

## 6.0 CONCLUSION

This study has investigated the scenic and aesthetic values of the landscapes that surround the urbanised area of the Campbelltown Local Government Area (LGA). Sub precincts, or Landscape Units, were identified within each landscape and each of these was investigated in detail using fieldwork, historic, documentary and environmental research to determine the scenic and visual characteristics, values and specific views of the Unit that need to be protected for future generations.

One of the most notable characteristics of the landscapes is the richness and spatial complexity of the landscapes, particularly those in the Scenic Hills. In most Units a tangible sense of depth and volume dominates the landscape. It is a multi-dimensional place which is experienced from innumerable perspectives and contains multiple layers of meaning and cultural value.

The Scenic Hills is also highly visible from throughout the LGA and the quality and accessibility of these views have meant that the Scenic Hills contribute greatly to the LGA's 'sense of place'. Although more visually 'hidden' as a result of their less spectacular topography, the EESPLs are the interface between the urban area of the LGA and the environmentally sensitive and spectacular Georges River catchment - which is also valued highly by the local community.

Although Campbelltown was one of the first settlements outside Sydney in the earliest days of the Colony the landscapes of both the Scenic Hills and the East Edge Scenic Protection Lands have been protected from urbanisation over the years, with the Scenic Hills being recognised as a special landscape since the earliest Colonial times, and the East Edge Scenic Protection Lands (EESPLs) protected through patterns of large land holdings and soils less suitable for agricultural pursuits.

The study has found that the qualities of the landscape recorded by Governor Lachlan Macquarie in 1810 have survived in a remarkably intact condition due to the patterns of Colonial farming, later pastoral and agricultural uses and most importantly, as a result of the proactive town planning controls of the post-War era.

One of the main objectives common to all planning controls since the early 1960s was to create Campbelltown as a compact city set within a unique and attractive scenic landscape. This was achieved through land use zoning and development controls that encouraged a well-defined urban edge with the continuation of active rural land uses beyond, and the active discouragement of commercial, industrial, residential or other non-farm related development. Minimum lot sizes for subdivision were set well above the existing pattern of subdivision to discourage speculative development although concessions such as allowing owners of existing lots to erect a dwelling were granted. Views and vistas were protected and their accessibility from the public domain ensured through urban design controls throughout the LGA.

Thanks to these planning initiatives and their consistent enforcement, both the Scenic Hills and the East Edge Scenic Protection Lands have remained strongly defined and aesthetically unique landscapes which continue to define the setting of the Campbelltown LGA.

All local government areas experience continual pressure for development, and the landscapes of the Scenic Hills and the EESPLs are no exception, with a succession of proposals, requests and applications for a range of development proposals being submitted to Campbelltown City Council and the State Government to develop the landscapes for residential and commercial/industrial activities over the years. Council continues to recognise the importance and unique qualities of the landscapes and almost all concept plans and applications have been refused either formally or informally. These decisions have done much to ensure that the setting of the City of Campbelltown has not been compromised. Notwithstanding this, the demands continue.

The report examined the effectiveness of existing planning controls such as zoning and minimum lot size in the protection of the landscapes' visual and environmental values. This included analysing the patterns of development that have occurred under the current planning instruments and identifying the potential for further development in each Unit under these and other possible controls.

A range of development scenarios for each Unit was identified. These explored different options for land uses, densities and patterns of development in each landscape to determine the capacity of each for further development (if any). It then identified the impacts that changing these controls would have on the scenic and environmental values of each Unit.

The report includes recommendations on how to protect the scenic and environmental qualities of each Landscape Unit through the planning and land use management process. This included the identification of a limit for the spread of urban and suburban land uses and the development of detailed recommendations for zoning and densities for each Landscape Unit in accordance with the requirements of the NSW Department of Planning and Infrastructure's current Standard LEP Template and other policies of the Department and Council. Essential principles and an indicative model for development either abutting the pastoral landscape or within an ecologically sensitive landscape such as on the edge of bushland were also developed to provide a basis for the formulation of detailed Development Control Plans or other design controls to help ensure that new structures are sensitive to the unique qualities of their landscape setting and are able to 'sit gently' within the landscape.

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