SH-LU2) on the left of this photograph.



Figure 4.3.38. Looking to the south across the Unit towards Kenny Hill and the ridgeline from Badgally Road. Although the foreground is affected by suburban development the pastoral qualities of the view remain easily readable. The difference in visual impact of light and dark coloured roof materials is also evident in this photograph. The wide verge to Badgally Road in the foreground contributes to the sense of spaciousness in this part of the Unit. The wide area of grass to the left is the spur extending from Kenny Hill which plays an important role in sheltering the Unit from the freeway and creates a sense of enclosure within the Unit. This area has been zoned for residential development but development has not commenced.

Figure 4.3.39. Close-up of Kenny Hill from Badgally Road. The alternating bands of grassland and vegetation enhance the perception of depth through accentuating the landscape's visual recession.



Figure 4.3.40. The south-eastern slope of Kenny Hill faces away from the centre of the Unit but occupies a prominent position adjacent to the interchange of the freeway and Narellan Road, where it pairs with the lower slopes of Mount Annan and the western end of Maryfield to frame the major intersection. The views over these slopes are good in quality, being softly folded and rural in character.



Figure 4.3.41 (left) and 4.3.42 (below). Views to the south face of Kenny Hill along Narellan Road provide little indication of the quality of the landscape on the northern side. The undeveloped character of this slope is important in defining the arrival to Campbelltown from the west along Narellan Road with the paired landscape features of Kenny Hill to the north and Mount Annan to the south bracketing the entry point, reinforced by the vegetated hills of Maryfields on the north-east corner of the intersection.



Figure 4.3.43 to Figure 4.3.46 (over page). The southern slopes of Kenny Hill overlook Narellan Road and Mount Annan (SH-LU4). The views to the south-east (top); south (middle) and west (bottom) are expansive.



Figure 4.3.4. View to Mt Annan from Kenny Hill.



Figure 4.3.45. Looking to Mt Sugarloaf from Kenny Hill.



Figure 4.3.46. The views from Kenny Hill extend to the Blue Mountains in the far distance.



Figure 4.3.47. The views from Kenny Hill also extend north to the skyline of the Sydney CBD. The house in the foreground of this photograph is located within the Unit near Blaimount.



Figure 4.3.48 (detail). Mount Sugarloaf is a prominent element in the distance in views from Kenny Hill towards SH-LU5.



Figure 4.3.49. View to the north from Kenny Hill. The house with the orange roof is a highly visible element in many of the views towards this part of the Scenic Hills. Its impact on the scenic qualities of the landscape contrasts starkly with those of the more traditional modest rural dwellings, such as the cottage set into the hillside in the foreground and surrounded by trees.



Figure 4.3.50. Views from Badgally Road over the Unit are of a high quality and read clearly as a pastoral landscape. The grey roof nestled under the trees to the right of this photograph is the original Blairmount farmhouse surrounded by a sheltering and mature garden. The edge of a newer house is also visible near the western edge of the photograph is more recent, but also sheltered by planting which minimises its impact on the landscape and adds to its connection to the Blairmount valley.



Figure 4.3.51 and Figure 4.3.52. The original Blairmount farmhouse has survived although its setting and curtilage are now under threat from proposals for suburban development. It is listed on the LEP as a local heritage item. Interestingly, the house is not located on a major landscape prominence but rather is set down within the landscape in a more protected location that still enjoys good views and a favourable aspect. The original Blairmount house, and what remains of the original estate (although no longer in the same ownership), demonstrates a sophisticated relationship to the setting, to the landscape and to the environmental conditions of the valley. Figure 4.3.52 (r) shows the original entry gates to the property.



4.3.53. The view into the Landscape Unit from SH-LU3 looking south from Eagle Vale Road terminates at the historic Blairmount farm group



Figure 4.3.54. Aerial photograph showing the orange-roofed house (top), the original Blairmount and the new Blairmount (half out of the picture). The large building to the right is a school..



Figure 4.3.55 (looking east along Badgally Road from Badgally Hill) and Figure 4.3.56 (looking west along Badgally Road from near Eagle Vale Drive toward the private road leading to St Gregory's College). The southern slopes of Mount Universe (to the left of 4.3.55) are visually and physically contiguous with SH-LU3 and together they define the route of Badgally Road.



Figure 4.3.57. The western end of Badgally Road at present is a private road providing access to St Gregory's College. It provides excellent views over the Unit. Although this extension of Badgally Road is in private ownership, it is easily and regularly accessed by visitors to St Gregory's College and must be considered a highly accessible viewscape to the community. This viewpoint will become even more significant if Badgally Road is connected to the Camden LGA in the future. The orange-roofed house is a prominent element in this view.

4.3.2 SIGNIFICANT VIEWS AND VISTAS

SH-LU3 is notable for the quality of its views. Exceptional views are available over the valley and its network of paddocks, gullies and dams from many different vantage points, both close and distant. Some are also of important historic significance to the settlement of Campbelltown in the early 19th Century. The integrity of this historic significance is enhanced by the continued landuse of much of the valley for dairy farming. This farm is a rare surviving example of the traditional pastoral activities identified over the years as being central to the cultural landscape of the Scenic Hills, and views over it are highly contributory.

The Unit has no internal roads and public accessibility to SH-LU3 is limited to its periphery, although these opportunities are extensive and available from many different places. Most of these views are unmarred by evidence of human occupation such as roadways or dwellings; or where visible, most structures are of traditional vernacular form and materials and sit comfortably in the landscape. The large orange-roofed house which is sited on a prominent point in the landscape is an exception to this and is discussed further below.

Particularly high quality serial views are available from along the length of Badgally Road from the freeway to the entrance to St Gregory's College, from the freeway and from the City centre and streets of the Georgian grid. Some close views into the Unit are also available from within the existing suburb of Blairmount, although their quality is often affected by structures within the development. Other opportunities are prevented by the enclosed topography of the valley and private ownership of land.

Views into the Unit from other parts of the Scenic Hills and from the main Campbelltown valley vary in their accessibility depending on the vantage point and intervening landscape, but include a wide variety of high quality and significant views and vistas, many of which are focussed on Badgally Hill, Kenny Hill and the unnamed hill on the ridgeline connecting them. These include:

- terminating vistas from the east-west streets within the original town grid, particularly Innes and Broughton Streets;
- from Mawson Park and near St Peter's Church;
- punctuating the skyline in views from Hurley Park and near St John's, at the eastern corners of the grid;
- from the freeway from both distant (north of St Andrews) and close positions;
- from Leumeah Road near E-LU5; and
- from the part of Narellan Road that follows the original alignment.

Close views into the Unit from the east are defined by the alignment of the freeway. They are directed by the long ridge extending north (parallel to the freeway) from Kenny Hill and obstructed in part by the man-made sound attenuation wall near the existing suburban development, but very good views up the valley toward Badgally Hill are available from the freeway in the space between these obstructions, although the prevailing speed of travel and direction of the valley relative to the direction of travel limits their accessibility to passengers only. Although short in duration, the ability to see to the top of Badgally Hill unimpeded by evidence of urban development is an important attribute of the landscape and contributes to the accessibility of the Unit's scenic qualities. It is also important to note that this is one of the few locations in the largely urbanised part of the Campbelltown LGA where a strong visual and physical link has survived from an important hilltop to the valley floor.

Views into SH-LU3 from the south (Narellan Road and Mount Annan Botanic Gardens) are obstructed by the southern slopes of Kenny Hill and the ridge to its west. The undeveloped quality of these same slopes brackets those of Mount Annan across Narellan Road and together they direct and define the arrival experience into the Campbelltown LGA from the west along Narellan Road. Similar impacts are achieved by the undeveloped nature of Kenny Hill and Maryfields, which contrasts with the suburban landscapes of Blair Athol and Claymore immediately to the north of the Landscape Unit. The steepness and height of Kenny Hill provides only a hint of the scale and quality of the landscape beyond the sheltering ridge, although its undeveloped character provides the traveller with an appreciation of the rural setting of the Campbelltown LGA.

Visual access from the west is at present limited to staff, students and visitors to St Gregory's College. It is understood that an extension to Badgally Road is being planned to create an additional link to the Camden LGA which will significantly improve viewing opportunities. Details of the alignment of this road and the impact of the work itself on the scenic qualities of the landscape were not available at the time of writing.

It is important to note that views over a landscape of this quality in close proximity to a major urban centre are very rare, and that their survival has been due largely to the protection of the Landscape Unit since the earliest days of the LGA's redevelopment in the post-War period. The hidden quality of much of SH-LU3 should not be used to justify its development. Its integrity as a rural landscape remains high and should be protected from development that may compromise or threaten this.

The following figures summarise the main views towards and from SH-LU3.

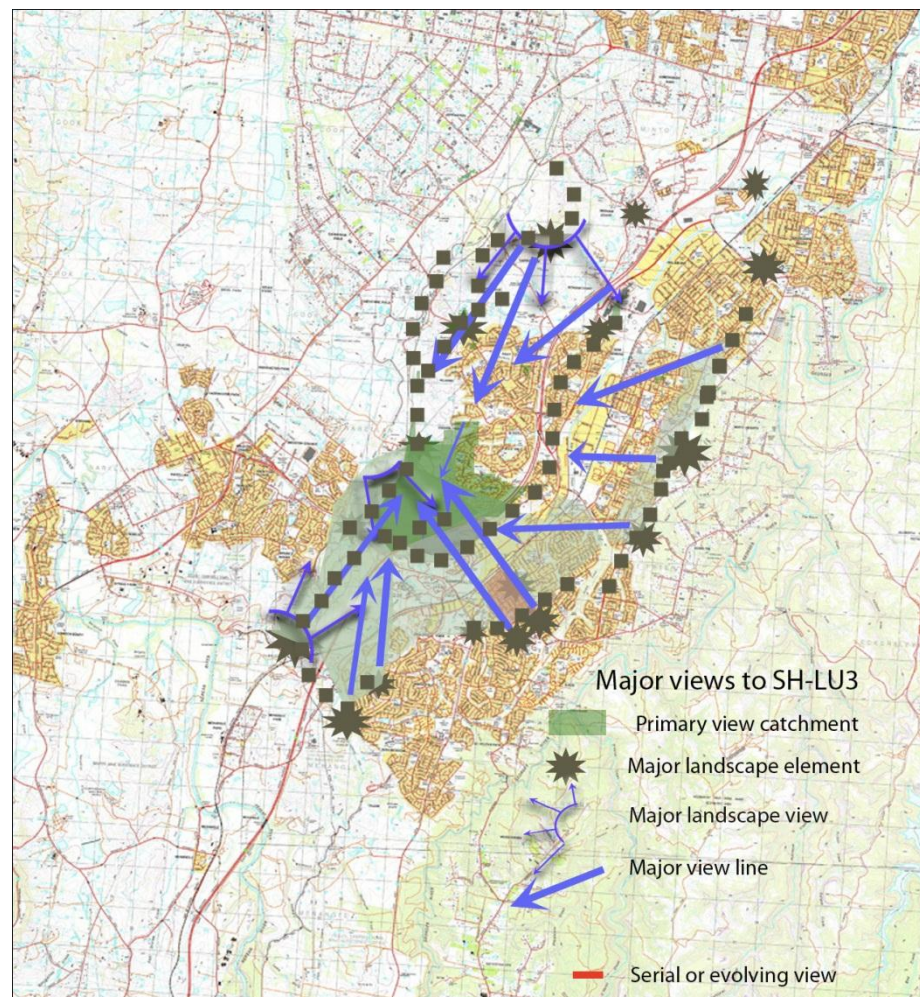


Figure 4.3.58. Significant views towards SH-LU3. This Landscape Unit is the focus of many highly significant historic and contemporary views.

Figure 4.3.59. Significant views from SH-LU3. The views available from the Landscape Unit over the surrounding landscape are also high in quality and very extensive, reaching to the Sydney CBD skyline, the eastern coastal plateau and the Razorback Range to the west. Closer, more local views over the Unit and the immediate part of the Campbelltown LGA are also spectacular. The retention of rural views of this quality in close proximity to a major urban area is very rare.

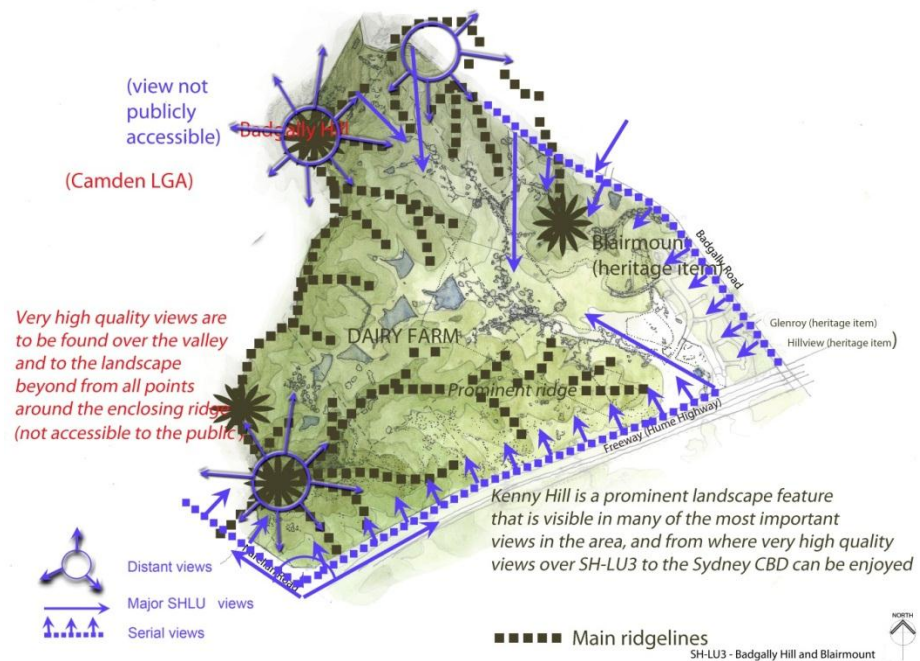


Figure 4.3.60. The landscape of SH-LU3 also plays an important role in many district views, including many that have been captured deliberately through the orientation of streets or other public features.



Figure 4.3.61 Also taken from Hurley Park towards the southern end – looking to Kenny Hill (L) and Badgally Hill (R). The skyline is formed by the prominent ridgeline between Kenny and Badgally Hills, with the unnamed hill being hidden from this viewpoint. Note the prominence of the regularly spaced row of windbreak trees following the ridge.



Figure 4.3.62. Good views over SH-LU3 are available from many viewpoints such as this one at Blair Athol. Even though the foreground of this view is visually intrusive the panorama to Badgally Hill over SH-LU3 is excellent, with the sense of recession and depth emphasised by the banding of grassland and trees and the ridgelines flowing to the skyline.



Figure 4.3.63. Badgally Hill is prominent also in views from the freeway, including from well to the north of SH-LU3, such as in this view near the crossing of Campbelltown Road.

This photograph demonstrates the importance of considering the impact of development on longer distance views as well as from adjacent properties or nearby roadways. The impact of the new buildings near the ridge (mostly within Camden LGA) could have been minimised if built of darker, more neutrally toned materials. The setting of buildings below the skyline has however allowed this development to have less adverse impact from most viewpoints than if they had risen above the ridgeline.

Figure 4.3.64 and Figure 4.3.65 (below, detail). Leumeah Road extends from the floor of the main Campbelltown Valley to the eastern ridge near the EESPLs. It was laid out in the early days of European settlement and has been aligned carefully to the group of three hills in SH-LU3, being centred on the unnamed hill between Kenny and Badgally Hills. The feature to the left of the axis is Kenny Hill. Badgally Hill is to the right and brackets the vista but is obscured by the vegetation in the foreground in this photo.





Figure 4.3.65. detail of Figure 4.3.64.



Figure 4.3.66 and Figure 4.3.67 (detail). Notwithstanding the intrusive quality of recent office buildings, the deliberately planned Georgian views to Kenny and Badgally Hills can still be found from important public spaces such as Mawson Park and continue to provide a physical reminder of the reason that the town grid was oriented in this way.



Figure 4.3.68 and Figure 4.3.69 (detail). The orange-roofed house in SH-LU3 is also prominent in views from Mawson Park.



Figure 4.3.70 The original alignment of Narellan Road near the town centre terminated at Badgally Hill as can be seen in this section which still follows the route of the early road.

4.3.3 SUMMARY OF THE LANDSCAPE QUALITIES AND VALUES IN SH-LU3

SH-LU3 is a significant cultural landscape. It is important for its intrinsic aesthetic qualities as well as its role in the settlement and evolution of the landscape of the central part of the Campbelltown LGA. It is also highly significant because it continues to demonstrate the qualities of an undeveloped rural landscape, including being the location of one of the few traditional rural land uses surviving from Campbelltown's Colonial and Victorian periods.

SH-LU3 demonstrates the following significant aesthetic and landscape qualities:

- The town plan laid out by Governor Lachlan Macquarie was oriented to the main features within the Unit, including Kenny and Badgally Hills, the unnamed hill and Mount Universe (within SH-LU2), and the vistas from the internal streets and public places each focus on a part of the group.
- It is located adjacent to two of the most important access points to the Campbelltown LGA, the Hume Highway and Narellan Road; and its undeveloped, rural character does much to establish the quality of the arrival experience from the north, south and west and establish the character of the LGA in the minds of residents and visitors alike;
- The landscape is defined by its strong physical and visual sense of enclosure which results in a 'hidden' quality to the pastoral landscape within.
- High quality views are available into and towards most parts of the landscape.
- High quality views to the surrounding area, the historic centre of the Campbelltown LGA and distant views over the remainder of the Scenic Hills are available from vantage points throughout the Unit. Views are also available to distant features such as the Sydney CBD to the north-east and the Blue Mountains National Park to the south-west.

- Badgally and Kenny Hills; and the unnamed hill and ridge connecting them are amongst the most significant in the Campbelltown LGA. They provide the foci for many historic and aesthetically important views.
- The visual and physical relationship between these hills provide a ready reference for spatial orientation when moving through the central parts of the Campbelltown LGA and when arriving from Camden.
- The ridge connecting these hills and continuing to the east along the alignment of Badgally Road and north from Kenny Hill parallel to the alignment of the freeway establishes the strong sense of enclosure found within the Unit; and their undeveloped pastoral qualities enhance their scenic value.
- The three-dimensional spatial and visual qualities of the landscape are critical to this scenic value. The slopes below the ridge and hills play an important role in establishing the sense of intimacy and enclosure that is so important in this Unit.
- Both the readily visible and hidden valleys of the Unit are of very high rural, scenic and historic cultural value.
- The landscape within SH-LU3 has remained substantially undeveloped and allows the viewer to appreciate the original spatial depth and complexity of the landscape of the Campbelltown LGA before its major development in the second half of the 20th century.
- The landscape also demonstrates potential heritage significance as the location of an early and successful attempt to use biological control techniques to eradicate the pest Prickly Pear which was endemic in the valley in the early part of the 20th Century.
- Badgally Hill plays a critical role in the scenic landscape of the Campbelltown LGA. It is the highest point in the main valley and is visible from throughout the local government area.
- The centre of the Unit is dominated by the visually and historically highly contributory dairy farm with its network of paddocks and dams. This farm is one of the few traditional rural uses of any significant scale to have survived the development of Campbelltown in the 1970s and 1980s.
- The lower slopes near Badgally Road have been developed for suburban purposes in the past. This development is not within the Unit but has had an impact on the quality of its north-eastern edge, intruding into important views across the valley towards Kenny Hill and the ridgeline connecting Kenny and Badgally Hills.

4.3.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF SH-LU3

No detailed information was available about significant ecological habitats or species within the Scenic Hills Landscape Units. The aerial photographs reveal that in the late 1950s substantial areas within the Unit were eroded and denuded of vegetation (see Figure 4.3.6).

It is possible that these were the relics of the period when the area was infested with Prickly Pear (the valley was the location of one of the first successful eradication programs for this noxious weed). It was noted during the fieldwork that most of the valley has been cleared and planted with paddock grasses and the main evidence of surviving early vegetation is found on Kenny and Badgally Hills and some mature trees in the gullies.

4.3.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF SH-LU3

The land within the Unit falls partly within Campbelltown LEP District 8 (Central Hills Lands) (LEP D8) and partly within Campbelltown Urban Area LEP 2002 (LEP 2002).

All of the area within LEP D8 is zoned 7(d1) Environmental Protection (Scenic) with a 100ha minimum lot size. It is also subject to an 'escarpment preservation area' control which prescribes urban design requirements to ensure that new development will blend successfully with the surrounding landscape.

The primary aim of LEP D8 is to ensure that the Central Hills Lands retain the character of a rural landscape and provide a strong functional and aesthetic contrast to the urban areas of the LGA. The objectives of the zone and the detailed controls focus on the need to protect these scenic and environmental qualities through facilitating appropriate land uses such as agriculture and other low impact activities and by empowering Council to refuse development that would not satisfy this objective.

The evidence of the fabric, land uses and documentary records in the area within LEP D8 reveal that the pattern of development has remained stable since the introduction of the LEP, and indeed that there has been little development since the 1950s. The only significant development has been the erection of the dwellings near Blairmount which have altered the prominence of the wholly rural character of this part of the landscape.

Most of St Gregory's College lies within the Camden LGA. The part within Campbelltown LGA is within the 7(d1) Environmental Protection 100ha zone. Schools are permissible with Council's consent within this zone, but the College has occupied the site since the 1920s and no consent is required for its continuing operation.

A large area towards the east of the Unit is within the area of LEP 2002 and is zoned for a variety of uses. The aims and objectives of LEP 2002 focus on the urban landscape of the main Campbelltown valley, although it also contains provisions to facilitate the conservation of the scenic and environmentally significant landscapes (see Section 3) of the edges and surrounding areas.

The zoning of the land within LEP 2002 is complex and includes areas of standard suburban subdivision (Residential 2(b); 6(a) Local Open Space, 6(c) Private Open Space and 5(a) Special Uses (drainage) (see Figure 4.3.71). The area covered by these zones has been identified by the NSW State Government as a low priority 'greenfield' site under its Metropolitan Development Program (MDP), although it has not been designated as a Release Area. The land above the 92m contour is zoned 7(d1) Environmental Protection (100ha minimum) which is consistent with the zoning of the adjacent land in LEP D8 and this

land is not included in the MDP. No significant development has occurred in these zones since the LEP was gazetted in 2002.

Of particular relevance to this report is the area zoned 1(d) Rural Future Urban in LEP 2002. The outer edge of this zone is rectangular in plan and bears little evidence of a meaningful relationship with the features of the landscape of SH-LU3 other than its general orientation along the primary drainage line. The rationale for the identification of this arbitrary footprint in IDO 27 is not known. The area does not correlate with any land parcel or landscape feature and does not demonstrate consistency with the topographically influenced planning principles that informed development in the late 20th Century. The zone does not permit development for non-urban uses at the present time, and it has not been identified as future urban on the Department of Planning's Metropolitan Development Program. Council is not obliged to allow urban development on this land, although there may be an expectation of future development potential by the owners of the property. The boundary between the 2(b) and rural landscapes follows the 92m contour. No documentation was found that provided the reason for this zone being made, but it has been suggested that the 92m contour defines the limit of water reticulation at the time.

If standard urban development was to proceed in this area the impacts on the scenic qualities of the Unit are likely to be similar to those seen in other recent developments such as at Blair Athol and Kearns. The following Figures demonstrate some of the likely impacts of development in according with the existing zones.

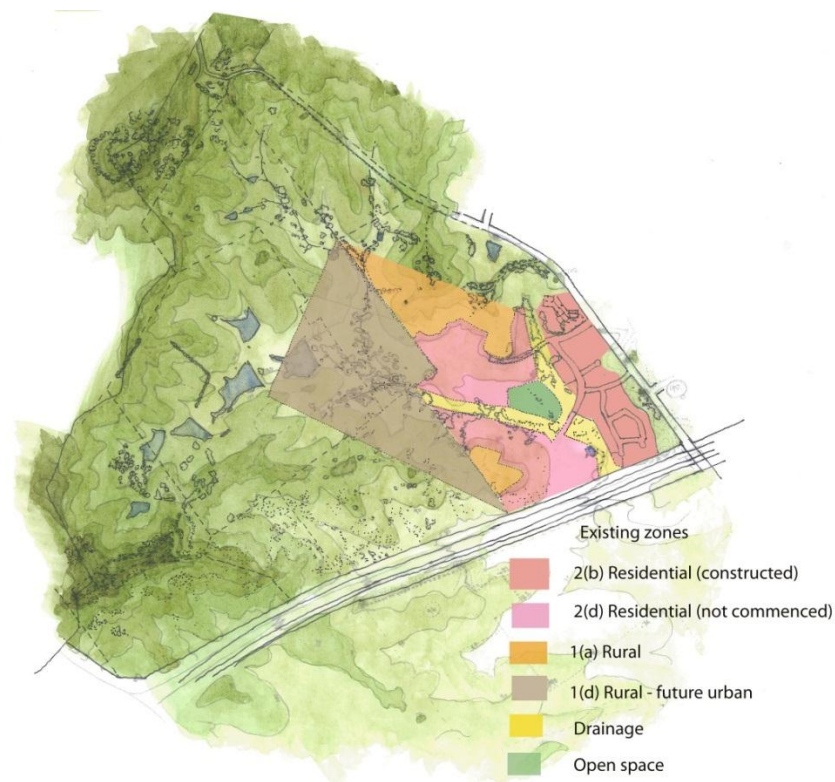


Figure 4.3.71. Indicative location of existing zones within the area of LEP 2002. Refer to the gazetted copy of the zoning map for exact boundaries.

4.3.6 EXISTING LOT SIZES AND THEIR IMPACT ON THE VISUAL QUALITIES OF SH-LU3'S LANDSCAPE

The minimum lot size required for the subdivision of land and/or the erection of a dwelling under LEP D8 is 100 hectares. The aggregated area of the land within the rural/environmental protection 100ha minimum areas in the two instruments is approximately 327ha. This would suggest that the total capacity of the 7(d1) zones is three dwellings. The earlier subdivisions in the area had however created twelve parcels by 1974 (one of which is St Gregory's College). The largest of these parcels was approximately 65 hectares. LEP D8 includes concessionary provisions for the erection of dwellings on undersized lots in certain circumstances including if the lot was in separate existence in 1974 (and not part of a larger holding in the same ownership) or if the dwelling was to provide accommodation for farm employees. No similar clauses exist in LEP 2002.

Most of the lots in LEP D8 existed in their current form prior to 1974 but no dwellings appear to have been erected under this clause, possibly because they were part of a larger property in the same ownership and therefore excluded. One dwelling was found to have been erected using the concession for rural workers accommodation (on the dairy farm).

All other development within the Unit has occurred within the parcel of land surrounding the original Blairmount house. The history of the development of this land is complex. It is partly within LEP D8 and partly within LEP 2002. In 1974 the land was in single ownership and occupied only by the historic house Blairmount. Two smaller lots were located to the east near where the freeway is today. The Blairmount property appears to have been subdivided subsequently into two lots – one of only 1.1 hectares containing the heritage item and its driveway; and the balance of nearly 60 hectares (which by then had incorporated the two smaller lots to the east) was then developed by the erection of at least two, and possibly three (three consents appear to have been granted) dwellings on the same parcel. The justifications for these consents are unknown. The area now contains the original Blairmount; a house approved in c1989 (under IDO 27) known as new Blairmount; the large house with the orange roof (1999) approved under LEP D8 and a dwelling and garage development (2002) (also under LEP D8).

The minimum lot size required for subdivision within the area zoned Rural 1(d) Future Urban is 40 hectares. No development has occurred within this zone. LEP 2002 does not specify a minimum lot size for the land zoned Residential 2(b) that has not yet been developed, but if the pattern seen in the adjoining suburban area is followed a standard small-lot subdivision could be expected.



Figure 4.3.72 and 4.3.73. Lots without evidence of a dwelling. All except one of the existing lots in the Unit existed prior to 1974 and are eligible therefore to utilise the concessionary provisions in LEP D8 for the erection of a dwelling. None of these lots appears to have taken advantage of this clause, possibly because they were part of a larger holding in single ownership in 1974. One dwelling has been erected under the concessionary provision for the construction of housing for rural workers.

4.3.7 EFFICACY OF THE EXISTING STATUTORY CONTROLS IN PROTECTING THE VISUAL AND SCENIC QUALITIES OF SH-LU3'S LANDSCAPE

The 7(d1) Environmental Protection (Scenic) zoning in LEP D8 has protected the rural/agricultural qualities of the landscape relatively effectively. No non-rural land uses have been approved other than the dwellings described above (the school predated the LEP), and the character of the landscape has remained predominantly pastoral and therefore consistent with the aims and objectives of the zone. The main intrusive element has been the subdivision to excise Blairmount from its curtilage and the subsequent erection of the dwellings described above on the balance of the land. It is not possible to comment on the role of the LEP in the approval of these developments.

Some development has also occurred within St Gregory's College, including the erection of new accommodation buildings within the 7(d1) Environmental Protection zone. These are visible only in distant views and not from within the Unit, and although generally sympathetic, some elements are visually intrusive in views to Badgally Hill (see Figure 4.3.63). Their construction is consistent with the historic use of the land as a boarding school, although its recent construction and materials used have meant that the new buildings are clearly visible even from a distance.

The degree to which LEP 2002 has protected the visual and scenic qualities of the landscape is more difficult to identify since none of the zoned land within the Unit has been developed with the exception of the dwellings noted above. In this respect the comment can

be made that the existing controls have protected the scenic qualities very effectively, although it must be noted that there are areas of land that have been zoned for development that has not occurred.

4.3.8 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU3

The likely impacts of introducing additional land uses or significant increases in development density into an area can be difficult to predict without details of the proposed new use and its density. In the case of the Scenic Hills it is highly probable however that any new urban or pseudo-urban use or increase in the density of development will have a direct and potentially serious adverse impact on the scenic qualities of the landscape for several reasons, including:

- New land uses will irreversibly change the balance of pastoral and urban landscapes within the Unit.
- Introducing new land uses in the vicinity of the original Blairmount farm will be likely to further compromise its visual setting and curtilage.
- Introduction of structures associated with a new land-use will further compromise the ability to appreciate and interpret the wider historic pastoral landscape of the Scenic Hills as a substantially undeveloped landscape dominated by grassed paddocks and used for the grazing of animals by:
 - altering the balance of built and natural elements within the landscape;
 - obscuring existing significant elements or views;
 - introducing new elements into existing significant views. The evidence of recent developments within the Scenic Hills demonstrates that the preference of many contemporary owners is to locate new structures on the highest point within the site to maximise views. Surrounding planting is then kept to a minimum so that views are not obscured. Development such as this will be prominent in any view over the subject land;
 - introducing contradictory elements such as non-rural built forms; and
 - non-rural and non-residential land-uses will be likely to demand buildings of a scale and footprint which will be bulky and visually disturbing elements within the rural landscape. Non-residential land-uses also demand extensive car parking facilities and other infrastructure such as formal gardens, fencing and gates that have the potential to have significant impact on the scenic landscape.

The quality of the landscape of SH-LU3 is vulnerable to the effects of development due to its enclosed topography, the importance of the subtleties of its landforms such as the many minor ridges and gullies and the quality of its undeveloped pastoral character. These together define the visual richness of the landscape of SH-LU3. Any development within the Unit is likely to be highly visible in local views and potentially also in the important views towards the area from throughout the LGA.

Development of the 'external' slopes of SH-LU3 (i.e. those facing to the perimeter roads) would be highly intrusive in views towards the Scenic Hills. Any development of this area will create a permanent barrier between the Unit and the wider landscape of the Campbelltown LGA. The undeveloped, pastoral quality of the landscape as it is seen from 'outside' would be lost. Even the erection of a single dwelling or other structure (including signage) in this visually sensitive location would have an adverse impact on the qualities of the landscape.

Three areas within SH-LU3 require particular consideration: the area zoned 2(b) Residential the adjacent land zoned 1(d) Rural (Future Urban) and the area zoned for rural uses but lower than 118m.

LAND ZONED 2(b) RESIDENTIAL

The land in SH-LU3 zoned 2(b) has been zoned for residential development for many years has been identified as a 'greenfield' site under the NSW Department of Planning's Metropolitan Development Program. It has not however been identified as a priority under this program, nor has it been identified as an urban release area. Any development will have an impact on the scenic quality of the Unit and the most sympathetic outcome would be the land being re-zoned to a non-urban land use consistent with the remainder of the Scenic Hills landscape. The long-standing implication that this part of the valley would at some stage be developed must be acknowledged in the contemporary planning process however and the potential implications of its development addressed in this Visual Study, together with recommendations to help minimise the impact of this development on both the landscape.

Although poor quality development cannot be justified on the basis that its impacts can be ameliorated by screen planting, the circumstances of this development suggest that extensive planting will be necessary to minimise its impacts on the rural landscape.

The area affected by the 2(b) zone (and ancillary zones such as drainage and open space) is situated low in the valley, and although this will help to minimise the visibility of the development from some viewpoints, it will still be obvious in views up the valley from the freeway. Unless particular attention is given to the design of the footprint and edges of the development the remaining significant views between the valley floor near the freeway and Badgally Hill will be obscured by development or a 8-10m high sound wall. It may be necessary to reconfigure the footprint of the urban and open space areas in this valley to protect this visual relationship.

The design and management of the perimeter of any development will also require careful consideration. The external edge should not be defined by back fences or a wall of houses built boundary-to-boundary. It should be formed by a public road which is open and unimpeded by development on the 'rural' side to facilitate extensive views over the landscape for the community. The development should also be subject to a master-planned approach which includes requirements for the planting and maintenance of canopy-forming trees on private property and along the streets; and strict requirements about the design, scale, form, siting and materials of dwellings or other structures within the Unit. Any development should be designed so sensitively and with such high attention to detail that it

complements the rural landscape rather than compromises it. Standard residential subdivision could not address the special needs of the landscape of the Scenic Hills and should not be countenanced.



Figure 4.3.74. (from Badgally Hill) The shaded area shows the approximate footprint of the land which has been zoned Residential 2(b) (including ancillary drainage and open space areas) under earlier planning instruments when viewed. This area has been identified by the NSW Department of Planning as a 'greenfield' development site under its Metropolitan Development Program.

LAND ZONED 1(d) RURAL (FUTURE URBAN)

The question of the future zoning of the area zoned 1(d) Rural (Future Urban) is a more challenging one. The area extends deep into the main valley of the Unit with an arbitrary boundary that does not demonstrate any evidence of sensitivity to the qualities of the landscape. It would be impossible to screen or mitigate the impacts of the development successfully if developed in accordance with the suggested zone and the prevailing character of the Unit would inevitably change from rural to suburban. This would erode the unique qualities of the landscape of the Unit and affect those of the Scenic Hills as a whole. It would also compromise the long-standing and widely recognised need to ensure that the footprint of the urban area remains a compact one.



Figure 4.3.75. The shaded area in this Figure covers part of the approximate area of the valley which was zoned 1(d) Rural (Future Urban). The edge of this zone follows an arbitrary boundary that does not respond to any property boundary and is contrary in its essential geometric footprint to all other development of the period.

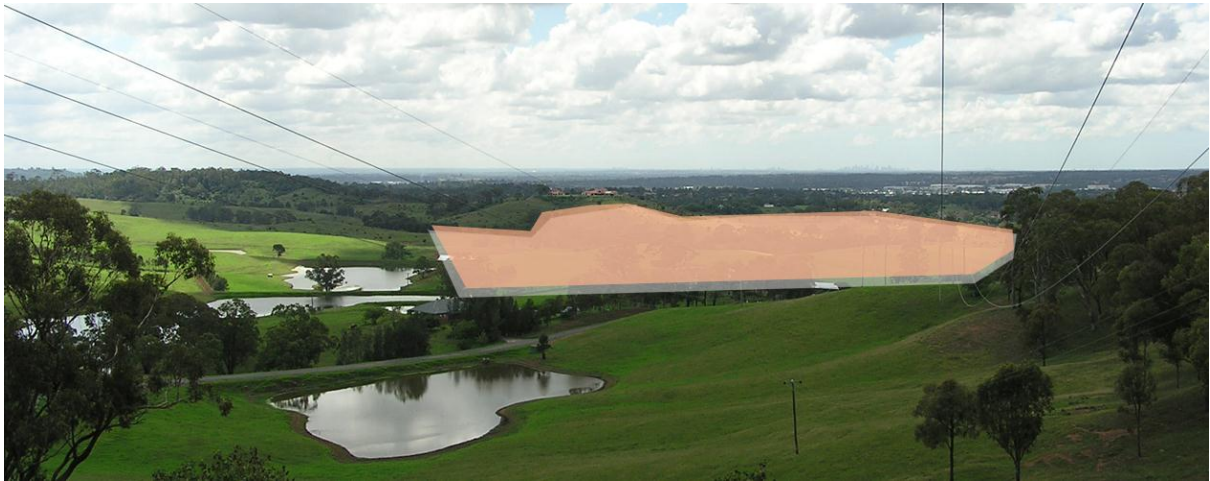


Figure 4.3.76. Approximate extent of the current 1(d) Rural-Future Urban' zone (viewed from Kenny Hill).



Figure 4.3.77 Approximate extent of development potential available under the existing LEP 2002 viewed from Blair Athol. The area shown shaded to the left of the photograph is within the Rural-Future Urban zone and that to the right has already been zoned Residential 2(b) (the area shown shaded in the 2(b) includes open space and drainage reservations).



Figure 4.3.78 and Figure 4.3.79. Development of a scale and density similar to that found in Blair Athol (left and below) or Kearns (right) should not be permitted because it prevents visual access between the development and the landscape and allows no space for the growth to maturity of trees to a scale which could be capable of forming a canopy screen over the two storey roofs of development.

Any development within SH-LU3 will have the potential to have a significant adverse impact on the scenic qualities of the Scenic Hills and on the setting of the City of Campbelltown in the LGA. No development should be considered, even in the areas zoned Residential 2(b) already unless careful attention is given to the design and management of the urban-rural interface and the public domain elements and the scale, density and materials used in the new development. If this area was to be developed in the manner suggested by the zoning, the undeveloped and high-quality pastoral character of the Landscape Unit would be lost.



Figure 4.3.80. Although considerable development has occurred in the Blairmount valley, particularly near the freeway, the landscape of SH-LU3 has retained a strongly pastoral character as can be seen in this view from the freeway over the Unit to the skyline. The shaded area provides an indication of the extent of the 2(b) zoning under LEP 2002.

IMPACT OF EXTENDING THE URBAN FOOTPRINT TO RL118

The study team is aware that the land within the Unit has also been the subject of proposals for the extensive subdivision and development of the valley up to 118m. This is close to the height of the base of the house with the orange roof. It is understood that this RL (reduced level)²⁸ has been proposed because this is the level to which reticulated water is now available. If this development was to be approved in SH-LU3 similar proposals would be

²⁸ It should be noted that the RL 118 was the level quoted in a preliminary development proposal submitted to Council. No base level was identified to 'reduce' from and it is assumed (and confirmed by the graphic material submitted) that a height of 118m above mean sea level was intended.

likely throughout the landscape of the Scenic Hills as shown in Section 3.0. The following Figures show the approximate location of the 118m contour in SH-LU3.



Figure 4.3.81. The white line shows the (approximate) level of 118m and provides an indication of the impact that development to this height would have on the scenic landscape of SH-LU3.



Figure 4.3.82. The RL 118 contour extends almost to the entrance to St Gregory's College near the top of Badgally Hill.

OTHER LAND USES

The primary land use of SH-LU3 should continue to be rural – and any other development (including the erection of a dwelling house) should be only ancillary to this.

The introduction of other land uses such as commercial would also be likely to have a significant impact on the scenic qualities of the Unit through both the scale and bulk of buildings and the potential for ancillary implications such as the need for car parking areas, signage and the like.

The expansion of the existing institutional use of St Gregory's College or the introduction of similar uses elsewhere in the unit would also be of concern due to the aesthetic impact of the scale demanded by contemporary schools and religious facilities. St Gregory's College is sited prominently near the peak of Badgally Hill. Most buildings and educational activity

are located further to the west within Camden LGA, but one of the early buildings (a 1940s block) is positioned at the crest of the ridge surrounding the Unit. Its prominence in views towards the area is ameliorated by its dark coloured materials and adjacent canopy planting which softens views towards the ridge from most locations. The resolution of this land use is acceptable in the context of the historical development of this landscape unit but intensification or further institutional development should be discouraged through the zoning and density provisions of the new local environmental plan. Caution should be used if new buildings are proposed in order to ensure that they will be set well below the ridgeline in either close or distant views.

4.3.9 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU3

The existing density controls apply both to the minimum lot size for further subdivision and to the site area required for the erection of a dwelling. Up to four of the existing rural lots may have at least the potential to construct a dwelling under the existing zoning depending on their eligibility for the concessional development provisions under LEP D8.

The development of the area zoned 2(b) Residential under LEP 2002 will introduce urban elements and densities into the landscape and may result in the loss of its rural qualities and would not be supportable if the land had not already been zoned for this purpose. This area is an identified site under the Metropolitan Development Program and its eventual development is likely. Its development will have an impact on the scenic qualities of the Unit. It will only be possible to achieve the nominated density with acceptable impact on the Unit and the wider landscape of the Scenic Hills if its footprint is reconfigured to respect the complex topography, protect the visual link from the freeway to Badgally Hill by keeping it free of development, if the perimeter is formed by an accessible road and not by private property and if strong urban design requirements are adopted for the private and public domains.

The adoption of suburban densities are not the only option that should be considered in the context of this landscape, so the potential impacts of retaining the rural land use focus but reducing the minimum lot size were also assessed. The scope to achieve additional development potential was found to be limited due to the small sizes of existing lots and the likely impacts of development at that density.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 50 HECTARES

If the minimum lot size of the land zoned 7(d1) was to be halved from the existing 100 hectares to 50 hectares the distribution of existing lots would mean that the number of potential additional lots/dwellings would be minimal because properties are already smaller than 50 hectares in size or have a house already.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 20 HECTARES

If the minimum lot size for development in SH-LU3 was to be reduced to a density of one dwelling per 20 hectares up to five additional dwellings would be potentially achievable. These would mostly be located on the upper slopes of the Unit. These slopes form a prominent part of many of the views towards and over the Unit, and are strongly pastoral in

their visual character with little or no potential to screen or soften the impact of any structures such as houses, outbuildings, fences and driveways.

It is considered that there is no capacity for a decrease in the minimum lot size in SH-LU3.

4.3.10 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF SH-LU3

The following recommendations are made to ensure the conservation of the visual and environmental significance of SH-LU3's cultural landscape. They should be read in conjunction with the recommendations for the whole landscape described in section 4.0.

SPECIFIC RECOMMENDATIONS FOR SCENIC HILLS LANDSCAPE UNIT 3

- It is very important that the scenic qualities of SH-LU3 are not interpreted as being significant only when viewed from a major public place or identified viewpoint. If this were to occur, the Scenic Hills would lose their integrity as a unified and spatially complex landscape, and one where the 'hidden' areas are valued as much as the grand panoramas.
- The scenic qualities of SH-LU3 are defined by the sense of enclosure formed by the surrounding hills, and these hills form the backdrop to the views towards and over the Unit.
- The scenic qualities of SH-LU3 are also defined by the depth of the views which extend from the valley floor adjacent to the freeway to the top of the highest peak of the Scenic Hills (other than Mount Sugarloaf which is recommended for inclusion in SH-LU5).
- The ongoing protection of the scenic quality of the town's setting was a major commitment when Campbelltown was first developed as a satellite city and it is important that this continues to be respected through the designation and protection of significant viewsapes throughout all stages in the planning process and by preventing the sprawl of urban development.
- Recognise and protect the quality and integrity of the sequential views when entering the Campbelltown LGA from the west along Narellan Road; when exiting the freeway to Campbelltown when heading east to the city centre and when arriving in the main valley when travelling north along the freeway. The serial and bracketing qualities of the eastern and southern edges of the landscape are significant sequences in the arrival experience and should be protected from development that would introduce new or visually intrusive elements.
- Recognise and protect the importance of the quality of the spatial depth and integrity of the undeveloped landscape in SH-LU3 by preventing other development that will introduce new structures or land uses into the Unit.
- Recognise and protect the significance of the essential landforms of the Unit as an enclosed one. This hidden quality is highly significant and provides an intimate contrast to the broader and more panoramic views from the other side of the ridge.

This quality cannot be protected through an intensification of development or land-use activity. It should remain part of the non-urban landscape of the Scenic Hills.

- Protect the existing visual links between the edges of the Unit and the valley landforms from interruption or compromise (of its scenic values) through the introduction of unsympathetic land uses within the enclosed area or on the external faces (for example, on the south or eastern slopes of Kenny Hill).
- Recognise and protect the historically significant and otherwise constructed views towards the Unit, including from within the Georgian town grid and public spaces such as Mawson Park, Hurley Park and the area around St Peters.
- Do not permit overbridges or similar structures to interrupt the significant vistas identified in this report.
- Blairmount House: recognise the original visual curtilage of Blairmount as being integral to its heritage significance. Respect its historic contribution in any future planning in the vicinity of the property. No development (including within the land already zoned Residential 2(b)) should be considered until a detailed visual and historic curtilage study is completed by an independent heritage expert. This study should define the historic, visual, legal and contextual curtilages of Blairmount and ensure that any development, (whether a single house on an existing rural lot or greenfield development on the land zoned residential) will protect and not compromise the setting of the house, its garden and outbuildings. The curtilage study should also ensure that the strong visual connections to the valley, Kenny Hill, the ridgeline and the remainder of the Unit are conserved without compromise.
- Badgally Hill: It is recommended that the public be allowed to access the main eastern ridge so that this highly significant view is available to the wider community over the main Campbelltown Valley to the EESPLs and beyond, to the south over the hills of Mount Sugarloaf and Mount Annan, to the intermediate landscape. No structure that may break or compromise the skyline in either close or distant views formed by the ridge should be permitted.
- It is understood that consideration is being given to upgrading and re-aligning part of Badgally Road to provide a further link between the Campbelltown and Camden LGAs. No details are available about its alignment or detailed design, but care should be taken to avoid significant areas of cut and fill or other engineering solutions likely to have a significant impact on views towards the area.
- Further subdivision of the high quality landscape in the valley beyond the land already identified as Residential 2(b) in LEP 2002 would have a significant adverse impact on the scenic qualities of the landscape. If development is to occur within the area zoned already for urban purposes the principles for development described in Appendix 1 should be used:
 - The achievement of the nominal development density may not be possible due to the need to ensure that the development does not have any significant adverse impact on the scenic or environmental values of the landscape (including impacts on views);

- The developed area are to be defined by a perimeter road with no development between the road and the rural landscape. This will ensure that the aesthetic and historic context of the landscape remains able to be appreciated by the community on a daily basis;
- The urban edge should be planted with Cumberland Plain Woodland species and extend in drifts into the surrounding landscape where appropriate (eg in drainage depressions);
- Lots are to be large enough and the footprint and non-porous surfaces of development limited to ensure that adequate space is available on private property for the growth and viable survival of native eucalypts and trees capable of forming a canopy over a two-storey house;
- The scale of development are to be limited to ensure that the canopy planting will provide effective softening to the development and help it to blend with the landscape of the Scenic Hills;
- Setbacks from side boundaries are to be sufficient to allow visual transparency and texture to the streetscape and avoid a wall-like effect;
- The quality of the skyline views surrounding this Unit is to be protected from compromise by development near the ridgeline. Any new development within the landscape unit should be required to be located sufficiently lower than any nearby hilltop or ridgeline to prevent the development interrupting the skyline in close or distant views. This is consistent with the historic development model of the Colonial cultural landscape which covers the Scenic Hills and helps to ensure that new development respects the scenic qualities of the area; and
- Design controls are to be implemented to ensure that the siting, materials, colours and landscaping of any new building near a ridgeline or prominent point will not harm the scenic or cultural landscape values of the landscape within which it is set.
- The arbitrary rectangular extent of the existing zone 1(d) footprint should be reviewed and any development of this land should be achieved in a manner more responsive to the subtleties of the topography and scenic qualities of the Unit, including the need to minimise the impact of development on these qualities. It should be recognised that expectations of yield will potentially need to be downgraded.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED URBAN EDGE: SH-LU3

It is recommended that the existing footprint of the Scenic Hills be retained, including the area within LEP 2002. It is recommended that the land zoned Residential 2(b) should continue to be managed as part of the landscape of the Scenic Hills. This will ensure that even if development occurs, the scenic qualities and values are able to be regulated through detailed design controls.

The landscape is an enclosed one and there is no effective capacity to absorb development without significant impact on the scenic, environmental and historic values of the Unit. Retaining the development within the curtilage of the Scenic Hills will help to ensure that the designers, developers and eventual residents of the development remain cognisant of the high level of environmental and aesthetic sensitivity of the landscape and the need for the new development to sit lightly within this. It is recommended also that when the development is completed the urban edge be adjusted to follow the alignment of the perimeter road recommended in this report.

The recommended boundary of the urban edge is shown in Figure 4.3.83 below.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED LAND USE ZONES: SH-LU3

The Department of Planning's Standard LEP Template provides zones for councils to apply to land within their areas.

- It is recommended that the land within SH-LU3 be zoned E3 Environmental Management in accordance with the Standard Template zones as described in Section 3.
- The land already zoned for residential 2(b) and associated infrastructure such as drainage and open space has been identified in the Metropolitan Development Program. If for some reason the development does not proceed this land should be incorporated within the non-urban land zoning E3 and the urban edge should continue to follow the alignment of the existing suburban development.
- It may be necessary to reconfigure the footprint of the MDP development to reduce the impact of the development on the scenic qualities of the Landscape Unit including preventing urban development on the slope adjacent to the freeway. The area of land and/or capacity identified under the MDP are not to be increased because such expansion would be contrary to the need to retain the setting of the developed parts of the Campbelltown LGA as a compact city in a notable rural landscape.
- Any expansion of the urban area, and in particular the recent proposal to extend development to a height of RL118 within the Unit should not be supported, and the statutory controls worded to prevent demand for this type of development into the future.
- It is recommended that the minimum lot size in the Unit remain 100 hectares.
- No further concessional lot entitlements are appropriate.

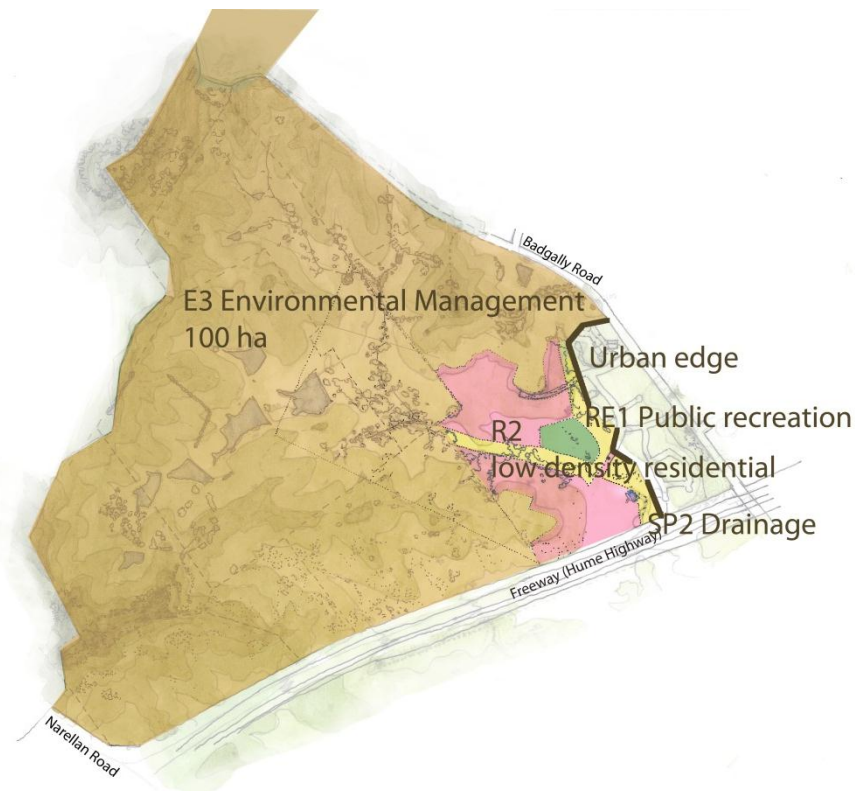


Figure 4.3.83. Zones for SH-LU3. The 2(d) zone under LEP 2002 has been shown as it exists in LEP 2002 in recognition of the expectations of development potential established by the earlier zoning. It should be noted however that any development in this area will have an adverse impact on the scenic values of this Unit as a high quality rural landscape, and the preferred option would be to zone the area that has not been developed as E3, the same as the remainder of the Scenic Hills. Of particular concern is the adverse impact that development on the slopes adjacent to the freeway will have on this highly visible part of the Unit.

The area zoned 1(d) Rural – future urban has also been shown within the area recommended to be zoned E3 in recognition of its scenic and environmental vulnerability.

The issue of zoning in this valley needs to be resolved as part of the preparation of the Comprehensive LEP. Resolution of this issue may include the need to reduce or reconfigure the footprint of development to ensure that the environmental sensitivity of the Unit continues to be respected. Special attention will also need to be given to the design and form of the urban-rural interface. (note that the 'urban edge' shown is that of the existing edge).