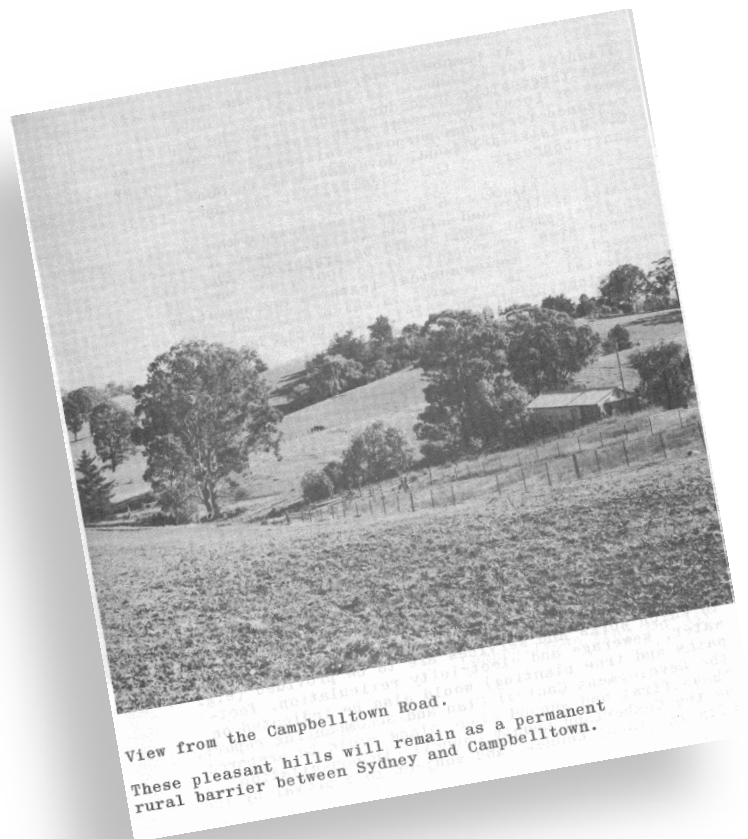


**VISUAL AND LANDSCAPE ANALYSIS OF  
CAMPBELLTOWN'S SCENIC HILLS  
AND  
EAST EDGE SCENIC PROTECTION LANDS  
FINAL REPORT**



**PREPARED FOR CAMPBELLTOWN CITY COUNCIL**



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Updated  
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COVER IMAGE: from Campbelltown – A New City in the County of Cumberland,  
Published by the Cumberland County Council in October 1960 (p11).  
This report established the planning policies that guided the development of the City.

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## EXECUTIVE SUMMARY

This study has investigated the scenic and aesthetic values of the landscapes that surround the urbanised area of the Campbelltown Local Government Area (LGA). The study areas (the Scenic Hills to the west of the valley and the East Edge Scenic Protection Lands (EESPLs) to the east) were divided further into discrete Landscape Units in recognition of their geographic location and unique characteristics.

Each Landscape Unit was researched and analysed in detail 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 found during the fieldwork undertaken for this report was 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', 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.

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 scenic landscape. This was achieved through land use zoning and development controls which 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 study also 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 controls. It then explored the impacts that changing these controls would have on the scenic and environmental values of each Unit. A range of development scenarios for each Unit was examined which assessed not only the impact of additional dwellings and ancillary structures such as garages and outbuildings on the scenic qualities of the landscape, but also addressed issues such as the need to protect genuine rural activity from

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the impacts of residential subdivision on nearby land due to the subsequent potential for conflict between the two uses due to environmental impacts of noise, odours and water runoff.

The study concludes with 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 (including models for development on the interfaces of the rural and bushland landscapes) that will also satisfy the requirements of the NSW Department of Planning and Infrastructure's current Standard LEP Template.

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