
4.4 SCENIC HILLS – LANDSCAPE UNIT 4

MOUNT ANNAN BOTANIC GARDEN (SH-LU4)



Figure 4.4.1. The Mount Annan Botanic Garden was formed around remnant Cumberland Plain Woodland

Figure 4.4.2. Mount Annan has a distinctive profile when viewed from the east (taken from the freeway at the crossing of the Upper Canal)

Figure 4.4.3. Mount Annan is one of the few publicly accessible peaks in the Scenic Hills. Spectacular views are to be enjoyed from the ridge to the south and east.

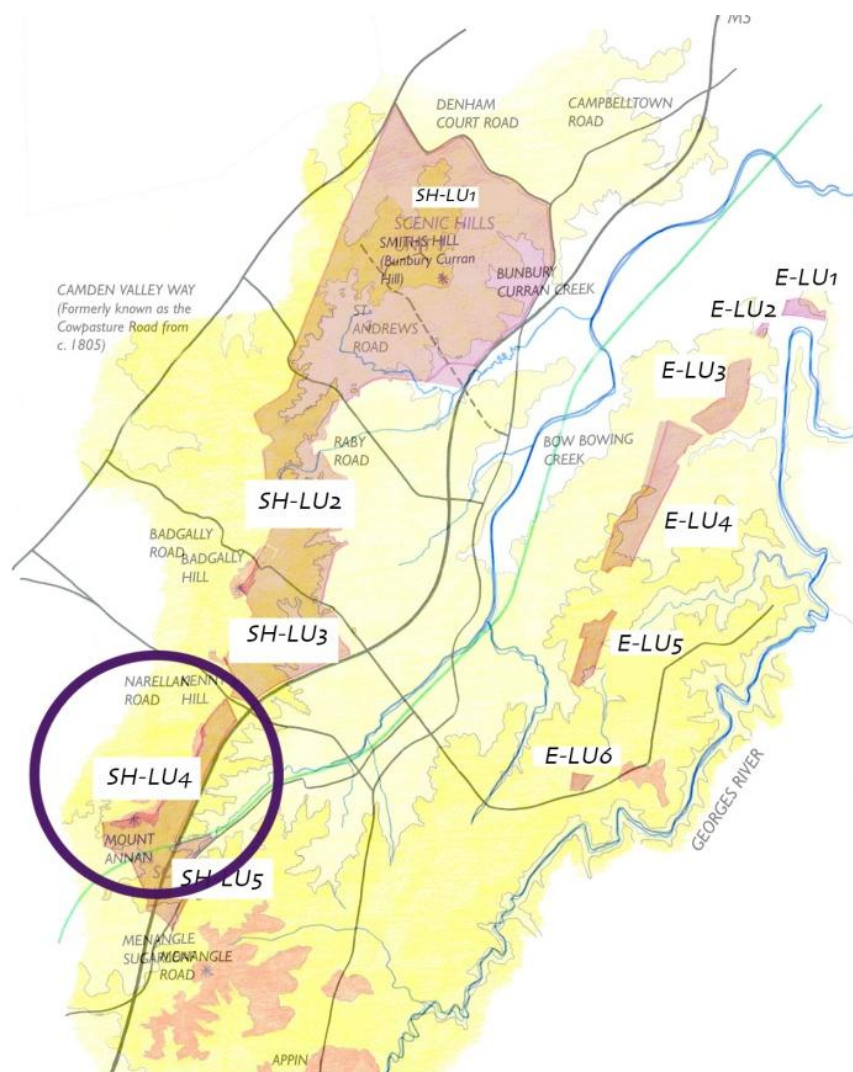


Figure 4.4.4. Location of SH-LU4.

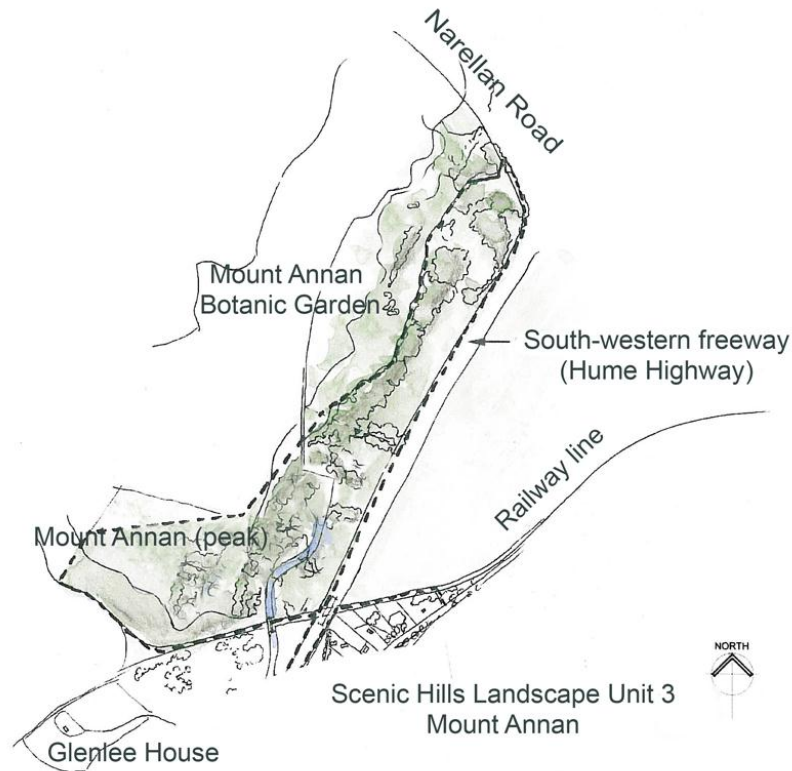


Figure 4.4.5. Main features of SH-LU4. The landscape of SH-LU4 is visually and physically contiguous with the western half of the Garden which is within the Camden LGA. Although excellent panoramic views are available over the surrounding landscape from the ridgeline near the peak of the hill, the landscape of the northern part is more self-contained and inward-focussed.

4.4.1 CONTEXT

Scenic Hills Landscape Unit 4 (SH-LU4) is the site of the Mount Annan Botanic Garden (the Garden extends also into the Camden LGA). It is situated near the main point of arrival to the urban area of Campbelltown from both the south and the west and plays an important role in many local views.

The topography of the landscape is distinctive and is comprised of a long ridge extending from Narellan Road in the north to the main railway line in the south. The ridge rises gradually to a peak of over 190m at the southern end. This is the highest readily accessible point in the Campbelltown LGA and spectacular panoramic views are available in all directions.

SH-LU4 is located at the intersection of several important regional features. It marks the edge of the area currently regarded as the greater Sydney Metropolitan area, being situated at the south-eastern corner of the Cumberland Plain where it meets the Nepean River and the pastoral districts of Menangle Park and Appin beyond to the south. Once the narrow gap between Mount Annan and the hill near Glenlee are breached when travelling south the character of the landscape changes dramatically as the tight, intimately scaled and visually intricate landforms of the Scenic Hills fall away to the broader plains to the south. The

northern end of the Unit, together with Kenny Hill to the north and the slopes of Maryfield to the north-east, similarly bracket the arrival to the Campbelltown LGA from Camden.

Mount Annan is a place of high cultural significance for the Aboriginal nations, and was part of the 'Yandel'ora' - the 'land of peace between peoples' which had been set aside by the owners, the D'harawal as a special place where all the nations from the eastern seaboard of Australia would meet to determine laws, settle disputes and arrange marriages.²⁸

Mount Annan was purchased by Magistrate William Howe in the 1820s and incorporated into his Glenlee Estate (Glenlee remains to the south of Mount Annan and the two still enjoy a strong visual relationship). The use of the land during the 19th Century is not known in detail, but a dairy farm had been established over the northern part (near Narellan Road) by the 1940s until acquired by the Macarthur Development Board.

It was identified as part of the Scenic Hills scenic protection landscape during the regional planning process of the 1960s and 1970s and reserved from any urban development. Part of the Unit was then used as a horse riding school from the late 1970s to the 1980s when the location of a dedicated Australian Native Botanic Garden was announced in 1985 as a major Bicentennial project.

The Garden contains a series of structured displays, themed garden areas, areas of remnant Cumberland Plain Woodland and native grasslands, together with low-impact recreational facilities and park infrastructure. The Upper Canal of the Sydney Water Catchment Authority, the AGL Moomba to Sydney gas pipeline and several major electricity lines also pass through the Garden with differing impacts on the scenic qualities of the Unit. The Unit is also adjacent to a major coal washing facility and Transgrid electricity substation.

The richly undulating topography along the ridge has allowed the creation of a series of internal precincts which are used for different planting zones. The roads and pathways are however mainly focused on the features of the Garden, with views outwards from the site ancillary to the attractions within.

The outer slopes of the Garden are undeveloped in their character and, like SH-LUs 2 and 3, reinforce the contrast between the 'hidden' and 'exposed' attributes found throughout the landscape of the Scenic Hills. In the case of SH-LU4 the undeveloped eastern slopes lying parallel to the freeway provide little indication of the Garden above.

²⁸ Spackman and Mossop in association with Envionmetrics. . Mount Annan Botanic Garden Site Master Plan for the Royal Botanic Gardens and Domain Trust . 2000. p17 . http://www.rbgsyd.nsw.gov.au/date/assets/pdf_file/0008/42578/SiteManagementPlan.pdf.

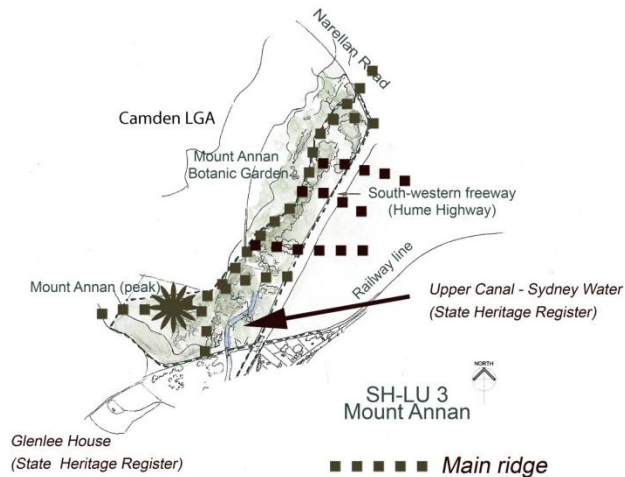


Figure 4.4.6. and 4.4.7 (below).

Primary topographic features of SH-LU4. The long ridge is a prominent element in the Landscape Unit as it rises to the peak of Mount Annan in the south. The smaller spur ridges to the east are also defined clearly.

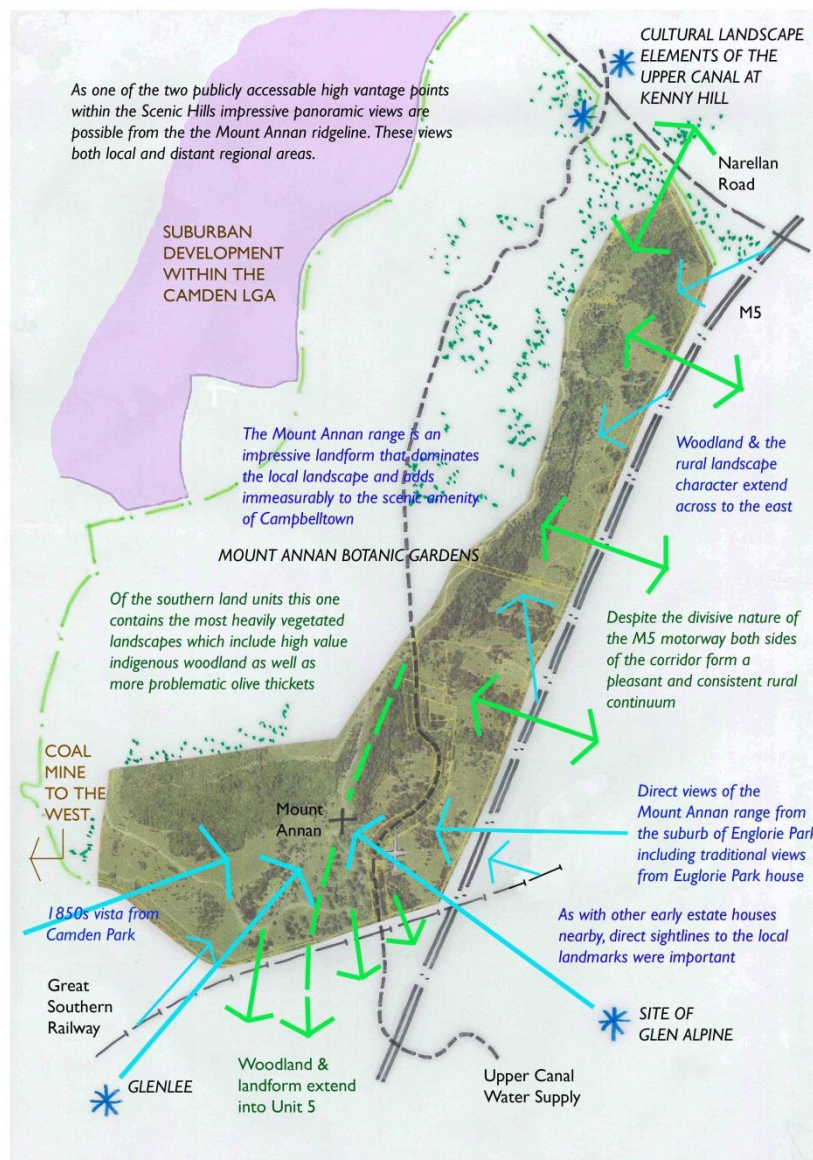




Figure 4.4.8. The location of SH-LU4 at the southern edge of the Scenic Hills also provides opportunities for spectacular views over the landscapes of the Scenic Hills, the eastern plateaus of the Georges River, the landscape of Camden and the lower pastoral landscapes of Menangle Park and Mount Gilead to the south from throughout the Unit. They are of a very high quality, such as these taken from near the summit of Mount Annan looking toward Mount Sugarloaf and SH-LU5.



Figure 4.4.9. One of the best opportunities for the public to appreciate the full extent of the profile of SH-LU4 is from the site of the first Glen Alpine house to the east of SH-LU4, where the ridge stretching from Narellan Road (right) to Mount Annan (left) forms the skyline.

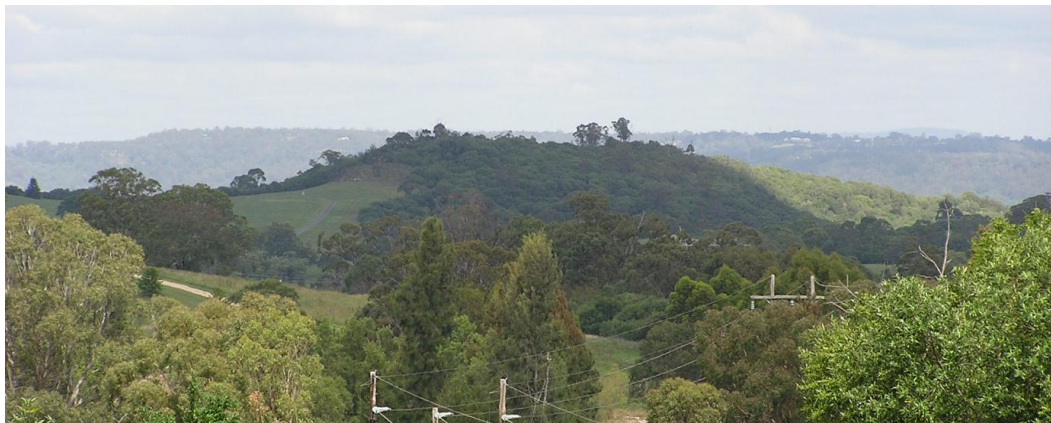


Figure 4.4.10. Looking over the Botanic Garden and Mount Annan from Kenny Hill (the slope on the right side of the hill is within the Camden LGA).



Figure 4.4.11. When approaching the Unit from the north the views over the peak of Mount Annan are obscured by its lower slopes and Kenny Hill is more prominent in the viewscape.



Figure 4.4.12. Once the Narellan Road intersection is crossed the landscape of SH-LU-4 becomes more prominent as can be seen in here (looking south) and in Figure 4.4.13 below (looking north). The eastern edge of SH-LU4 abuts the south-western freeway to Canberra, which is one of the busiest non-urban roads in NSW. This part of the Botanic Garden has remained undeveloped, with remnant Cumberland Plain Woodland on the upper part of the slope and cleared areas closer to the road, which then link to the undeveloped pastoral landscape of the University campus to the east (which is not part of the study area). This undeveloped face both allows the original vegetation of the region to be visible from the public domain and hides the more structured character of the Garden landscape to the west of the ridge. The Unit demonstrates attributes characteristic of all the Scenic Hills landscape units in that much of the Unit is 'hidden' from main roads.



Figure 4.4.13. Looking north along the eastern edge of SH-LU4 – little indication of the quality of the landscape to the west is available from this edge..



Figure 4.4.14. View to the north-west, Mount Annan area, February 1985. (Weeds in foreground.) Photo: B. Briggs

Figure 4.4.15. View of Mount Annan, February 1985. Photo: B. Briggs

(both images in Wilson, Edwin and Barbara Briggs (July 2006) *Birth of a Garden - Mount Annan Botanic Garden, near Campbelltown, south-west of Sydney*. http://www.rbgsyd.nsw.gov.au/annan/history/Birth_of_a_garden.)



Figure 4.4.16. Mount Annan includes significant areas of endangered Cumberland Plain Woodland which are conserved as a feature of the Garden.



Figure 4.4.17. Although the topography and layout of the Garden encourages a focus on the plantings, views to other elements of the scenic landscape are available and provide a sense of context.



Figure 4.4.18. The opportunity for views in other parts of the Garden are constrained by the internal topography of the Unit.



Figure 4.4.19. The African Olive is an introduced species that has naturalised and become a significant pest in this and other Units of the Scenic Hills.



Figure 4.4.20. The Unit forms part of an important wildlife and ecological corridor between the Scenic Hills and the Nepean River. Native animals can be found in the remnant areas of Cumberland Plain Woodland in particular.



Figure 4.4.21. The contrast between urban and rural development has largely remained consistent in views from SH-LU4 as a result of ongoing commitment to the early policy to ensure that the urban footprint of Campbelltown remains compact and tightly defined. The area to the south of SH-LUs 4 and 5 is however coming under pressure for urban development.



Figure 4.4.22 and Figure 4.4.23. External views from Mount Annan enhance the experience for visitors and allow the setting of the Unit, and that of the Scenic Hills, to be appreciated by the wider community. From the northern part of the Unit looking to the east (left) and to the north (Badgally Hill) (right).



Figure 4.4.24 and Figure 4.4.25. The State-significant property Glenlee originally extended to include Mount Annan. The visual link between the two areas remains strong, although this will be compromised by the proposed Menangle Park development.



Figure 4.4.26. Glenlee house is oriented to John Macarthur's Camden Park Estate, but William Howe purchased the land which included Mount Annan and incorporated it into the Glenlee Estate in the 1820s. Mount Annan frames views towards the house and continues to provide a strongly defined setting and visual curtilage for the house that reads as a single landscape today. The foreground of this landscape is within an area proposed for major urban development. It is not part of the study area and urban design controls should be developed to ensure that the impact on the visual and historic links between Glenlee and Mount Annan are minimised. (This photograph was taken from the north of Menangle Park Paceway and this perspective is not currently accessible to the public.)



Figure 4.4.27. The emergence of a row of marker trees planted in recent years along the climb to the peak of Mount Annan is becoming a prominent element of the skyline when viewed from the freeway below and from suburbs such as Glen Alpine and Englorie Park. They are a somewhat incongruous element from this perspective as they rise above what appears to the casual viewer to be a hillside of natural bushland.



Figure 4.4.28. The southern face of the Unit is prominent in views from Glenlee and Menangle Park. This face is overgrown with the invasive species African Olive. The recently developed Transgrid substation is screened in this view from by the trees in the foreground, which are within the adjacent Landscape Unit (SH-LU5).



Figure 4.4.29. The provision of major regional infrastructure is a prominent element in many views of SH-LU4. Some, such as these high-voltage power lines are highly visible and visually intrusive (looking to SH-LU4 from SH-LU5).



Figure 4.4.30. Other infrastructure is less visually intrusive in views towards the Unit, such as the Sydney Water Supply Upper Canal which is seen here near where it is crossed by the freeway (in SH-LU5). This viewpoint provides a good position from which to appreciate the long, gradual rise of the ridge from Narellan Road in the north (r) to Mount Annan in the south (l).



Figure 4.4.31 and 4.4.32 (right). The original Glen Alpine estate was sited to enjoy excellent views over the ridge and skyline of Mount Annan, and these can still be appreciated from the public park surrounding the site of the house.



Figure 4.4.33. The skyline of Mount Annan and the main ridge are visually distinctive and form a strong silhouette when viewed from the former Glen Alpine estate to the east.



Figure 4.4.34. Looking to SH-LU4 from Kenny Hill in SH-LU3. The vegetation in the foreground obscures much of this high quality view.



Figure 4.4.35. Looking towards SH-LU4 from near the site of the 19th Century property Glen Alpine.



Figure 4.4.36. From Blair Athol.



Figure 4.4.37. SH-LU4's ridge defines the skyline in most views towards the Unit, although when travelling west along Narellan Road its profile is unobtrusive.

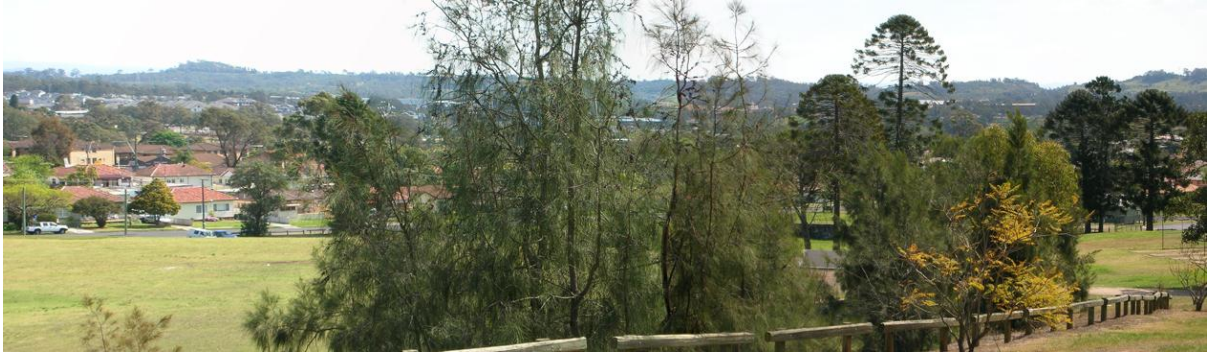


Figure 4.4.38. Mount Annan and the ridge to the north are featured in views from the early town grid, including from Hurley Park.



Figure 4.4.39. SH-LU4 from Innes Street near old St John's Church.



Figure 4.4.40. SH-LU4 and SH-LU5 are strongly connected both visually and physically, with the hillside of Mount Annan forming the backdrop to views from Menangle Road in SH-LU5.



Figure 4.4.41. From some perspectives, such as from Glen Alpine (Mountain View Road) the skyline is distinctive and emphasises the summit of Mount Annan rising above the main ridgeline of the Unit. The emergent Bunya pines planted along the ridge are prominent.

4.4.2 SIGNIFICANT VIEWS AND VISTAS

The height of Mount Annan and its commanding location at the southern edge of the Scenic Hills ensure that high quality panoramic views are available from the Unit. Impressive views are also available towards SH-LU4 from many places throughout the Campbelltown (and Camden) LGAs, including from Kenny Hill, Blair Athol, (original) Glen Alpine, Englorie Park, Glenlee, Menangle Park and Blairmount. It is also evident in views from Hurley Park and other high points in the centre of the original Campbelltown grid.

The topography, nature and purpose of the Garden encourages internal views within the area that focus on the plantings and features of the Garden. The main opportunities for distant views are found where the foreground vegetation has been cleared and the extensive panoramas over the surrounding landscape can be enjoyed; and from the higher points such as Mount Annan itself where it rises above the prevailing ridge.

Mount Annan is also prominent in views when travelling in either direction. When approaching from the north, Mount Annan, Kenny Hill, Maryfields and the hill at the north-western corner of the University campus form a group that enclose the major intersection of the freeway and Narellan Road, with the northern part of Mount Annan providing the focal point to the group as the freeway curves toward the east.

A similarly enclosed character is evident when travelling to the west, although from this perspective the prominent pair of the northern end of SH-LU4 and the southern slopes of Kenny Hill contrast with the lower topography of the University and Maryfields.

The landscape of SH-LU4 is also prominent in views when travelling north, where it provides a significant visual contrast with the more level topography found over the areas of Menangle Park and Mount Gilead. It also provides a strong visual emphasis to the prominent transition point near the south of the Unit (within SH-LU5) where the freeway passes out of the landscape of the Scenic Hills and the panorama of the plains to the south open up to travellers.

Figure 4.4.42. Significant views towards SH-LU4 from within the Campbelltown LGA.

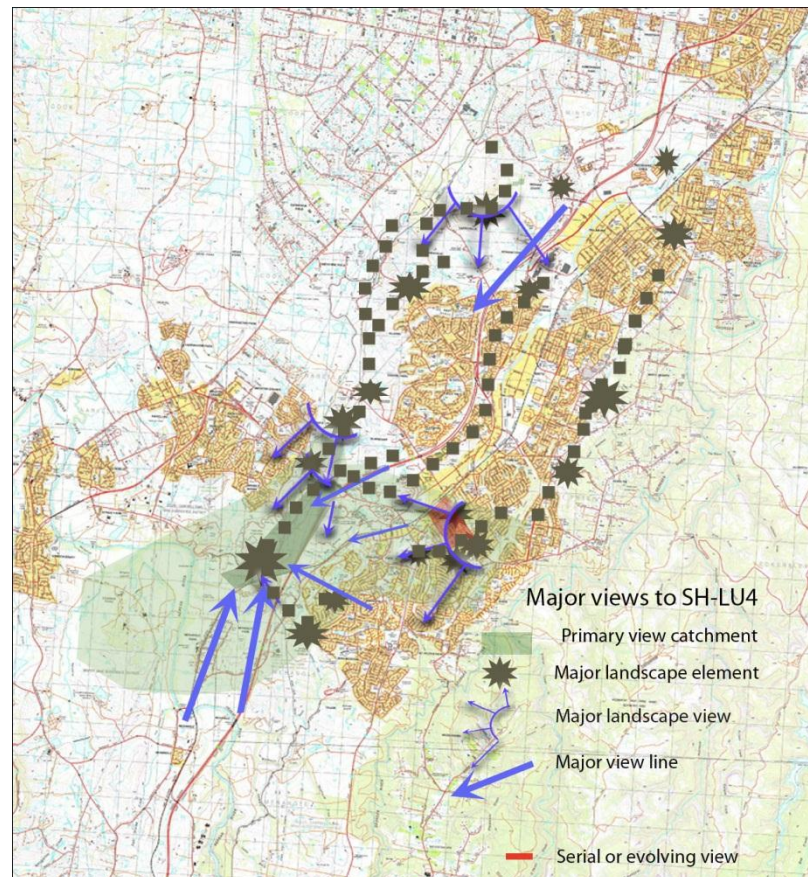
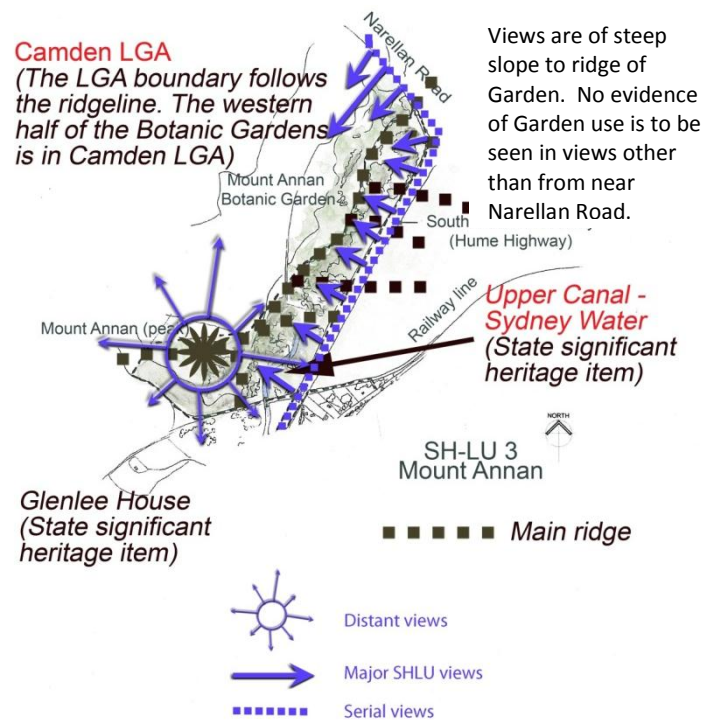


Figure 4.4.43. Landscape features of SH-LU4. The landscape of SH-LU4 is visually and physically contiguous with the western half of the Garden which is within Camden LGA and the reads as a single landscape. Although excellent views are available from near the peaks the more northern areas are focused inward to the plantings and Garden features.



4.4.3 SUMMARY OF THE LANDSCAPE QUALITIES AND VALUES IN SH-LU4

SH-LU4 is a significant cultural landscape for both its intrinsic aesthetic values and its historic significance in the settlement and evolution of the landscape of the Campbelltown LGA. Its landscape encompasses elements of both the internalised and externalised scenic landscape, with the north, east and western slopes best appreciated from outside the Unit; and the western forming the landscape of the Mount Annan Botanic Garden.

SH-LU4 demonstrates the following significant aesthetic and landscape qualities:

- Mount Annan plays a critical role in the scenic landscape of Campbelltown. It is the highest accessible point in the main valley and is visible from throughout the local government area.
- Mount Annan provides the focus for many historic and aesthetically important views in the Campbelltown and Camden LGAs.
- High quality views are available from vantage points throughout the Unit and in particular from near the peak of Mount Annan to the surrounding area, the historic centre of Campbelltown and distant views over the remainder of the Scenic Hills. Views are also available to distant features such as the Sydney CBD to the north-east and the Razorback Range to the south-west.
- The Unit is located adjacent to one of the busiest and most important freeway routes in NSW and plays a major role in defining both the aesthetic setting of the Campbelltown LGA and the landscape of the Scenic Hills to travellers.
- The landforms of the Unit are also dominant elements in the local landscape and direct the serial views for those arriving or departing to/from the central part of the Campbelltown LGA along the south-western freeway and Narellan Road. The undeveloped quality of the eastern and northern hillsides of SH-LU4 from these perspectives reinforces Campbelltown's character as a 'city in the countryside'.
- The character of the landscape within the Unit is that of a managed pastoral landscape overlaid by the botanical, educational and passive recreational uses.
- The most recent layer has retained the underlying topography and includes highly significant areas of remnant Cumberland Plain Woodland and other original vegetation.
- It continues to demonstrate these values through today's active use of the landscape as a State- significant Botanic Garden.
- The spread of the African Olive pest over the eastern slope of the Unit where overlooked from the freeway is detracting from the quality of the surviving Cumberland Plain Woodland vegetation.
- The visual and physical relationships between the hillsides of Mount Annan and nearby elements of the Scenic Hills such as Mount Sugarloaf, Kenny Hill and Badgally Hill provide a ready reference for spatial orientation when moving through the central parts of the Campbelltown LGA and when arriving from Camden.

- The landscape within the Unit has remained substantially undeveloped and it is possible to appreciate the full depth and complexity of Campbelltown's Scenic Hills before their major development in the second half of the 20th century.

4.4.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF SH-LU4

Mount Annan was selected as the site for the Royal Botanic Garden's Australian Native Garden in recognition of the scenic quality of the landscape and the presence of remnant Cumberland Plain Woodland areas. This community is one of several found in the Garden which have been identified as being of State significance and critically endangered. The other communities are the Sydney River Flat Forest and Western Sydney Dry Rainforest (on the summit of Mount Annan). The conservation of each of these communities is a high priority in the management of the Garden and the recommendation in the Site Management Plan that the impact of any development on these communities be assessed is supported.²⁹

The Unit also forms part of the regional corridor from the northern parts of the Scenic Hills to the Nepean River to the south. The landscape also contained extensive areas which were cleared of their original Woodland and were pastoral in character, covered by native grasses.

The ecological significance of the Unit today is high due to these remnant original communities and the adaptive re-use of much of the landscape for a contemporary Botanic Garden.

4.4.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF SH-LU4

The land within the Unit falls wholly within the area of Campbelltown LEP District 8 (Central Hills Lands) (LEP D8) and is zoned 5(g) Special Uses (Botanic Gardens). The objective of the zone is to set aside land for use as a Botanic Garden and the permissible activities are focused on the botanic garden use. Horticulture, landscaping and gardening are permissible without consent, as is agriculture. Development considered by Council to be ancillary to these purposes can also be approved with consent.

The character and qualities of the landscape within the unit, both within the main area along the ridge and Mount Annan itself, and on the undeveloped eastern slope adjacent to the freeway, are consistent with the zone.

4.4.6 EFFICACY OF THE EXISTING STATUTORY CONTROLS IN PROTECTING THE VISUAL AND SCENIC QUALITIES OF SH-LU4'S LANDSCAPE

The development of the land in SH-LU4 has been consistent with its zoning. The 5(g) zone permits considerable discretion in the day-to-day management of the Unit. It also prevents development for purposes not ancillary to the Garden use.

The ancillary development that has occurred has had varying degrees of impact on the scenic qualities of the Unit. Some areas such as the eucalypt groves in the northern part of the site, the remnant Cumberland Plain Woodland near the summit of Mount Annan have

²⁹ *ibid.* P52.

been modest in impact and have retained a pastoral character consistent with the remainder of the Scenic Hills and the earlier layer of the colonial cultural landscape of the Glenlee estate.

Other parts of the Garden, particularly in the western precincts (within the Camden LGA), have been transformed from their 1974 (and earlier) character through the introduction of major buildings, facilities and attractions for visitors and have introduced a structured element into the formerly intact natural and cleared pastoral landscape.

4.4.6 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU4

The landscape of SH-LU4 could be assumed to be protected from the forms of development pressure being experienced in the other Units within the Scenic Hills.

A major strategic Master Plan was prepared for the landscape in 2000 and reviewed in 2006. This Plan placed a priority on the role of the Garden as a place of both horticultural significance and community education and identified a series of initiatives to enhance and reinforce this. As described in the Site Management Plan:

“Traditionally focussed on a scientific approach, there has been a notable realignment of the strategic direction of the Royal Botanic Gardens. The importance of botanic gardens as tranquil places of reflection and leisure, as repositories of valuable plants and specimens and as centres for research, will always remain. However, these functions need to be reinterpreted in the light of changing times and new responsibilities, such as the growing emphasis on the need to conserve biodiversity, and preserving endangered plants and their related habitats.”³⁰

It also describes a need to improve the local and regional access, address and profile:

“Mount Annan Botanic Garden needs to assert its position in south-western Sydney, which will aid the increase of the Garden’s profile in wider catchments. At present, the Garden has limited presence from the adjacent Hume Highway (the main route to Canberra) or from Narellan Road, an important connector route to Camden. There is much potential to heighten the Garden’s profile in south-western Sydney as part of a long term strategic vision, utilising the approach roads and the eastern ridgeline of the Garden.”³¹

The existing entrance from the north was seen as being local in its scale and character and offering insufficient sense of scale and grandeur, needing to be relocated to Narellan Road.

The Plan also identified the ongoing challenge of managing the infestation of African Olive, particularly on the eastern and southern slopes of the Unit.

The Site Master Plan was accompanied by a Site Development Plan which described a range of recommendations for the future management of the Garden. Of particular relevance for their potential implications for the scenic qualities of the Unit were:

³⁰ Ibid p.44

³¹ Ibid p.46

- Relocation of the main entrance to Narellan Road with a major site entrance/visitor centre facility near Narellan Road;
- The construction of a railway station and new public entrance at the southern edge of the Unit near the Upper Canal;
- Improved signage and 'street presence' to the Garden from the public domain;
- Retention of the Cumberland Plain Woodland and other endangered communities along the line of the main ridge and upper part of the eastern slopes;
- Manage the northern area of the Garden as a Botanic Parkland; and the southern as a Botanic Garden;
- Investigation of the use of the lower slopes for productive horticultural uses; and
- Construction of a wind farm near the intersection of Narellan Road and the freeway.³²

The Site Master Plan and Site Development Plan were reviewed in 2006 by an internal Project Control Group. The 2006 Review of the Site Master Plan³³ provides details of the status of each recommendation made in the 2000 plan. Several of the recommendations, including the wind farm and use of the eastern slopes for plantation or other productive uses have not been pursued. None of the other major works identified have been completed, but remain a priority.

The relocation of the main entrance to Narellan Road will reinforce the important role of Narellan Road as an entry point to the Campbelltown LGA bracketed by the south face of Kenny Hill (SH-LU3) and the northern end of Mount Annan. The impact of the construction of a railway station at the southern end will be able to be minor if attention is paid to its detailed design and the need to disturb the landscape as little as practicable. It will also improve accessibility to the southern end of the Unit.

The need for improved signage is recognised. It should be designed to be effective yet sensitive to the scenic and environmental qualities of the unit.

The Cumberland Plain Woodland area that follows the top and upper eastern slope of the Unit makes an important contribution to the quality of the skyline views from outside the Unit, including from the original Glen Alpine (now the site of Heritage Park) and Hurley Park.

The ongoing management of the northern half of the Unit as a botanic parkland and the southern as a botanic garden may have an impact on the scenic qualities of the landscape, depending on the scale and nature of any ancillary development required. If managed carefully there should be negligible impact on the scenic qualities of the unit.

Development of the 'outside faces' of the Unit would not necessarily be visible within the Garden (providing that finished building heights were kept well below the ridgeline and other relevant lines-of-sight). It would however be highly visible from outside the Unit, and would result in significant alteration to the integrity of the undeveloped qualities of the landscape.

³² *ibid* pp.90-128

³³ Mount Annan Botanic Garden – Site Masterplan Project Control Group. 2006. *Mount Annan Botanic Garden – Site Master Plan Review*. Prepared for the Royal Botanic Gardens Trust. http://www.rbgsyd.nsw.gov.au/_date/assets/pdf_file/0019/81523/Part_3_-_Key_Objectives.pdf.

The impact on the scenic and historic landscapes would depend on the details of the land uses and any ancillary development. The areas affected by this would potentially include the important transport corridors of the freeway and railway lines and also nearby important historic locations such as Hurley Park, St John's Churchyard, Glenlee, the site of the original Glen Alpine and Blair Athol.

Although the wind turbines appear to have not been pursued it is relevant to note that this form of development would be of particular concern. The Site Development Plan of 2000 suggested that the wind turbines could be a 'feature' of the site:

*"Elevated above woodlands and native grass meadows, wind turbines are located at a high point in the north of the site across the park, providing an alternate power source for the Garden, as well as a strong visual element with which the Garden can be identified from Narellan Road and beyond."*³⁴

The location of wind turbines in such a prominent and visually sensitive position would, as noted in the Site Development Plan, be a strong visual element in the landscape. It would also intrude significantly into views over the Unit from many places throughout the landscape of the Campbelltown LGA as well as be a detracting element in many of the wider views over the Scenic Hills.

4.4.8 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU4

Not applicable to this Unit.

4.4.9 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF SH-LU4

The following recommendations are made to ensure the conservation of the visual and environmental significance of SH-LU4'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 4

- Protect and conserve the ecological scenic and environmental qualities of the Mount Annan Botanic Garden including views towards and away from the Unit.
- Conserve both the character and skyline quality and integrity of the ridgeline
- Protect the visual and ecological integrity of the edges of the Botanic Garden and ensure that any new development does not have an adverse impact on the significance of the Garden.

³⁴ Op.cit Site Master Plan (development plan) p17

- Protect the wildlife and ecological corridors between the Scenic Hills and the Nepean River.
- 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-LU4 by not introducing development that would compromise these values.
- 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 Hurley Park, St Johns and the park marking the original location of Glen Alpine.
- Recognise and protect the undeveloped qualities of all other views towards the Unit from semi-formal, informal and accidental vantage points. In particular, all other surviving attributes of historic views created or managed during the 19th Century, should be protect from intrusion by unsympathetic development.
- 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.
- Do not permit overbridges or similar structures to interrupt the significant vistas identified in this report.
- Any other new development within the Landscape Unit should be required to be located well below any nearby hilltop or ridgeline. No structure that may break or compromise the skyline in either close or distant views should be permitted.
- Any signage visible from the exterior of the Botanic Garden should be non-commercial in nature, for example advising the public of the presence of the garden, location of the entrance and the like. It should be designed and located to minimise any adverse impact on significant views and vistas.
- The establishment of a wind farm (as was suggested in the 2000 Site Master/Development Plan) on the northern part of the Unit near the ridge will introduce an unsympathetic element into many significant views towards Mount Annan and over the Scenic Hills. This development should not be supported.
- The zoning for this landscape unit should remain focused on the special nature and needs of the Botanic Garden use. Options for the introduction of non-core development should not be provided in the LEP.
- *PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED URBAN EDGE: SH-LU4*

- It is recommended that the existing footprint of the Unit be retained free of urban development and devoted wholly to the Botanic Garden use.
- Consideration was given to extending the Unit to the east (to reflect the contiguous nature of the lower slopes of the Unit with the landscape of the University). Although connected topographically the visual and landscape characters of the two sides of the freeway are distinct, the University reading as more contiguous with SH-LU5 to its south.
- The recommended boundary of the urban edge is shown in Figure 4.4.44 below.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED ZONING: SH-LU4

- The Department of Planning's Standard LEP Template provides zones for councils to apply to land within their areas. It is recommended that the zoning of this Unit continue to facilitate the use of the whole area as a Botanic Garden and not provide for other forms of development.
- In the case of SH-LU4 it is recommended that the land be zoned SP1 Special Activity (Botanic Garden).

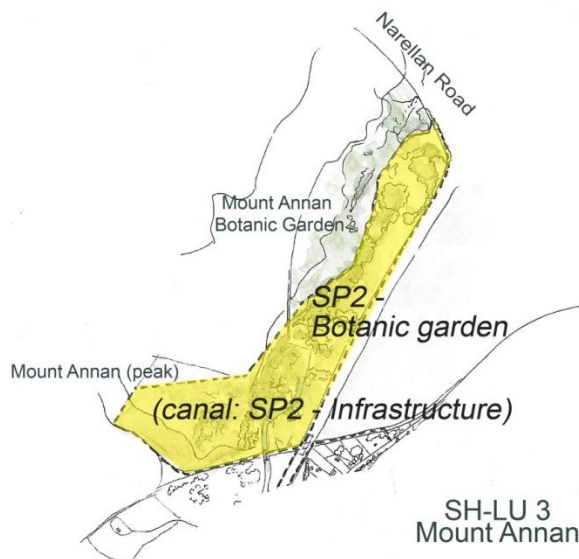


Figure 4.4.44. Recommended zones - SH-LU4. The whole Unit should be zoned SP2-Botanic Garden, and no urbanisation should be permitted within the Unit.

