
4.5 SCENIC HILLS - LANDSCAPE UNIT 5

SOUTH WESTERN FREEWAY TO MOUNT SUGARLOAF (SH-LU5)



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Figure 4.5.1. Menangle Road near Glen Alpine is lined by mature eucalypts that create a high quality transition between the urban and rural landscapes of the Campbelltown LGA.

Figure 4.5.2. The scenic quality of SH-LU5 is clearly evident in this view taken from the reach of Mount Annan in SH-LU4

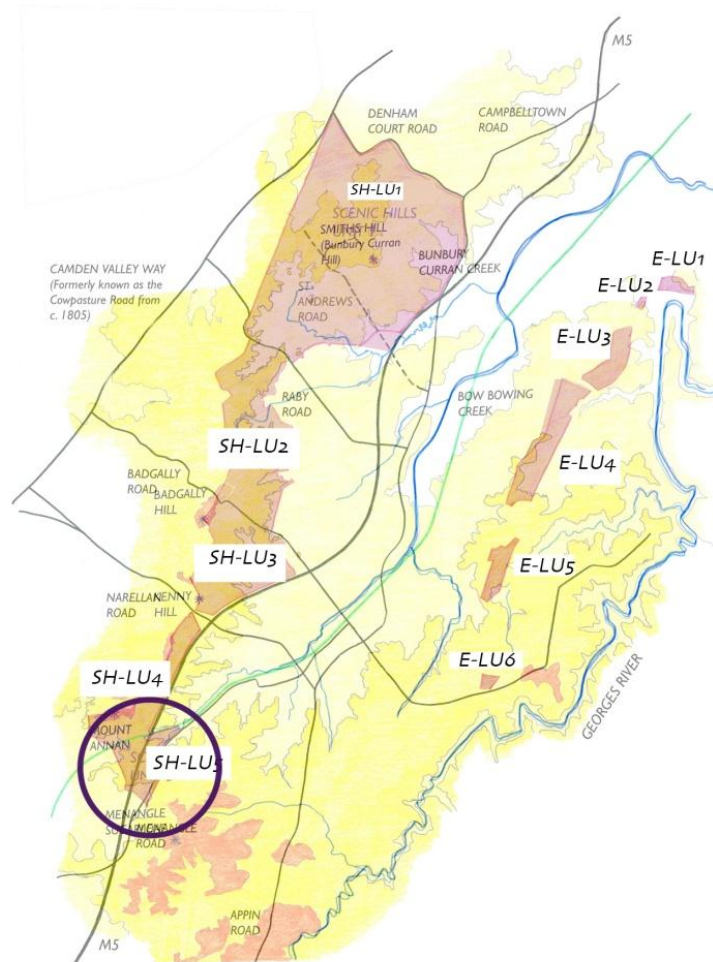


Figure 4.5.3. SH-LU5 is located to the south of the main urbanised valley of the Campbelltown LGA at the southern tip of the Scenic Hills.

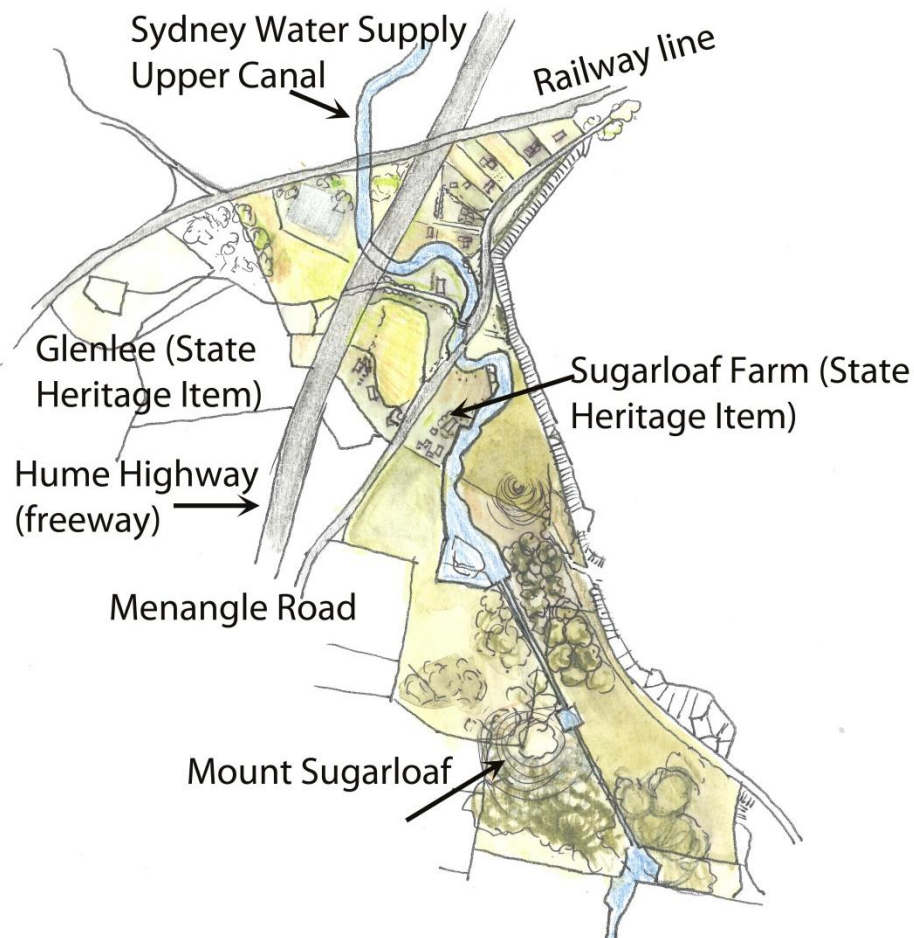


Figure 4.5.4. SH-LU5 – Main landscape features. Much of the land within this Unit is relatively low and without spectacular qualities with the exception of the sharply expressed ridge where the freeway crosses the southern part of the Unit; and the important landforms of the Mount Sugarloaf group immediately to the east. Mount Sugarloaf terminates the range of hills known as the Scenic Hills and is visible from the northernmost end of the Campbelltown LGA in SH-LU1 near Denham Court Road.

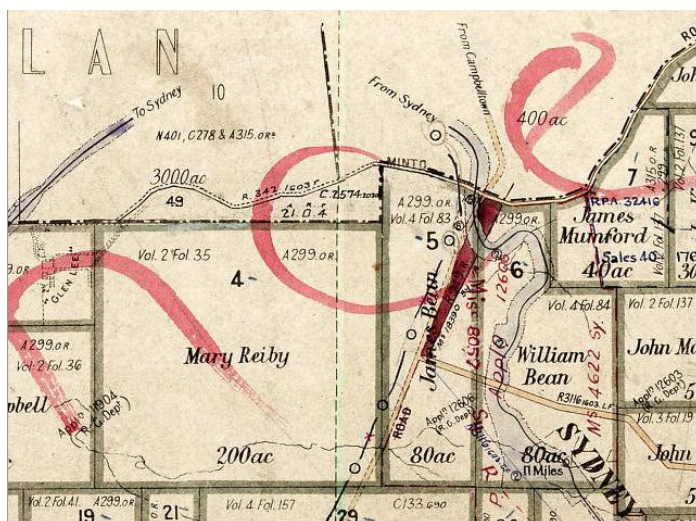


Figure 4.5.5 The road known today as Glenlee Road was originally named Minto Road and extended to Narellan in the west. Famous convict merchant Mary Reiby was the original grantee of the land between Glenlee and near Menangle Road. (Menangle Parish Map: NSW Department of Lands Parish Map Preservation Project PMapMN04/14092002 <http://parishmaps.lands.nsw.gov.au>)



Figure 4.5.6. This Bunya pine is the survivor of a pair located at the intersection of the old Minto Road (now Glenlee Road) and marks the entrance to the Glenlee estate. Its position at the edge of the ridge means that it is prominent in many local views, particularly from the south.



Figure 4.5.7. One of the most important qualities of this area is its transitional quality which takes full advantage of the changing topography between the Scenic Hills and the flatter floodplain below. When travelling south along the freeway the view is directed by the surrounding topography. Almost without warning the hills part and a high-quality panorama of a gently rolling landscape is spread below.



Figure 4.5.8. Internal views within the Unit are also of a good quality as Menangle Road winds around the contours of the landscape. Views when travelling north are terminated by Mount Annan (SH-LU4) and in places by the land within the University of Western Sydney's Macarthur campus.

4.5.1 CONTEXT

Landscape Unit 5 (SH-LU5) is a relatively small area of approximately 90 hectares located at the southern end of the Scenic Hills landscape where it curves to the east and terminates at Mount Sugarloaf. The landscape is nestled in a saddle between the prominent peaks of Mount Annan (191m), Smith's Hill (approximately 160m) and Mount Sugarloaf (213m), and is both enclosed and exposed in its landscape character. Although its triangular footprint is limited in size it is a very 'busy' area in terms of its land uses, functions and scenic qualities. Mount Sugarloaf and the adjacent Smith's Hill are not within the original study area, but they form the eastern termination of the Scenic Hills and are visually and physically integrated with the landscape of SH-LU5. Their contribution to the scenic qualities of the Unit is critical in both close and distant views and they have been included in this visual landscape study.

The primary role of this Unit is to define the southern edge of both the Scenic Hills and that of the urban areas of the Campbelltown LGA; and therefore to reinforce the concept of a 'compact city' that underpinned the development of the satellite City in the late 20th Century.

The Unit acts as one of the few points of connection between the urban and rural parts of the Campbelltown LGA and it has long been characterised by the convergence of major infrastructure, with an early Colonial road linking Campbelltown and the Cow Pastures (known as Minto Road) following the alignment of what is now Glenlee Road. This link was followed by the main South-Western Railway and the Sydney Water Supply Upper Canal in the late 19th Century; and then the South-Western Freeway, high voltage transmission lines, the Moombah-Sydney high pressure gas line and most recently a major electricity substation. With the exception of the substation the elements pass through the Unit without significant associated infrastructure. The gas line is underground and the canal is at-grade; although in places their relative elevation changes due to the cut-and fill associated with the railway line and freeway. These infrastructure elements interact spatially in three dimensions, each following its own corridor and level, none of which align. The gravity-fed Upper Canal is notable for its sinuous lines as it winds along the contours providing a positive contrast with the more direct paths of the freeway and railway lines.

Unlike most of the other landscapes of the Scenic Hills, SH-LU5 is visually accessible from many points - although physical access is controlled by the physical barriers and fragmentation of the landscape created by this concentration of major infrastructure.

In most areas the form and density of infrastructure within the Unit would result in a barren, semi-industrial landscape. In the case of SH-LU4 however the visual impact of these elements is more than compensated for by the quality and scenic values of the underlying landforms.

The Unit is positioned at the southern edge of the Scenic Hills where the landscape falls away to the Menangle floodplain below. The imposing presence of the two major hills directs and constrains views until close to the lip, where the panoramic views are revealed in a most impressive manner. Although this sequential view is also available from Menangle Road and near Glenlee, it is particularly imposing when travelling south on the freeway; and the lack of urban development as far as the eye can see signifies the commencement of the 'journey' south to Canberra.

This impressive transition between the Scenic Hills and the broad rural landscape below will undergo a fundamental change in the future. Menangle Park has been identified as a major urban release area under the Metropolitan Development Program with several thousand new dwellings proposed. Few details of this development have been released, but it is likely that it will have a significant impact on the scenic qualities and views to the south from these vantage points in particular. It is understood that part of SH-LU5 is to be included within the release area.

The northern part of the Unit demonstrates a different quality. The triangular footprint narrows and the land is relatively level, lying beside the bed of Bow Bowing Creek with the low ridgeline of the University of Western Sydney's Macarthur campus to the west and Mount Annan beyond. The most significant element in this part of the landscape is the fine group of mature eucalypts lining the wide verge on the eastern side of Menangle Road near the former Glen Alpine Estate. This land was originally part of the Glen Alpine Estate. It has now been developed for suburban housing and a golf course, the subdivision pattern obscuring the evidence of the colonial landscape with the exception of a park at the site of the original house.

This northern part of the Unit has been subdivided into small rural lots. Some properties are used for active purposes such as productive market gardens but most are primarily residential in a generous landscaped setting. The properties south of the Upper Canal are slightly larger and less developed in character and this part of the area reads as part of the rural landscape beyond.

The transition between the two areas is characterised by the change in topography and the different landscape characters of the two levels; with the difference marked by the surviving Bunya tree near the intersection with Glenlee Road – the skeleton of its partner being located on the eastern side of Menangle Road.

The separation between the more densely settled north and the rural landscape to the south is emphasised by the line of the Upper Canal and Menangle Road.

The landscape along Menangle Road is rural in character – with the main land use evident being the Rail and Tram Museum, which is a low-key outdoor display of transport infrastructure such as carriages and engines. The area between Menangle Road and Mount Sugarloaf is level and used as a horse riding school. Mount Sugarloaf itself is free of development with the exception of the Upper Canal which winds around its eastern and northern flanks and to Menangle Road. The upper slopes of these hills are suffering from a significant invasion of the African Olive plants which are covering its formerly primarily cleared slopes.

The landscape to the west of Menangle Road is also pastoral in character, particularly near the current entrance to the historic Glenlee property. The alignment of the road still follows that of the early Colonial Road to the Cow Pastures in the west, although it now extends only as far as the entrance to Glenlee – the remainder being cut by the railway line. The area near the Sydney Water Supply Upper Canal's crossing of the freeway is utilitarian in character – with an electricity distribution facility and high-tension power lines converging on this point. The lines of the canal are not readily visible from road level. This part of the landscape is dominated by the south-eastern slope of Mount Annan.

The landscape also includes several identified heritage items; each of which has been assessed as being of at least State heritage significance. Only two, the Sydney Water Supply's Upper Canal and Sugarloaf Farm is within the study area. Glenlee and the marker trees from the original Glen Alpine are historically and aesthetically part of the same landscape and contribute to its scenic value (the site of the original Glen Alpine house is listed as a locally significant heritage item on the LEP).

Sugarloaf Farm (adjacent to Menangle Road and including Mount Sugarloaf) is a largely intact farm complex dating from the 1840s that demonstrates a high level of evidence from the many layers of its occupation. It is also significant because its setting has retained a very degree of integrity, allowing it to still be appreciated as an almost intact historic landscape.

The Glenlee estate is a rural cultural landscape of exceptional significance. As noted in the statement of significance accompanying its listing on the State Heritage Register:

"The Glenlee homestead group is a rare and significant complex of buildings and plantings, approached by a formal drive and sited with commanding views over the countryside to the west and south-west. It includes the remnant core of a rare early colonial farm estate focussed on the fine and sophisticated Regency design of the main house with its rare recessed portico. In addition it includes its original servants' wing, outbuildings, farm buildings, a gatehouse and early plantings including a landmark bunya pine near the house.

*The landscape of the area of the estate is of exceptional aesthetic value as a rare reminder of the former pastoral industry which once characterised the area. It is still possible to appreciate the siting of the homestead in view of, and with frontage to, the Nepean River as part of the original land grant. The mid-19th century Southern Railway, though sited close to the homestead group, was constructed to maintain this visual relationship. The siting of the homestead group in a context of undulating landform, is an outstanding example of colonial landscape planning to form a picturesque composition with direct sightlines to the neighbouring Camden Park estate and the Great Dividing Range."*²⁹

The Bunya trees marking the location of the original Glen Alpine estate are also not within the study area but are of heritage significance and make an important contribution to the scenic values of SH-LU4 by being prominent elements in many views towards the Unit as well as when looking outwards from within the landscape. Examples of the latter include the framed vista to the trees from the original alignment of Minto Road (now Glenlee Road); the views from near the freeway at the crossing of the Upper Canal and from the southern part of the Unit on Menangle Road, when both the Bunya at the entrance to Glenlee Road and the group at Glen Alpine are prominent.

²⁹ Statement of Significance. Glenlee, Outbuildings, Gardens and Gatelodge. NSW Heritage Office. 2003.
<http://www.heritage.nsw.gov.au>

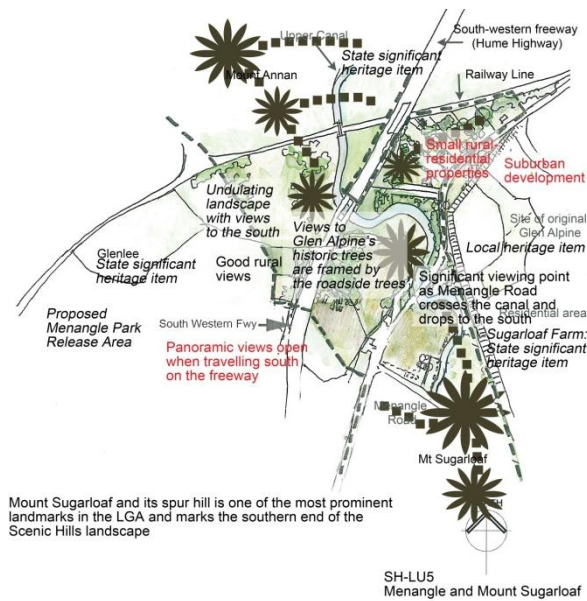


Figure 4.5.9. Landscape features of SH-LU5.

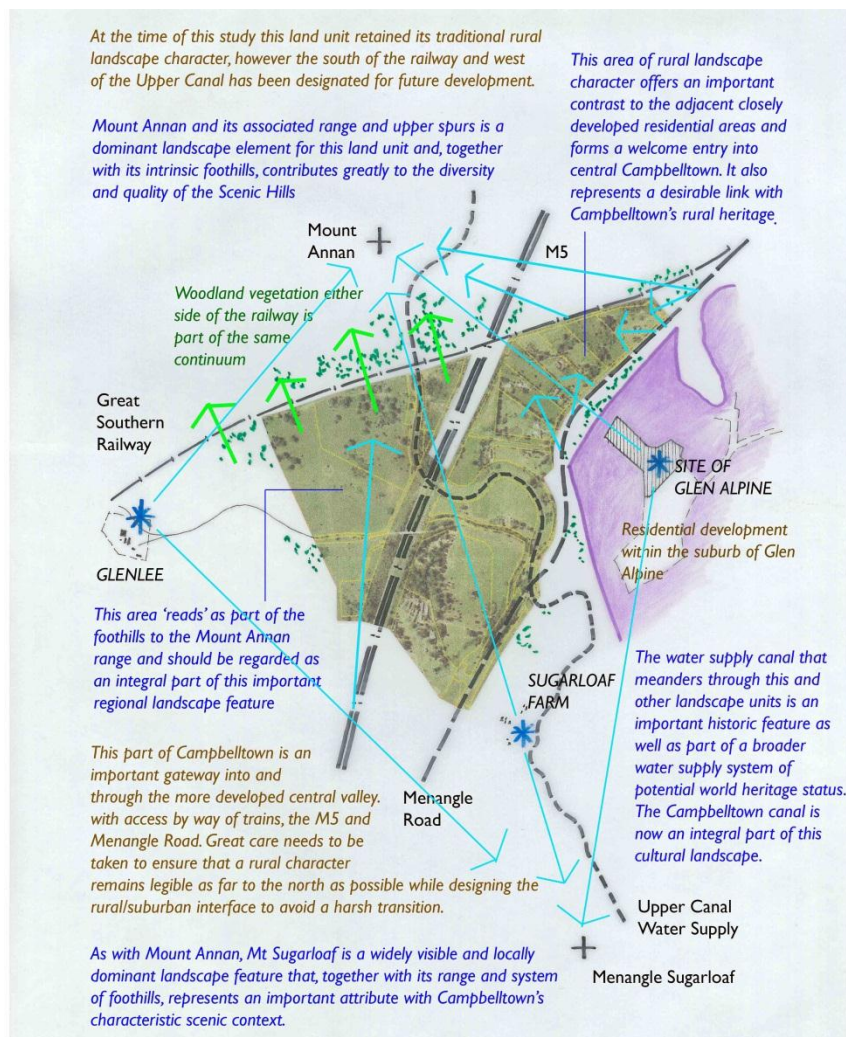


Figure 4.5.10. Main elements of SH-LU5. This Unit is a relatively small one that plays an important role in defining the southern edge of the main Campbelltown valley. It is semi-rural in character, with large-lot residential development and some small-scale agricultural activity such as market gardening in the northern half of the Unit. To the south of the Upper Canal the landscape is significantly less developed and includes some pastoral uses, infrastructure and an open-air museum.



Figure 4.5.11. The trees lining the eastern side of Menangle Road when approaching the unit are highly contributory elements to the scenic qualities of the Unit. The natural quality, species and natural growth patterns of these trees enhances the non-urban character of the landscape at this point which marks the edge of the urbanised main valley of the Campbelltown LGA.



Figure 4.5.12. Good publicly accessible views over SH-LU5 are to be found from Mount Annan in SH-LU4. The smaller, grass-covered hill is known as Smith's Hill and the larger, vegetated hill is Mount Sugarloaf. The white house in the middle distance is also within SH-LU5.



Figure 4.5.13. Looking to the north from the southern end of SH-LU5 along Menangle Road. Note the intrusive impact of the high tension power lines on this broad, flat landscape. Heavy infrastructure is a characteristic element of this Unit, and it is not always contributory to its scenic qualities.



Figure 4.5.14. The open quality of the views towards Smith's Hill (left) and Mount Sugarloaf (right) from the lower section of Menangle Road once it drops away to the south of the Sydney Water Upper Canal are integral to the landscape quality of the Unit. The whole of this landscape is known as Sugarloaf Farm and is listed on the State Heritage Register as a highly significant and intact vernacular 19th Century farming landscape. The riding school provides an active rural use which is sympathetic to the scenic and cultural qualities of the landscape of the Scenic Hills.



Figure 4.5.15 and Figure 4.5.16 (detail; below). Although Smith's Hill (above) is significantly smaller than Mount Sugarloaf (below), from Menangle Road they are equally prominent, and their visual interest as a pair is enhanced by the contrast in textures between the cleared grazing land of Smith's Hill and the vegetated slopes of Mount Sugarloaf.





Figure 4.5.17. Looking from Menangle Road and over the railway line to the skyline of Mount Annan to the west. The relatively low and level position of this Unit in the landscape is evident from this part of Menangle Road. The ability to see the undeveloped slopes of the University campus and the ridge of the Botanic Garden in the distance reinforces the sense of space characteristic of the rural landscape and provides a notable contrast to the highly developed slopes of Glen Alpine opposite (behind photographer).



Figure 4.5.18. One of the most significant elements of the landscape of SH-LU5 is to be found where the edge of the Scenic Hills falls steeply away to the rolling pastoral landscape to the south and high quality panoramic views open below. Conversely, when travelling north the sudden sense of enclosure after climbing the hill creates a strong transition in character when entering the northern part of the Campbelltown LGA.



Figure 4.5.19. The rural landscape immediately west of Menangle Road is a typical level pastoral one. This area is within the area identified as part of the Menangle Park Release Area.



Figure 4.5.20. The southern part of the Unit along Menangle Road is highly representative of the Australian rural landscape.



Figure 4.5.21. Looking toward Mount Annan from Menangle Road. The character of the views change once north of the Upper Canal.



Figure 4.5.22. The scenic character of the northern part of SH-LU5 changes abruptly between a densely vegetated and open rural landscape as Menangle Road winds through the valley. Although this section of the Unit is developed at a density of two hectares per dwelling the landscape continues to read as an open, semi-rural one due to the winding road with lack of buildings at focal points and the gently undulating topography.



Figure 4.5.23. The surviving Bunya tree near the intersection of Menangle and Glenlee roads and the fine group on the site of the original Glen Alpine stand well above the ridge and define the skyline in many views over the landscape of SH-LU5.



Figure 4.5.24. One of the few properties within SH-LU5 that has an active rural use; in this case a small orchard and productive garden.
Figure 4.5.25. The driveway to the original site of Glen Alpine extended from Menangle Road, which at that time followed a slightly different alignment. The connection from the road to the site of the original Glen Alpine has now been broken by recent residential development, but this small reserve is a relic of the original connection and still links the road to the site of the old Glen Alpine property and Mount Annan beyond.



Figure 4.5.26. A train and tram museum has been established at the southern end of the Unit near Menangle Road.



Figure 4.5.27. Early timber gate posts on Glenlee Road near the entry to Mary Reiby's original grant.

Figure 4.5.28. When arriving at the Unit from the north, the eye is directed along the road by the tall trees that create a canopy. The University of Western Sydney's Macarthur Campus and Mount Annan are in the distance beyond the railway line.



Figure 4.5.29. Glen Alpine's marker trees are also readily visible from the western part of the Unit near the freeway, and although not within the boundaries of SH-LU5 they contribute to its visual qualities and the Unit's 'sense of place'.



Figure 4.5.30. The houses north of the Upper Canal are screened effectively by native vegetation. Although the structures are not hidden they are set well back from the roadside and do not intrude into the scenic values of the Unit.



Figure 4.5.31. The prevailing character of this part of the Unit is semi-rural due to the large lots, modestly scaled dwellings and planting along the roadsides.



Figure 4.5.32. Mount Sugarloaf is visible from the northernmost point of the Scenic Hills near Denham Court Road. Mount Sugarloaf is to the left of this photograph, the other prominent hill is Badgally Hill in SH-LU4.



Figure 4.5.33. Closer, but still distant views are also available from Narellan Road looking over the University of Western Sydney's Macarthur Campus.



Figure 4.5.34 (above) and Figure 4.5.35 (right). View toward the east face of Mount Sugarloaf from the near the Kilbride Nursing Home - showing the infestation of African Olive now covering most of the summit.



Figure 4.5.36. Looking from the site of original Glen Alpine toward Smith's Hill (centre foreground) and Mount Sugarloaf (right background). Even from the low vantage point of this photograph the link between the two is clear and uninterrupted by signs of urban development.





Figure 4.5.37. Approaching the transitional point on the road to Glenlee at the southern edge of the Unit where the land drops away to the landscape of Menangle and Menangle Park to the south.



Figure 4.5.38. The Unit covers part of the original Glenlee Estate. This property extended to the north to the slopes of Mount Annan; and the original entrance to the property from what was once known as Minto Road and is now Glenlee Road has survived.

This photograph is taken from the transitional point and shows the quality of the panorama opening below. Only the core of the Estate is listed on the State Heritage Register - this is the area of the olive plantation in this photograph.



Figure 4.5.39. Looking to the north from Glenlee Road over the Unit. It is understood that the proposed Menangle Park land release will cover this area. It is important that the 'soft' ridgeline punctuated by trees continues to dominate this view.



Figure 4.5.40. The original alignment of Minto Road (now known as Glenlee Road) has survived and the marker trees on the Glen Alpine estate provide a surprising element and high-quality termination to the views when travelling along this road.



Figure 4.5.41 and Figure 4.5.42. The supply of infrastructure is an important theme in the land uses of SH-LU5. A major Transgrid substation has been built immediately to the south of Mount Annan. It is visible from both Mount Annan and the freeway as well as Glenlee Road.



Figure 4.5.43. The Transgrid substation - viewed from Glenlee Road looking toward Mount Annan.



Figure 4.5.44. Glenlee Road crosses the Sydney Water Supply Upper Canal near Menangle Road.



Figure 4.5.45. The Canal then crosses under the freeway near Mount Annan.

4.5.2 SIGNIFICANT VIEWS AND VISTAS

Most of SH-LU5 is set low in the landscape and is not prominent in views from outside the Unit when seen beside elements such as Mount Annan, Mount Sugarloaf and Smith's Hill. The Unit is prominent in a range of views from the surrounding landscape. Examples include:

- Views from the ridge and summit of Mount Annan towards the south over Glenlee. The height and proximity to the landscape of these views lends them a semi-aerial quality.
- Views from the ridge and summit of Mount Annan towards Mount Sugarloaf, Smith's Hill and including Sugarloaf Farm.
- Views from the site of the original Glen Alpine towards Mount Sugarloaf and Smith's Hill.
- Views from the south and west over the Unit towards Glen Alpine's marker trees and the surviving marker tree at the intersection of Menangle and Glenlee Roads
- Views to the peak of Mount Sugarloaf from the northernmost part of the Scenic Hills landscape – from Campbelltown Road near Denham Court Road near SH-LU1; and from Raby Road, Badgally Hill and Kenny Hill in SH-LUs 2 and 3.

Significant internal and external views and vistas are also available from within the Unit, including:

- The group of mature eucalypts in the verge beside Menangle Road in the northern part of the Unit.
- High quality panoramic views are to be found from transitional points such as the freeway near the Glenlee overbridge, near the current gates to Glenlee and near the intersection of Glenlee and Menangle Roads where the land falls away from the low saddle between Mount Annan and Mount Sugarloaf and opens to reveal the panoramic landscape of the floodplain of the Nepean River and Menangle Park.
- Views to Mount Annan particularly where they are unimpeded by the high-voltage power lines or other electricity infrastructure.
- The Upper Canal winds through the area and good close views are available over the structure. Its role in the Sydney Water supply adds interest and meaning to these views.
- Views over the Glenlee Estate from Glenlee Road.
- Views from Menangle Road and Glenlee Road over the cultural landscape of Sugarloaf Farm and its setting, including the foreground, mid-ground and distant views to the buildings and landscape elements.
- The surviving Bunya pine tree near the entry to Glenlee Road continues to form part of the network of marker trees found throughout the historic cultural landscape. The location of a Bunya pine as a marker to the entrance of a road is unusual and allows close inspection of this species.

- The trees of the original Glen Alpine are also prominent in views from the area – including providing a strong and high quality termination to views along Glenlee Road when travelling east; and from near the freeway at the base of Mount Annan.
- These views demonstrate a high degree of visual and historic integrity which should be protected.
- Other significant views are also likely from private property, particularly from vantage points above the surrounding landscape (and in particular from Smith's Hill and Mount Sugarloaf) and from points within the Glenlee Estate.

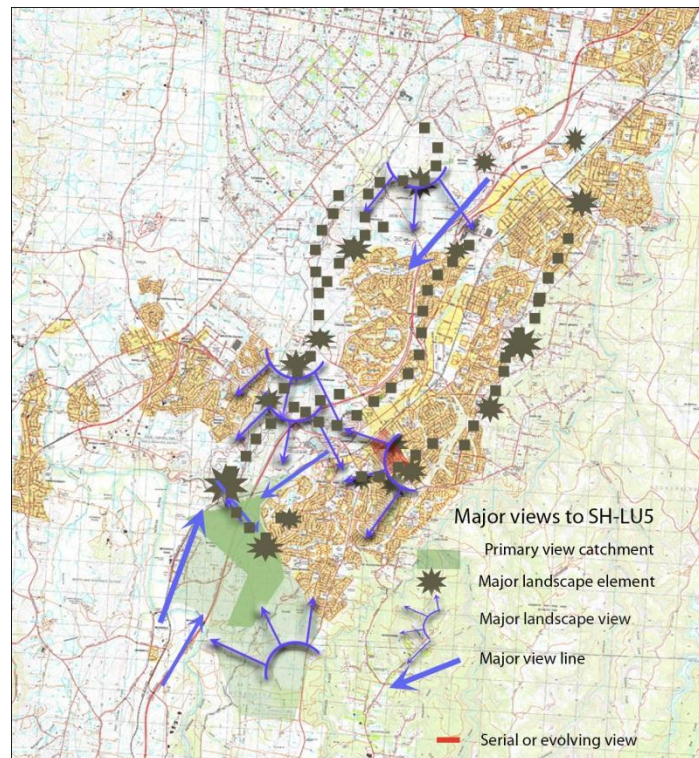


Figure 4.5.46. Significant views towards SH-LU5 from within the study area. Many additional views are available to Mount Sugarloaf from other areas, including Glen Alpine, Menangle Park and the southern suburbs of Campbelltown.

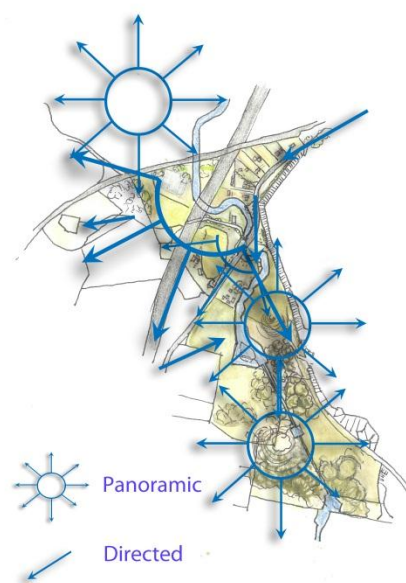


Figure 4.5.47. Significant views from SH-LU5

4.5.3 SUMMARY OF THE LANDSCAPE QUALITIES AND VALUES IN SH-LU5

SH-LU5 is a highly 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. It is a complex cultural landscape that contains many disparate built, natural and infrastructure elements.

SH-LU5 demonstrates the following significant aesthetic and landscape qualities:

- The character of the Unit is that of a physically transitional landscape that:
 - provides a strongly expressed containment to the urban area of the Campbelltown LGA in accordance with the original planning principles of a compact urban footprint within a rural and scenic landscape;
 - ensures the uninterrupted continuity of the landscape of the Scenic Hills from Denham Court to Mount Sugarloaf;
 - provides one of the few accessible links between the northern and southern parts of the Campbelltown LGA;
 - provides the interface between the urban and rural landscapes of the Campbelltown LGA;
 - provides the main gateway to the Campbelltown LGA from the south; and
 - demonstrates good quality pastoral and semi-rural landscape views despite the density and form of development within the Unit.
- The underlying topography is clearly defined, linking the prominent points of Mount Annan and Mount Sugarloaf from east to west and the landscapes of the Scenic Hills and the Nepean River floodplain from north to south.
- The compact footprint of the area and its relatively accessible interior allows good access to high quality views from throughout the Unit, and in particular near the transitional points between the hillscape of the Scenic Hills and the flatter plains below.
- The Unit provides a highly intact setting for the historic and visual curtilages of several heritage items listed on the State Heritage Register; including Glenlee, Sugarloaf Farm and the Sydney Water Supply Upper Canal (listed on the State Heritage Register).
- The Unit contains good-quality internal views and vistas of accidental and deliberate construction.
- The Unit forms an important part of views from the ridge and summit of the publicly accessible Mount Annan Botanic Garden.
- The character of the properties north of the Upper Canal is typical of the urban-rural fringe, being large-lot residential with evidence of some small-scale horticultural activity on some lots.
- The spatial characteristics of the Unit are complex due to the many highly linear infrastructure elements that intersect within the landscape and the impermeable

nature of many of these, including the railway line, freeway and Upper Canal, each of which limits movement through the landscape.

- The form and location of some of the infrastructure elements has had an adverse impact on the scenic qualities of parts of the landscape, and in particular the views from the freeway towards Mount Annan, where the foreground is dominated by security fences and infrastructure elements such as major power transmission lines.
- These significant aesthetic and other landscape qualities are likely to change in coming years due to the proposed development of Menangle Park as a major release area. If this development proceeds, SH-LU5 will become even more important to the Campbelltown LGA by preventing the creation of a conurbation that would be contrary to the planning principles that underpinned the development of the satellite city in the late 20th century.

4.5.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF SH-LU5

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 contains extensive areas which have been cleared of their original vegetation and are now pastoral in character, covered by native grasses.

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 denuded of vegetation. It was noted during the fieldwork that most of the landscape has been cleared and planted with paddock grasses and the main evidence of surviving early vegetation is found on Mount Sugarloaf and Smith's Hill and it is severely threatened by the spread of the pest plant African Olive over the slopes.

4.5.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF SH-LU5

The land within the Unit falls partly under the area of the Campbelltown LEP District 8 (Central Hills Lands) (LEP D8) and partly within Campbelltown Urban Area LEP 2002 (LEP 2002). The boundary between the two uses follows the freeway and Upper Canal, with the area to the north and Mount Sugarloaf included in LEP 2002 and the remainder within LEP D8.

The land in LEP 2002 north of the Canal is zoned 7(d4) Environmental Protection with a minimum lot size of 2 hectares, and Mount Sugarloaf and Sugarloaf Farm to the east of Menangle Road is zoned 7 (d1) Environmental Protection with a minimum lot size of 100 hectares. The Upper Canal is zoned 5(e) Special Uses Public Purposes Corridor.

The land within LEP D8 is zoned 7(d1) Environmental Protection (Scenic) with a 100 hectare 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 Upper Canal is zoned 5(a) Special Uses (Water Supply).

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 surrounding areas within the area of the LEP.

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 of the landscape 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 subdivision or construction in this part of the Unit since at least the 1950s. It is not known when the Train and Tram Museum was established, this being the only semi-commercial land use in the area.

The Riding School has been established since the late 1980s.

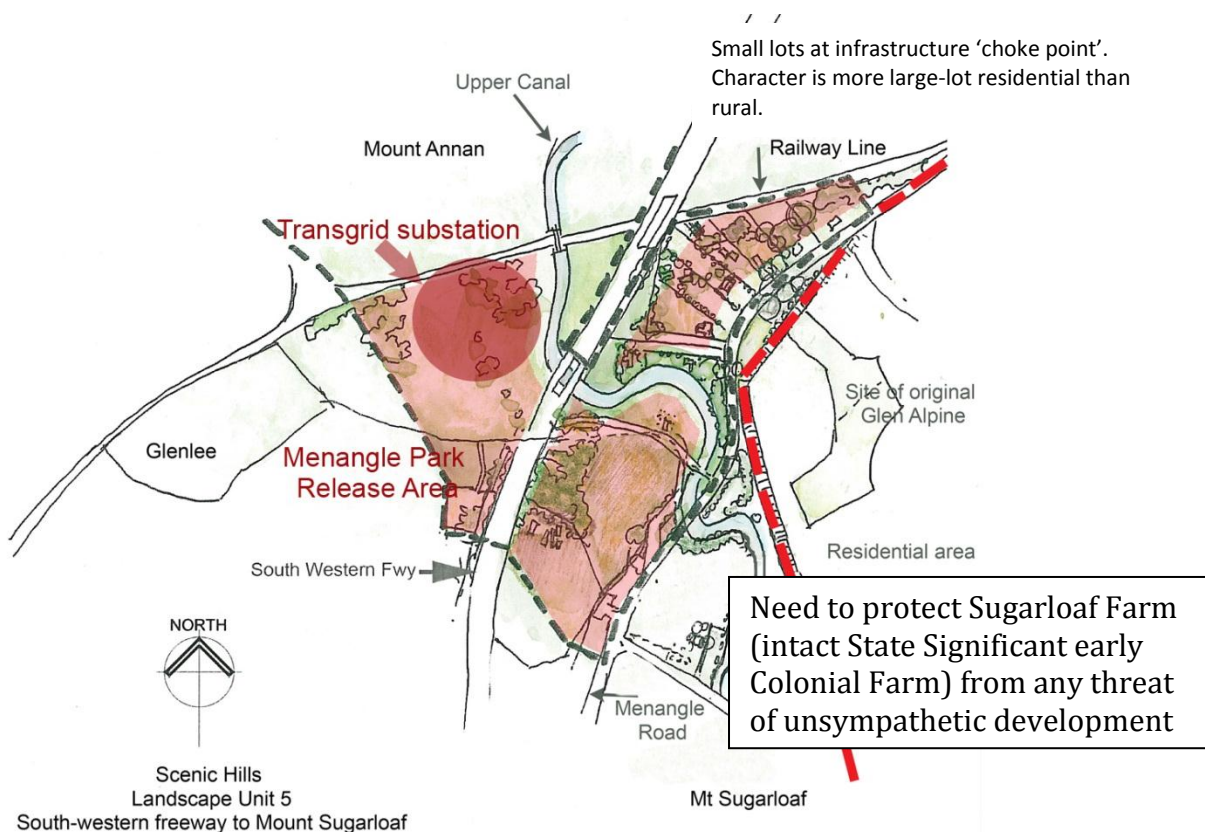


Figure 4.5.48. Current issues in SH-LU5

4.5.6 EXISTING LOT SIZES AND THEIR IMPACT ON THE VISUAL QUALITIES OF SH-LU5'S LANDSCAPE

Lot sizes within the Unit are small - the total area of the unit is less than 100 hectares. Of the properties zoned 7(d4) environmental protection (2 hectares minimum) (LEP 2002), most are at least 2 hectares in area and are therefore entitled to erect a dwelling with Council's consent. Only three properties do not meet the 2 hectares standard (one in LEP D8 and two in LEP 2002) and these have not been developed. The development that has occurred under the zone has not had a significant adverse impact on the aesthetic qualities of this part of the Landscape Unit. This is partly because the area is observed and compared against the small lot development of Glen Alpine to the east, and partly due to the ameliorating effects of the local vegetation, including the screening provided by some of the trees. Most of the houses are set well back from Menangle Road and are relatively unobtrusive even in views following the bend of the road.

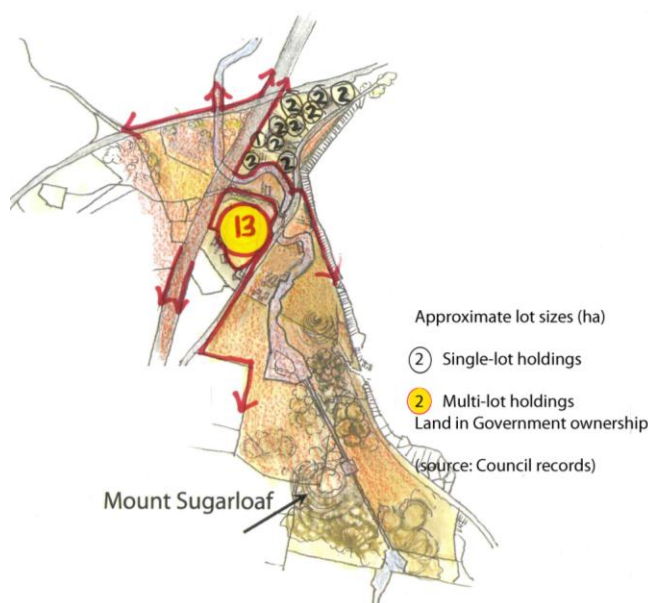


Figure 4.5.49. Distribution of lot sizes in SH-LU5. The lots near the northern end are within the area zoned 7(d4) 2 hectares minimum lot size (LEP 2002) and the remainder are either Special Uses or in the 7(d1) 100 hectares minimum lot size zone (LEP D8 or LEP 2002).



Figure 4.5.50. The shaded area (pink) shows the lots that have been developed in the northern part of SH-LU5. This is one of the least developed Units in the Study. Sugarloaf Farm (shaded orange) includes the historic farm buildings and original farmhouse.

Development within the area covered by LEP D8 has been minimal and the landscape still reads as a rural one. Although the lots are each well below the 100 hectares minimum required in the zone, most were in existence prior to 1974 and therefore potentially are able to access the concessional provisions for development of undersized lots under this zone. This may not have occurred if the properties were in single ownership. The details of ownership in 1974 were not known to the study team.

4.5.7 EFFICACY OF THE EXISTING STATUTORY CONTROLS IN PROTECTING THE VISUAL AND SCENIC QUALITIES OF SH-LU5'S LANDSCAPE

Although there has been limited development in the Unit since the introduction of the LEP it is generally consistent with the zoning.

The 7(d4) zone encourages development that will help to protect the environmental qualities of the landscape and still allow a relatively high density of development when compared to other parts of the Scenic Hills landscape, and for the most part this was found to have been the case.

The 7(d1) zones in LEP D8 and LEP 2002 have protected the rural/agricultural qualities of the landscape relatively effectively. No non-rural land uses have been approved other than the development described above, and the character of the landscape has remained predominantly consistent.

4.5.8 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU5

The undeveloped, semi-rural character of this Unit provides a significant contrast to the suburban area of Glen Alpine to the north, and this difference will become even more important in the future. Much of the area to the south of SH-LU5, and part of the land within the Unit has been designated as a major 'Greenfield' development site under the New South Wales State Government's Metropolitan Development Program. This development, to be known as the Menangle Park Release Area, will require careful attention to subdivision patterns and urban design if the highly significant historic, visual and technological connections within the area and to adjacent elements of the landscape are to continue to be able to be read as part of Campbelltown's Scenic Hills.

Any development is also likely to have a significant adverse impact on the historic and visual curtilage of Glenlee and will need to be managed with particular care, including the detailed design of the urban-rural interface (the Model should be used) and also potentially limiting total development yields in order to protect the historic visual links between Glenlee and Mount Annan. Care will also need to be exercised to ensure that development in the vicinity of Menangle Road near Mount Sugarloaf will not have any adverse impact on the cultural landscape setting of Sugarloaf Farm and the scenic values of Mount Sugarloaf and Smith's Hill.

4.5.9 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF SH-LU5

Simply designating this area for 'large lot' residential development is not likely to lead to a successful outcome in terms of visual impacts on the scenic qualities of the landscape. As has been described in Section 4.0, in today's development climate large lots often lead to large houses, with no greater proportion of the landscape being left undeveloped and capable of sustaining any meaningful landscape values. The only way that this is likely to be able to be achieved is through the design and implementation of the design controls such as those described in the Model for bushland development in Appendix 1. Although this Model

was designed for the bushland edge areas, its principles (including the need for buffer planting) are also relevant in places such as the group of small lots near the infrastructure 'choke point'. The controls focus on the need to restrict the footprint of development on large lots to ensure that the new development can blend into the landscape without reading in any way as 'McMansions' on large lots. Careful attention needs to be given to the design and management of the urban-rural interface to ensure its visual accessibility to the community and prevent views to the surrounding landscape being obstructed by a wall of development and fences. Generous space needs to be reserved for the planting and ongoing viability of the large trees required to screen two storey dwellings (which are the usual form).

If the design principles described in the Model are adopted in this manner there may also be some capacity to increase densities in the area north of the Upper Canal. The priority in this area is to ensure that any additional development is well screened from the road and to manage the roadside design and planting to direct views through the area without distraction from built forms.

The impact of reducing the minimum lot size in the area north of the Canal to 4000m² and 1500m² was then assessed. Any further increase in density would be unable to be screened or ameliorated and would read as standard suburban development. Any sense of transition between the urban and rural landscapes of the Campbelltown LGA would be lost.

Impact of reducing the minimum lot size north of the canal to 0.4 hectare (4000m²)

The majority of lots within this part of SH-LU5 are approximately 2 hectares in size. If the minimum lot size was to be decreased to 0.4 hectare the total number of dwellings potentially able to be constructed in this area would increase from 8 to between approximately 35 and 40. Protecting the existing scenic values of the Unit would not be a likely outcome under this scenario unless very strict controls were placed over the design and siting of dwellings within the landscape. With appropriate commitment from residents and Council, it may however be possible. Achieving the necessary buffer planting density in this physically constrained area may reduce the nominal yield in order to provide access to each property but if this was to be done, an acceptable outcome in terms of impact on the scenic qualities of the Unit may be achievable. It should be noted also that buffer planting will be required to the railway line and freeway elevations as development would be likely to be visible from points along these routes.

Impact of reducing the minimum lot size north of the Canal to 1500m²

If the minimum lot size was to be decreased still further to 1500 m² for example, the potential yield from this land would increase considerably, as would the scenic and environmental impacts in the same ways as described above, but more intensely. It is not likely that acceptable levels of screening or sense of space could be achieved in this scenario, and it is not recommended that it be pursued further.

4.5.10 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF SH-LU5

The following recommendations are made to ensure the conservation of the visual and environmental significance of SH-LU5'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 5

- Protect and conserve the unique scenic values of SH-LU5 and its ability to contribute to the quality and integrity of the landscape of the Scenic Hills.
- Include the landscape of Sugarloaf Farm (including Mount Sugarloaf, Smith's Hill and the area to the east) within the area recognised as the Scenic Hills.
- Prevent any development that would have an adverse impact on the setting of an item identified as being of State Heritage Significance.
- Prevent adverse impacts on the scenic values of the Unit through the introduction of detailed design controls over the scale, form, siting and materials of any new development, and through strong controls over the design of the public domain.
- Protect the original historic alignment and narrow, tree-lined aesthetic quality of Glenlee Road (formerly Minto Road) in any new development.
- Recognise and protect the quality and integrity of the sequential views (when approaching and experiencing the transitional views) while travelling south on the Menangle Road, Glenlee Road and the freeway.
- Recognise and protect the importance of the quality of the spatial depth and integrity of the undeveloped landscape in SH-LU5 by preventing development that will introduce new structures or land uses into the Unit other than those described here.
- Recognise and protect the undeveloped qualities of views towards the Unit from semi-formal, informal and accidental vantage points. In particular, all surviving attributes of historic views created or managed during the 19th Century should be protected from intrusion by unsympathetic development.
- Protect the existing visual links between the edges of the Unit and the nearby landforms from interruption or compromise to the scenic values that may otherwise arise through the introduction of unsympathetic land uses.
- Do not permit overbridges or similar structures to interrupt the significant transitional views identified in this report.
- Any new development within the landscape unit should be required to be located well below any nearby hilltop or ridgeline.
- The zoning for this landscape unit should remain focused on the need to protect and conserve the scenic and environmental qualities of the landscape and its setting.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED URBAN EDGE: SH-LU5

It is recommended that the whole of Sugarloaf Farm (which includes Mount Sugarloaf and Smith's Hill) be formally recognised as part of the landscape of the Scenic Hills and incorporated in SH-LU5. This designation will help to protect the unique scenic qualities of this landscape from the impacts of unsympathetic development.

It is recommended also that the existing footprint of the Unit be retained free of urban development in order to prevent any adverse impact on the scenic qualities of the landscape. It is appreciated however that planning for the Menangle Park release area is well under way and it may not be possible to reverse the process. Two options are presented for the urban edge of this area, depending on the outcome of the planning process for Menangle Park:

1. Protect the integrity of the existing landscape and prevent any expansion of the Campbelltown LGA's urban footprint which would be likely to compromise the qualities of this landscape (preferred option) and would lead to urban sprawl.
2. Permit low density urban development within the unit and as part of the Menangle Park urban release area providing that all parts of the development north of the southern boundary of Glenlee are subject to design controls to minimise any adverse impact on the historic, cultural, aesthetic and technological significance of SH-LU5.

The recommended boundary of the urban edge is shown in Figure 4.5.51 below.

PROTECTING CAMPBELLTOWN'S COMPACT FOOTPRINT AND TIGHTLY DESCRIBED URBAN EDGE - RECOMMENDED ZONING AND DENSITY: SH-LU5

- It is recommended that the zoning of this Unit continue to facilitate the conservation of its unique scenic and functional qualities which contribute to the significance of the area as part of the landscape of the Scenic Hills.
- Much of SH-LU5 is within the area of the State Government's Metropolitan Development Program. The zonings in the Unit will need to respond to the details of the proposed future development under this Program.
- The land in the Menangle Park Release Area will be zoned in accordance with the recommendations of the detailed studies being undertaken to inform the Release.
- The Department of Planning's Standard LEP Template provides zones for Councils to apply to land within their areas. In the case of SH-LU5 it is recommended that the land east of Menangle Road be zoned E3 - Environmental Management as described in Section 3. This will ensure that any development will continue to respect the important environmental characteristics of the landscape.
- The whole of the land between Menangle Road and Mount Sugarloaf is to remain 100 hectare minimum lot size.

- The land between the Water Supply Canal and the northern edge of the Unit could be zoned E4-Environmental Living with a minimum lot size of 1 hectare providing that development complies with the Model identified in Appendix 1.
- If the development of the Menangle Park Release Area proceeds it will be challenging to retain the environmental quality of the Unit. The southern part of SH-LU5 is likely to be substantially developed, meaning that the role of the remainder of the Unit will be to provide a narrow 'green' separation between the existing and new urban areas and protect the compact character of the main urban footprint of Campbelltown.
- It is recommended therefore that this land (between Menangle Road and the freeway, and north of the Upper Canal) could have the capacity to absorb some increase in density providing that the Model in Appendix 1 is used to ensure minimum impact on views from Menangle Road. In this case a minimum lot size of 0.4 hectares may be appropriate.

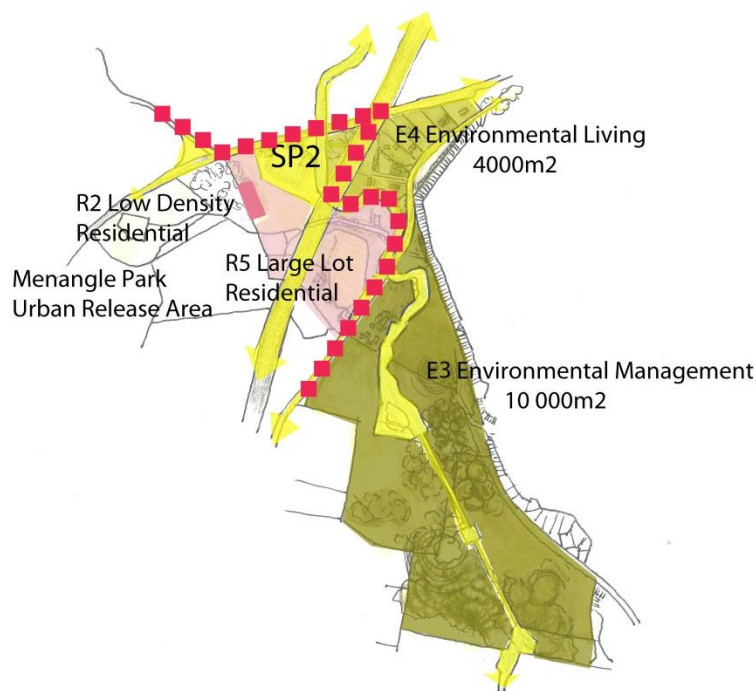


Figure 4.5.51. If the proposed release of the Menangle Park area proceeds under the State Government's Metropolitan Development Program and land within the Scenic Hills is included within the development area it is recommended that this be recognised through an overlay on the urban edge and that the important scenic qualities of the Unit continue to be protected from unsympathetic development through the planning process. This will help to protect the fundamental planning principal that has informed the Campbelltown LGA's development since the 1960s as a compact city set in a unique rural and scenic landscape of the highest quality.

NB: THE AREA SHOWN RED IS DRAFT AND BASED ON NO PUBLISHED SCHEME FOR MENANGLE PARK. IT IS THEREFORE INDICATIVE ONLY.