
395.5 EAST EDGE SCENIC PROTECTION LANDS - UNIT 5

HANSENS ROAD (E-LU5)



(previous page)

E-LU5 is a high quality bushland landscape with a small amount of cleared land used for small-lot farming.

Figure 5.5.1 . The streetscape of Junction Road is typical of the area, with dense plantings of tall forest eucalypts towering high above the road which dwarfs the cars below and establishes a strong sense of both verticality and enclosure to the landscape of the Unit.

Figure 5.5.2. The eastern side of the Unit has been cleared and used for farming for many years. The farmhouse and its neighbours are prominent elements in the landscape due to the topography rising to the ridge lying parallel to Amundsen Street.

Figure 5.5.3. The interface between the traditional rural and the bushland areas has been resolved assertively and is a successful element in the landscape.

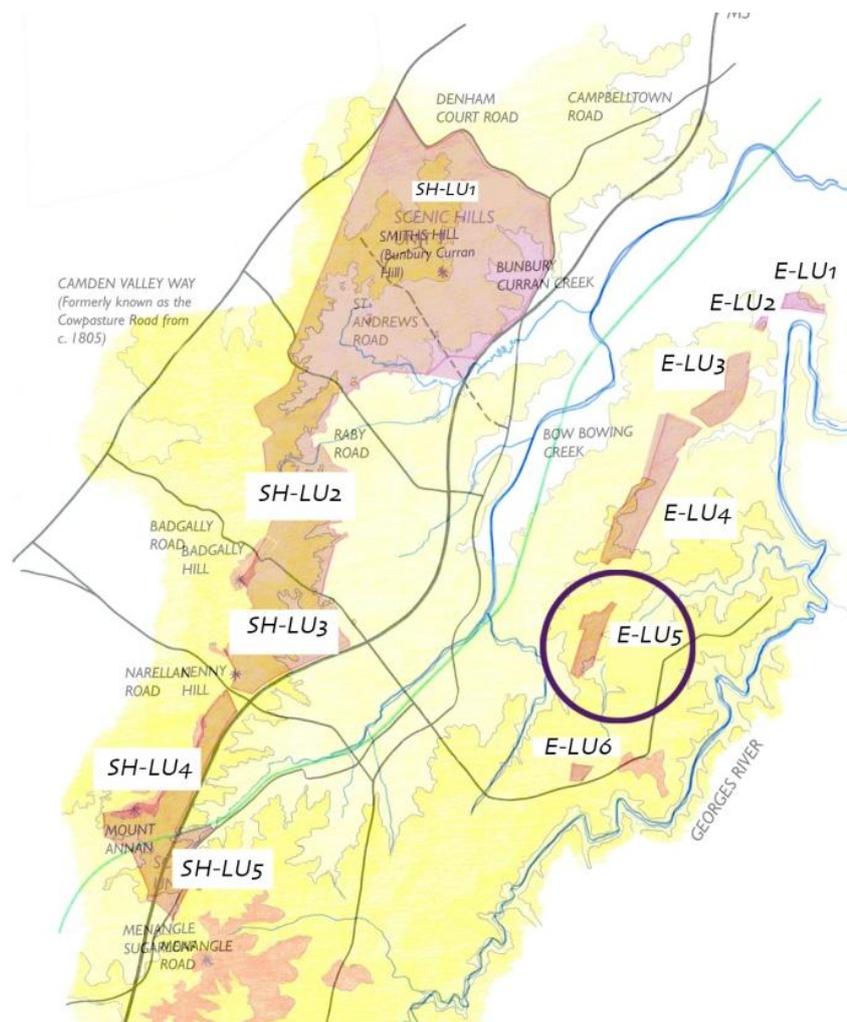


Figure 5.5.4. Location of East Edge Scenic Protection Lands Visual Landscape Unit 5 (above)



Figure 5.5.5. Main elements of the landscape of E-LU5. The Unit is dominated by its impressive treescapes and low-intensity land uses.

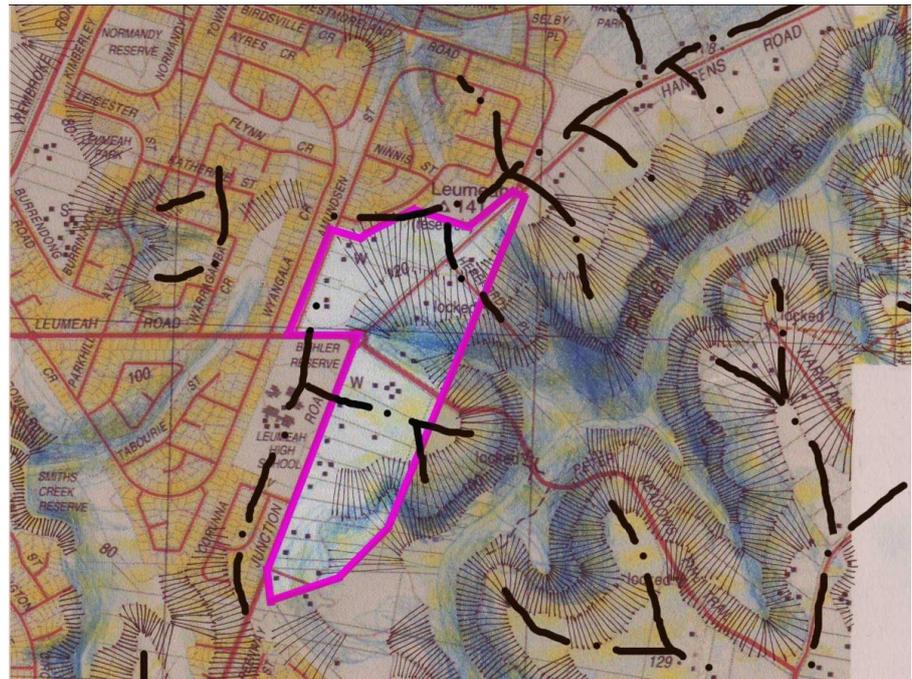


Figure 5.5.6. E-LU5 is located on the edge of the steep gully of Peter Meadows Creek at Leumeah.

5.5.1 CONTEXT

Landscape Unit 5 (E-LU5) demonstrates very high ecological, visual and scenic values. Situated at the highest point along the final ridge of the main Campbelltown valley and adjacent to the Leumeah Reservoir, the landscape of E-LU5 is a high quality one dominated by the old-growth forest surviving throughout the Unit in both the public and private domains.

The land forms part of the 1300 acres granted originally to Thomas Rose which was later incorporated into William Redfern's Campbellfields Estate⁴² but little is known of its use prior to the major subdivision of the Estate in the 1880s.



Figure 5.5.7. Extract from Parish of St Peter Map showing the extent of Thomas Rose's grant and its overlay by William Redfern's Campbellfields Estate. The track shown leading to the Georges River followed the ridgeline and then the alignment of what is now Hansens Road, and the southern boundary of Rose's grant marks the southern edge of E-LU5.

(Source: NSW Department of Lands. nd. Parish of St Peter. Map ref.14073901. Parish Map Preservation Project. <http://parishmaps.lands.nsw.gov.au>)

⁴² NSW Department of Lands. nd. Parish of St Peter. Map ref.14073901. Parish Map Preservation Project. <http://parishmaps.lands.nsw.gov.au>

The eastern edge of E-LU5 blends seamlessly with the thick bushland of the Parkway reservation and Peter Meadows Creek to the east, the rich vegetation extending far into the properties fronting Hansens and Junction Roads.

The western edge of much of the precinct is a well-defined one. Created by a wide verge beside Amundsen Street, it is marked by a row of mature native trees (Forest Red Gums). The spatial qualities of their setting in the verge enhances their role as prominent and appropriate markers of the edge of the Unit. They also ensure that the ridgeline is soft in character in this very important location. South of Leumeah Road, the western boundary is more arbitrary in character and formed by Junction Road; with Leumeah High School occupying much of the western sidefacing the semi-rural bushland of E-LU5 to the east.

The northern-most part of E-LU5 is marked by the Leumeah Reservoir which is set in park-like surroundings when viewed from Hansens Road to the north, with a small area of Cumberland Plain Woodland species to its south. It is surrounded by suburban development to the north and west, although the configuration of the roads and location of the ridgeline minimises the impact of the suburban landscape when approaching the Unit from the north. The residential area has no meaningful connection with E-LU5, with the houses orienting their back fences to the Unit and addressing the parallel roads of Wyangala Crescent and Debenham Avenue and the outlook to the valley and Scenic Hills below.

The land in the Unit forms part of the Georges River catchment, with a distinct fall from the ridge at Amundsen Street towards Peter Meadows Creek to the east. The southern edge of the Unit falls away towards the bridge that crosses the valley of Peter Meadows Creek, with the entrance to the area marked by a waste recycling facility and truck depot.

The Unit is divided by Hansen's Road into two sectors of distinctly different landscape character, yet it is also unified by the scale and visual quality of the remnant original native trees lining the roadsides throughout the area.

To the west, the two small farms situated between Hansens Road and Amundsen Street are the only substantially cleared areas in E-LU5 today and have retained an evocative small-farm character, with several modestly scaled houses including a traditional late Victorian farm cottage and a heavily layered Federation-Interwar cottage set along the ridgeline with their main frontage to Amundsen Street to the west. A small church building (the Leumeah Baptist Church) is located immediately to the north of the group and also addresses Amundsen Street. The eastern edge of the cleared area is marked by a scattering of Woodland trees close to Hansens Road which blend with the remnant original trees in the roadside verge. When viewed from the lower elevations to the east and south the skyline along Amundsen Street is dominated by the canopies of the Forest Red Gums.

The visual quality of the landscape in the eastern half of the unit is dominated by the extensive survival of original forest vegetation, with houses either nestled under the canopy or located in small clearings close to the road, creating an intimate streetscape quality which is enhanced by the towering trees arching over the roadway.

The Natural Landscape Values Assessment by Conacher Travers identified much of E-LU5 as possessing high or medium conservation value, and these areas contribute significantly to the visual qualities of the unit as a whole.

The local roads in the area form part of the wider network, with many acting as local distributors and being subjected to higher traffic volumes than other Units in the EESPLs.

Although some of the roads have been fully paved and kerbed in the urban manner, the semi-rural character of the streetscapes is retained by the retention of trees growing in



Figure 5.5.8. Aerial photography from 1956 and 2009 (Figure 5.5.9 (opposite)) reveals the changing pattern of clearing and development in E-LU5 over the last 50 years. Re-growth in the northern sector has been more extensive than to the south, with much of the area south of Peter Meadows Fire Trail being vegetated throughout the period, although there is some evidence in the 1956 photos of earlier clearing in places. Traces of the alignment of the original path to the Georges River shown on the early Parish maps can be seen in the tree-lined clearing running through what is now the site of Leumeah High School (arrowed) and the trodden path to the north-west of today's reservoir.



Figure 5.5.9. 2009 Department of Lands aerial photograph. ((c) 2009 NSW Department of Lands. SIX viewer).

natural patterns along the roadside verges throughout the Unit. Some, such as the Peter Meadows Fire Trail demonstrate good scenic qualities, the merging canopies high above the road creating an enclosed and intimate streetscape which is very different in its character to that of Leumeah Road immediately to the west.

This area also contains the Wat Pa Buddharangsee Buddhist Forest Monastery. This formally laid-out complex is nestled under the trees and largely screened from the public domain by planting, making it reasonably unobtrusive in the local viewscape considering its prominent location on a corner site. Its high chain wire fence advertises its institutional use however, and the structures within the Monastery complex are large and gardens exotic, but are largely concealed from the public domain by the surrounding native vegetation. If this vegetation was to be cleared the visual impact of development of this scale and intensity would be likely to have a significant adverse impact on the semi-rural and bushland edge quality of the landscape.

The Leumeah High School complex is another institutional use which influences the scenic quality of E-LU5. It is located at the south-western corner of the intersection of Leumeah and Junction Roads, with its major elevation to Junction Road and open-edged playing fields abutting Leumeah Road. Although not within the Unit, its open grass area is visually contiguous with the small farms to the north (within the Unit) and contributes positively to E-LU5's scenic qualities. The school buildings are sited compactly in the landscape and are surrounded by native trees that blend visually with those beside the road and also contribute positively to the qualities of the local visual landscape.

A real estate sign outside one of the properties towards the southern end of the Unit suggests that a child care centre is proposed on the site, but the age of the sign and lack of construction suggests that this may not eventuate.

The aerial photographs of the area taken in 1956 suggest that much of the vegetation is original, although areas of regrowth after earlier clearing can also be identified, particularly north of Leumeah Road and the Peter Meadows Fire Trail. Evidence of earlier clearing and re-growth can also be seen south of the Peter Meadows Fire Trail, although to a lesser extent.



Figure 5.5.10. The northern-most part of E-LU5 is more open in its character than the remainder of the Unit.



Figure 5.5.11. The Leumeah Reservoir is adjacent to the north-west corner of E-LU5 and is set in an open bushland setting that reads as part of the Unit



Figure 5.5.12. Looking to the north of the Unit along Hansens Road. The depth of the vegetation from the roadside contributes to the ability to appreciate the Unit as a bushland edge landscape without significant development.

Figure 5.5.13. The interface between the bushland verges and the cleared farmland has been managed with assertion and is a successful element in the landscape.



Figure 5.5.14. Much of the understorey between Hansens Road and Amundsen Street has been cleared, creating a transparency to this part of the view.



Figure 5.5.15. The visual effect and contrast between the elements of the landscape in this part of the Unit (near Hansens Road) are enhanced by the relative orientation of lots which creates contrasting patterns of light and shade between the open, grassed slope to the east and the enclosed, shady streetscape view.





Figure 5.5.16. The survival of vernacular cottages such as this farmhouse on Amundsen Street is rare in Campbelltown. The cleared slopes to the rear and the position of the cottage near the ridgeline mean that it is prominent in views from Hansens Road, Peter Meadows Road and Junction Road.



Figure 5.5.17. Amundsen Street follows the alignment of the ridge. This ridge forms part of the main division between the Campbelltown and Georges River valleys. The scenic importance of the ridge has been reinforced through the design of the adjacent subdivision development with the houses set low in the landscape when compared to the ridge and a wide verge which has been reserved from development and planted with trees in a natural configuration to emphasise the urban-rural edge. This relationship between Campbelltown's natural and built environments is readily understood and appreciated and remains accessible to the wider community. It is a good example of the subtleties of the planning principles that underpinned the development of the Campbelltown as a satellite City in the late 20th Century.



Figure 5.5.18 and Figure 5.5.19. The trees set along the verge in an irregular distribution also help to ensure that the ridgeline rises well above the rooftops and remains a 'soft' and textured one in distant views towards the Unit (Amundsen Street).



Figure 5.5.20. A modest Baptist Church marks the north-eastern edge of the Unit on Amundsen Street. It reads as part of the adjacent suburban landscape.



Figure 5.5.21 and Figure 5.5.22. Houses along Amundsen Street between the farmhouse and the Church are also modest in scale and marked by trees.



Figure 5.5.23 and Figure 5.5.24. Many individual examples of mature eucalypts can be found on the roadside verges and on private property.



Figure 5.5.25. The trees lining Junction Road also screen the houses and other development in the Unit from casual view.

Figure 5.5.26. Much of the vegetation is located along boundary lines in the traditional manner. Planting in the roadside verges is natural in character, with many examples of remnant early trees retained for shade along the route when Hansens Road was first formed.



Figure 5.5.27. Hansens Road.



Figure 5.5.28. Junction Road.





Figure 5.5.29.(above) Where there is a gap in the roadside planting, the landscape beyond is in most cases also of a high visual quality (Hansens Road).

Figure 5.5.30. Looking south along Junction Road. The Monastery is to the left of this photograph and Leumeah High School is on the right. Note the kerbing and guttering, which is unusual for a non-urban area.

The view along Junction Road in each direction from this location is terminated by canopies of trees in the distance which complete the sense of enclosure in the landscape (see Figure 5.5.31 below).



Figure 5.5.31. The topography rises gently toward the centre of the Unit near the intersection of Hansens/ Junction and Leumeah/Peter Meadows Roads.

Figure 5.5.32 to Figure 5.5.36 (below). The dwellings in the southern part of E-LU5 are set below the canopy and their impact on the bushland/rural character of the Unit is minimised by the screening effect of the trees along the verge and behind the houses. Introduced trees such as Cocos Palms are common in gardens but detract from the Unit's bushland qualities.



Figure 5.5.33. Junction Road.



Figure 5.5.34. Junction Road.



Figure 5.5.35. Junction Road.



Figure 5.5.36. Junction Road.



Figure 5.5.37(above) and Figure 5.5.38 (below). Amundsen Street marks the north-western boundary of the Unit. The landscape of the Unit and the adjacent residential development are distinctively different in built form and aesthetic character. The transition between the two areas is defined by the limit of the kerbing and guttering at the boundary.



Figure 5.5.39. The northern boundary of the Unit is defined by the abrupt change in the character of the streetscape near the intersection of Hansens Road and Westmoreland Street. Similar transitional characteristics can be found at each entry point to the Unit with the exception of Peter Meadows Fire Trail.

Figure 5.5.40. The southern edge of the Unit is similarly defined by the higher densities of the nearby areas and the fall in topography towards the creek.



Figure 5.5.41. When entering from the south the impressive streetscape character of E-LU5 is readily appreciated. The area to the left (west) of Junction Road in this photograph is not within the Unit at present, but its open character and undeveloped qualities mean that it, the trees lining Junction Road and the bushland setting of the school each contributes strongly to the aesthetic qualities of the Unit.



Figure 5.5.42. The height of this Unit allows it to enjoy high quality views from the ridge to the Scenic Hills in the west, in the case of this opening in the vegetation to Mount Annan.

This photograph is taken from the open area north of Leumeah High School.





Figure 5.5.43. A distinctive part of the landscape of the Unit is the Peter Meadows Fire Trail, a bushland road which passes through recognised koala habitat and demonstrates very high scenic and environmental qualities.



Figure 5.5.44 and Figure 5.5.45. Peter Meadows Road is bordered to the north by a house set well back from the main (Hansens) Road and sheltered under the trees. This property provides a good example of sympathetic development in a bushland setting.



Figure 5.5.46 to Figure 5.5.50 (below). The southern side of the fire trail is used as a Monastery and Retreat centre by the Wat Pa Buddharangsee Buddhist Forest Monastery. The large site contains a range of development including accommodation and meeting places. This development is well screened from the public domain and the main building is set low in the landscape.



Figure 5.5.48. The main entrance has a minor impact on the aesthetic qualities of the Unit, with a simple driveway leading to low-profile buildings set well back from the road and nestled under vegetation.



Figure 5.5.49. The built forms within the complex include traditional Buddhist design and late 20th Century brick vernacular.

Figure 5.5.50. These Monastery buildings and carpark are not sympathetic elements in the landscape of the Unit even though they cannot be seen from the street.

Images from <http://www.mahamakut.org.au/album/monastery/slides/monastery04.html> and 07.html.

5.5.2 SIGNIFICANT VIEWS AND VISTAS

E-LU5 enjoys a range of high-quality views and vistas arising from its location at the highest point on the eastern ridge, the distinctive fall of the land from west to east, and the extent and quality of its mature tree canopies and other vegetation.

Like each of the EESPLs, views into E-LU5 from elsewhere in the Campbelltown LGA are limited by its position on the eastern flank of the main ridge. When travelling along Leumeah Road from the main Campbelltown valley the main ridge is obscured by intermediate hills until the crest is reached near Amundsen Street. Past this point the view opens and extends over the grassed paddocks and school oval towards the heavily vegetated bushland to the east and the strongly canopied entrance to the Peter Meadows Fire Trail almost opposite.

When entering the area from the north, whether from the direction of Eagleview Road or Hansens Road, the quality of the arrival sequence is dominated by the density of the forest vegetation to the left (east) and contrasts with the park-like setting of Leumeah Reservoir at the top of the short slope to the west.

The prevailing character of most of the views and vistas is that of intimacy and enclosure due to the dominance of the tall trees throughout the Unit. These trees contribute to the quality of the views in the area in three main ways:

- the dense bushland to the east defines the edge and provides a visually prominent backdrop to all views in the area;
- the dense and partly under-cleared areas within private properties establish a sense of interlacing between the natural and settled environments; and
- the survival of both old-growth and regenerated forest eucalypts along the roadsides (including many high quality examples of Forest Red Gum) have created strongly directional views which reinforce the powerful sense of intimacy, enclosure and visual impressiveness of the streetscape views throughout the Unit.

Another significant element in the landscape which plays an important role in many views in the area is the row of impressive Forest Red Gums in the wide verge immediately to the west of Amundsen Street. The location of these trees along the main ridgeline and their mature canopies has allowed them to soften views towards and over the ridge from all directions.

Not all notable views in the area are defined by the natural landscape. The view over the school oval and paddocks towards the 19th Century farmhouse on Amundsen Street demonstrates highly evocative evidence of the late 19th/early 20th Century small farming landscape and provides a strong contrast to the bushland views that prevail in the rest of the area.

Good views would originally have been available from along Amundsen Street but are now largely obscured by the residential development to the west.

The height and position of E-LU5 has also meant that very high quality vistas are available when leaving the Unit, the most significant being when travelling west down Leumeah Road. Leumeah Road is aligned to the middle hill in the Kenny-Badgally Hill group in SHLU3 and the ridges crossed between E-LU5 and the valley floor provide an excellent series of views. The ability to see the Scenic Hills from within the Unit was likely to have been available to

the early residents of the farms along Amundsen Street but the view has now been obstructed by development and planting.

Further views are available out of the Unit at the southern end along the undulating topography of Junction Road, and to the east over clearings between the houses.

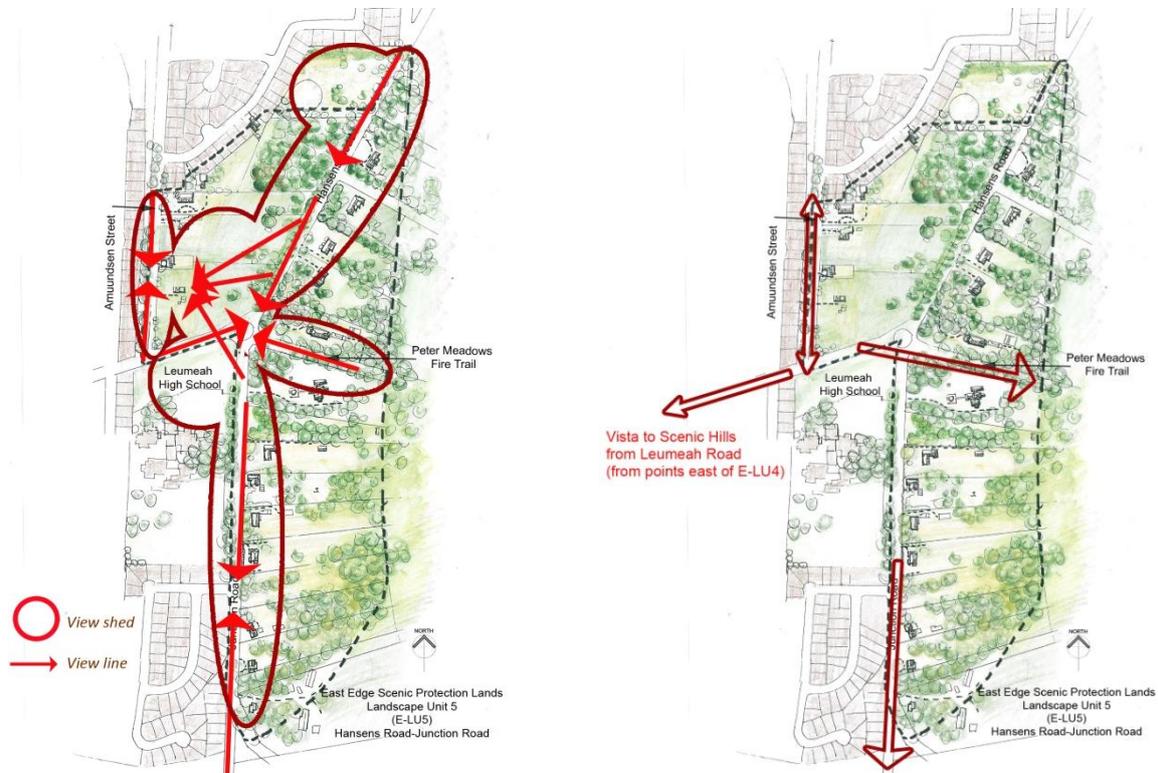


Figure 5.5.51 and Figure 5.5.52. Summary of the major internal (left) and external (right) views and vistas of SH-LU5. The scale and density of the roadside planting has resulted in many strongly directed vistas within the Unit, with the main exception of the open grassed areas near the centre of the Unit.

5.5.3 SUMMARY OF LANDSCAPE QUALITIES AND VALUES – E-LU5

The landscape of E-LU5 demonstrates very high aesthetic and ecological values. It has retained good integrity as a bushland edge landscape with areas of good rural landscape. Its streetscape views are particularly fine and do much to establish the quality and aesthetics of the Unit's landscape. The topography falls strongly from the west towards the Peter Meadows Creek further to the east, and the north-south fall is gently undulating. Some of the most significant values of the elements within the landscape are:

NATURAL BUSHLAND

- the Unit is characterised by its bushland edge character, being dominated by tall and visually impressive native trees including both Cumberland Plain Woodland and Shale/Sandstone Transitional Forest species and habitat of recognised conservation significance.
- The Unit contains a high proportion of original forest together with areas of mature re-growth and newer regenerating bushland. Each possess high ecological values as well as contributing significantly to the visual landscape quality of the Unit.

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- The backdrop of tall eucalypt trees provides a visually strong termination to the views toward the eastern side of the Unit.
 - The areas of natural vegetation also contribute strongly to visual qualities of E-LU5, being prominent in streetscape views; over cleared land and as a termination to many views within the Unit.

BUSHLAND INTERFACE

- Dwellings and other uses are nestled under the trees at a low density – particularly towards the northern and southern extremities of the Unit.
- One of the most significant landscape qualities of E-LU5 is the extensive retention of old-growth and mature re-growth trees in the roadside verges throughout the Unit.
- The contiguous nature of many of these roadside areas with the natural vegetation on adjoining properties is highly contributory to the cohesive character of this Landscape Unit.

TRADITIONAL RURAL USES

- Cleared areas on the western side of the Unit continue traditional rural uses such as the low-impact grazing of livestock.
- This area has maintained the characteristics of a small working farm, not contemporary 'rural residential' development.

NON-RESIDENTIAL USES

- The Unit includes several non-residential land uses, including two religious establishments and a light industrial facility.
- The Leumeah High School is not within the study area but forms part of the same landscape. It is a compact development set well back from the Unit, the site being dominated by the mature forest trees. The open playing fields at the northern end are visually continuous with the cleared pasture to the north.



Figure 5.5.53. Summary of the main elements of E-LU5.

5.5.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF E-LU5

The Natural Conservation Values Assessment for the East Edge Scenic Protection Lands by Conacher Travers Pty Ltd determined that much of this Unit, and in particular the area to the south of the Peter Meadows Fire Trail, demonstrates medium or high-level environmental values that need to be protected and actively conserved through the strategic planning process.

The Unit contains significant and high conservation value areas of Shale/Sandstone Transition Forest, including endangered communities of vegetation and habitat areas for endangered species such as the Cumberland Plain Land Snail and a range of owls, bats and birds. Other areas, including a small area of Cumberland Plain Woodland (Grey Box) have been more disturbed by under-scrubbing and weed infestation and have been assessed as being of medium value.

The Report recommends that each of these habitats should be protected from development, together with appropriate buffers to ensure connectivity and viability. These buffers will also help to ensure that the conserved habitat retains its visual connection to the remainder of the bushland and continues to 'read' as a cohesive landscape rather than isolated patches of vegetation.

These significant habitats cover a considerable proportion of many parcels within the area:

- 3 lots are fully affected (1x high; 2x medium value habitat)
- 1 lot is (approximately) 80% affected (high value habitat)
- 2 lots are (approximately) 50% affected (high value habitat)
- 7 lots are (approximately) 40% affected (3x high; 4x medium value habitat)
- 6 lots are (approximately) 30% affected (4x high; 2xmedium value habitat)
- 1 lot is (approximately) 25% affected (high value habitat)

This has significant implications for the capacity of the Unit to accommodate any increase in density (see below). These areas of high and medium ecological value correspond with the areas of highest bush landscape visual quality within the Unit. Other parts of the Unit also demonstrate good visual qualities, both bushland and rural. These include the areas of woodland trees with good shape and density and retained canopy but cleared understory, as well as the areas cleared of major vegetation which read as a traditional rural/bushland edge landscape.

The interface of grassed and treed areas is an important element of parts of the Unit, particularly to the west of Hansens Road. Views across these open paddock areas terminate at the backdrop of mature forest trees that follow the alignment of the ridge, with houses or other built elements playing only a minor role in the landscape. Another notable element within the Unit is the natural character of the roadside planting, consisting of Cumberland Plain Woodland species and demonstrating an unplanned character to their placement which adds to the rural visual qualities of the area. These trees, together with the soft edges to the paved roads, are vulnerable to increases in urban density and subsequent demands for 'suburbanisation' of the landscape – such as more formal plantings and extension of the kerbing/guttering found in parts of the area.

5.5.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF E-LU5

EXISTING ZONINGS AND THE QUALITIES OF E-LU5'S VISUAL LANDSCAPE

The land within the Unit is zoned 7(d4) Environmental Protection under the Campbelltown (Urban Area) LEP 2002. The range of permissible uses under this zone is discussed in more detail in Section 3. The land uses within the area at present include grazing, some horticulture and residential as well as institutional/religious establishments and some low-intensity industrial.

The visual qualities of the landscape reflect this limited range of land uses found in the area, with the prevailing character being one of a mostly undeveloped and natural landscape with pockets of small-scale rural activity. Dwellings are mostly situated close to the roadway, but due to the quality and density of the surrounding vegetated area the density still 'reads' as low density bushland interface.

The impact of the residential development on the visual landscape qualities of the Unit demonstrates a strong correlation between the amount of mature Cumberland Plain Woodland species retained on site, the degree and character of any clearing of these trees, the size, form and materials used in the buildings and the form and character of ancillary development such as fences, driveways and outbuildings. Properties that have retained a

high proportion of Woodland vegetation and with modestly scaled and designed dwellings and transparent fences have negligible impact on the visual qualities of the area.

It is interesting to note also that dwellings of a form that could otherwise potentially be considered intrusive in this Unit can read as a more neutral element when supported by active rural uses or where set against a visually strong and prominent backdrop of bushland/woodland vegetation.

The impacts of the Church and Monastery on the visual qualities and characteristics of E-LU5 are similar in many ways. In terms of their superficial impacts, each is a clearly non-rural, non-residential development with building/s of a scale larger than that found in residential development. A considerable proportion of each site is devoted to car parking. The Church is not screened by significant vegetation and the Monastery is well screened by bushland, including an area of high visual and ecological value. The architecture of the Church is modest and that of the Monastery complex, each being appropriate to their cultural traditions. Neither shows evidence of attempting to intrude visually into its immediate setting other than by a modest signboard erected near the main entrance to each property. The Church's small scale and its location adjacent to the residential area of Leumeah leads it to 'read' as part of that area; whereas the Monastery does not demonstrate any overt connection with a local residential population and is more likely to attract worshippers from a sub-regional catchment. This suggests the likelihood of associated traffic and amenity implications for the Unit and surrounding suburban residential areas.

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

The land within the Unit is zoned 7(d4) Environmental Protection under the Campbelltown (Urban Area) LEP 2002. Under the provisions of this zone the minimum lot size for the erection of a dwelling is two hectares. Figure 5.5.54 shows the distribution of lot sizes within E-LU5; and Figure 5.5.55 identifies those properties that have been developed in some way (including the erection of a dwelling).

Almost three-quarters of the land in E-LU5 is smaller in size than the two hectares required under the zone for subdivision and/or the erection of a dwelling. As is found throughout the EESPLs, almost all parcels have however had a house constructed on the property. Only two lots remain substantially undeveloped (one of which is within the Wat Pa Buddharangsee Buddhist Forest Monastery complex). All other undeveloped lots at the northern end of the Unit are small remnants from parcels otherwise reserved for the Parkway.



Figure 5.5.54. Much of E-LU5 is comprised of parcels smaller than the 2 hectare minimum required in the 7(d4) zone. Some of the lots extend into the area reserved for the Parkway and at present 'read' as much larger spaces in the landscape. Only the area within the Unit was included in the calculations.

Figure 5.5.55. Parcels with some form of development evident. In most cases this was a dwelling, but a variety of other uses were also found.

Although the relatively small properties in the Unit have been largely developed, the high retention of natural vegetation close to the road (the natural scattering of impressively tall eucalypts in particular) and the siting of many of the dwellings under the tree canopy has allowed the impact of this density of development to be relatively low. If these trees were not present, the long, narrow lots and siting of most dwellings close to their front boundary would make this group of houses read as semi-suburban, rather than as a bushland edge landscape. It should be noted also that the effective visual impact of the density of the properties to the east of Hansens Road and Junction Road has been minimised due to the undeveloped and fully vegetated road reservation adjacent to the rear boundary of these lots. The long-term protection of this good quality landscape (after the Parkway is constructed) will depend both on the retention of existing trees and the planting of replacement eucalypts along the rear boundary.

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

The existing statutory controls have protected the visual and scenic qualities of E-LU5 well, due both to the small amount of development that has occurred and the retention of a high proportion of bushland vegetation on most properties.

The relatively small minimum lot size in most of the Unit (with 80% of lots less than 2ha) and presence of development of some type (mostly a dwelling) means that there is little capacity for further subdivision under the existing controls.

Another relevant issue in the consideration of development capacity is the identification of appropriate land uses in the Unit. This Report has focused on the visual and landscape implications of development and not addressed other considerations such as traffic generation, noise and other amenity issues or environmental impacts such as pollution and water runoff into the Georges River Catchment area.

5.5.8 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU5

The existing land uses in E-LU5 are generally acceptable in terms of their impact on the small-scale rural and bushland edge character of the Unit. Continuation of the grazing and low-impact residential occupation at the existing density will have little adverse impact on these qualities, although it is recommended that design guidelines be prepared to help ensure sympathetic siting, scale, form, materials and ancillary structures of any new structure.

With regard to other uses present in the Unit, including the metal yard and the Monastery, each has been substantially protected from having a major adverse impact on the visual characteristics of the Unit by the density of screening vegetation. Any intensification of these uses, or the introduction of additional similar uses, may result in the loss of visually and environmentally significant vegetation and need to be similarly ameliorated or screened.

5.5.9 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU5

The Unit at present is developed at a density almost twice that permitted under the zone, with 27 properties within an area of 30 hectares. The significantly lower impact of this development when compared to similar densities in other Units is due to three main factors: the high retention of natural vegetation throughout the area, the survival of the small farm properties in substantially original condition and reading as genuine rural uses, and the important contribution of the roadside planting to the scenic quality and integrity of the area.

It is important that the landscape quality of E-LU5 is protected through the statutory planning process. The scope for any intensification of development density in the Unit is limited by its visual and environmental values, including the need to protect the extensive significant habitats in the Unit from development. Figure 5.5.56 shows the area available once the environmentally significant areas are excluded from development.

The space available on each lot for the erection of a dwelling or other major is limited once these environmental constraints are taken into consideration and in many lots only between

4000 and 7000m² is available. When the area required for ecological and bushfire buffers is also taken into consideration there is little potential to increase densities in much of E-LU5.

The only part of E-LU5 which is not affected by these ecological constraints is the cleared area of approximately 6 hectares located west of Hansens Road. The distribution of lots in this area is however uneven, consisting of two larger (1.8 and 2.4 hectares) and four smaller parcels. All except one has been developed already by the erection of one dwelling house. If the density of these lots was to be increased their subsequent development would have several impacts on the visual qualities of the Unit. These would include:

- The land slopes from the ridgeline at Amundsen Street towards the bushland to the east; and is a very prominent element in the Unit, being the only cleared area and located adjacent to the main intersection.
- Development on the slope would be difficult to screen and would intrude on the visual catchment of E-LU5, potentially compromising the visual qualities of the remainder of the Unit.
- The traditional use of this land for small-farming is clearly evident in the surviving fabric, including one property which has a surviving late 19th Century style farm cottage (not listed as a heritage item in the LEP). If the setting of the cottage was to be developed this ability to appreciate this earlier layer of Campbelltown's history in its original setting would be lost.

Given however that the remainder of the Unit has already been developed at an effective density close to one dwelling per hectare it may be possible to allow one additional dwelling on each of these two lots with frontage to Amundsen Street providing that they are subject to strict controls over the siting, form, scale and materials of any house and ancillary development. A well-designed structure set towards Amundsen Street (which would be likely to be preferred by many owners given the outlook from this higher point) would be likely to have a less significant impact on the remainder of the area (providing that appropriate planting of eucalypt/canopy trees is provided to soften the impact) and help to retain the integrity of the group. The eastern two-thirds of the slope closer to Hansens Road should remain cleared paddock in visual character, and ancillary development such as fencing should be traditional in character. It is critical however that the landscape does not develop the suburban characteristics of the recent development in E-LU4 (north-east of Eagleview and Ben Lomond Roads).

SUMMARY OF ISSUES RELEVANT TO THE IDENTIFICATION OF AN APPROPRIATE DEVELOPMENT DENSITY IN E-LU5

The potential for an increase in residential density in E-LU5 should be limited for the reasons identified in this section, including:

- The Unit contains a high proportion of high and medium value conservation value. These areas should not come under pressure for, or otherwise be threatened by, increased densities of both dwellings and ancillary development, including development in the vicinity of the significant bushland that may affect its ecological viability.

- The location and shape of these ecologically significant areas, together with the need for both associated habitat links and cleared buffers to prevent the spread of bushfire to housing development means that all parts of the Unit to the east of Hansens/Junction Road are affected by significant environmental constraints.
- The rural and bushland character of the Unit provides a well-defined visual and physical edge to the suburban area of Leumeah. This separation of land use should be retained.
- Retention of a planted edge to the proposed Parkway which is free of development will help to minimise any impacts that the construction and use of the road will have on the integrity of the aesthetic and ecological landscapes in E-LU5.

There is some potential however for a modest increase in development potential on the cleared land near Amundsen Street providing that such development retain a rural character. Use of the rural-edge section of the Model in Appendix 1 would be likely to be appropriate in this location.

The open woodland areas also contribute to the visual qualities of the Unit and should be protected from clearing and development, although there is some potential to 'build under' the canopy in the areas of lower ecological significance using the Model.

The need to ensure adequate bushfire asset protection zones for new development at a density greater than one dwelling per hectare would necessitate the loss of significant and mature vegetation and compromise the visual and scenic qualities of the Unit and is not appropriate in E-LU5.

5.5.10 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF E-LU5

The following recommendations are made to ensure the conservation of the visual and environmental significance of E-LU5's cultural landscape. They should be read in conjunction with the recommendations for the whole landscape described in section 5.0.

SPECIFIC RECOMMENDATIONS FOR E-LU5

- Retain old-growth trees in roadside verges and within properties throughout E-LU5.
- Manage growth in area to ensure that increases in traffic flow from new development does not generate demand to remove trees for vehicle safety. If the trees are considered a danger to road users alternative safety solutions (such as tensioned steel cable fencing) should be sought.
- The ridgeline followed by Amundsen Street defines the skyline of the Unit. A succession planting policy should be developed and implemented to ensure the long-term integrity of the dominance of the eucalypt-canopy character of this skyline.
- Prevent the introduction of further institutional uses within the Unit.

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

- The existing boundary of E-LU5 is generally appropriate.
- The contribution of the western verge of Amundsen Street to the definition and ongoing quality of E-LU5 is so important to the visual integrity of this Unit that the boundary of the unit should be widened to include the entire verge. The visual characteristics of the Leumeah High School site and adjacent open space to both the north and south are also within the visual catchment and demonstrate many consistent features, and it is recommended that the open space be excluded from the urban footprint to ensure that any future development of this site is required to be fully cognisant of its important and scenically sensitive position, and respect its non-urban/bushland setting and orientation.
- The site of the Leumeah Reservoir also 'reads' as being part of the non-urban area, and given that it is also situated on the ridgeline, with the main site within the visual catchment of the natural landscape of the Unit, it is recommended that it be included within the non-urban area.
- Two properties near the Reservoir are accessed via Debenham Avenue and read as contiguous with the adjacent urban area. One has retained a portion of undeveloped land to the rear which is part of the visual catchment of E-LU5 and located close to the ridgeline. It is recommended that this property remain within E-LU5 and the smaller lot adjacent to Debenham Avenue is included within the urban area.
- It is recommended that the urban edge in the vicinity of E-LU5 be as shown in Figure 5.5.57 and 5.5.58. It is also recommended that 'ridgeline protection' controls be applied to the properties and parts of properties shown shaded.

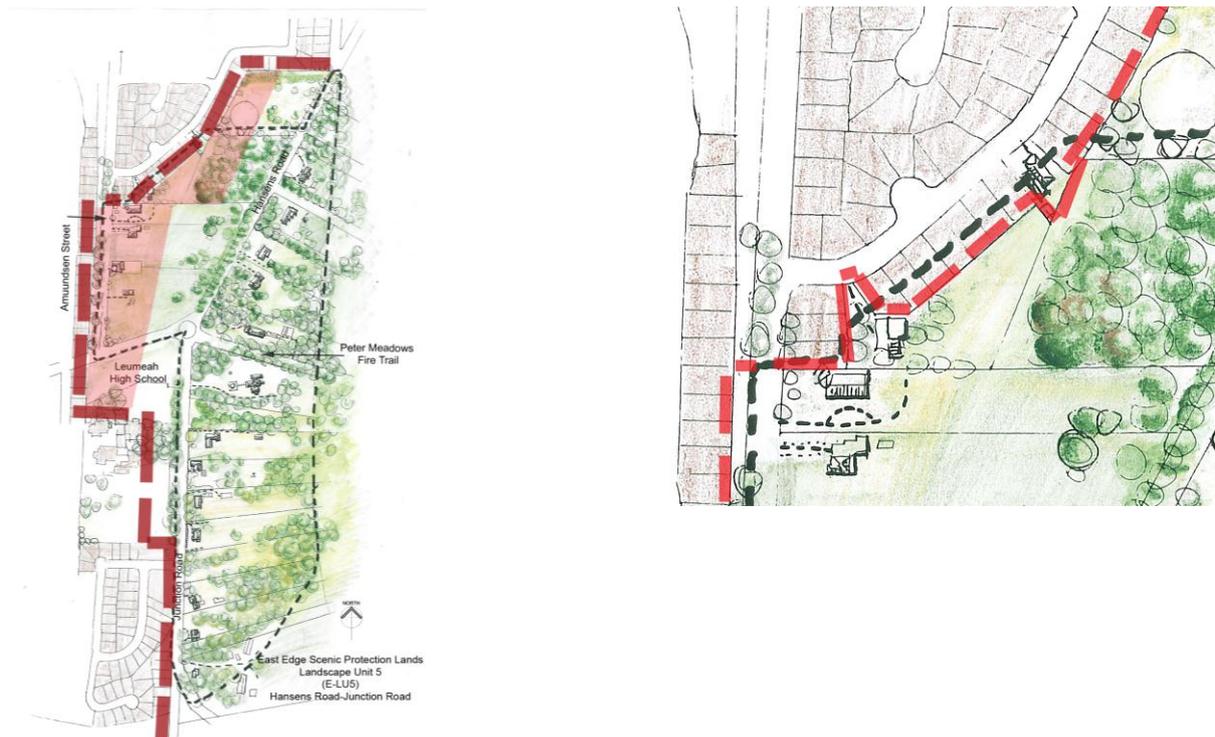


Figure 5.5.57 and Figure 5.5.58 (detail). Recommended Urban Edge in the vicinity of E-LU5

RECOMMENDED ZONINGS AND LOT SIZES FOR E-LU5

The recommended zoning for E-LU5 is E4 Environmental Living. This will allow controlled residential development but continue the emphasis on protecting the environmental qualities through requiring that any assessment of new development considers its impacts on the natural and aesthetic values of the Unit. It will also empower Council to refuse unsympathetic development whilst allowing development that will not have an adverse impact on the important environmental values of the Landscape Unit.

There is little potential for additional dwellings within the Unit without amendment to the statutory provisions. The maximum increase in density that could be accommodated without unacceptable impact on the identified visual and environmental values of the Unit is one dwelling per hectare within those parts of the Unit identified in Figure 5.5.56 only, and only then if subject to full compliance with the urban design requirements described in the Model for Bushland Edge Development in Appendix 1 of this report and any additional detailed design controls that may be developed for the area. This means that the development potential and distribution of dwellings will not be even throughout the Unit, but will respond to the environmental values of the property being developed. It should be noted that in many lots in E-LU5 no further subdivision or additional dwellings will be possible. If the model is not used the minimum lot size should remain 2ha.

Institutional uses such as places of religious worship, education, commercial and industrial premises are characterised by a scale, form and visual impact of both the main structure/s and ancillary development that is not likely to be compatible with the rural/bushland setting and physical environment of the Unit. It is recommended that these uses not be permissible in E-LU5. It should be noted however that the existing institutional uses should be permitted

to continue on their present sites, with any alterations or extensions to existing buildings required to comply with the design controls for the area.

Increased densities or intensity of land use in the remainder of E-LU5 will have an adverse impact on the visual and environmental qualities and values of the Unit and Campbelltown's Cultural Landscape and should not be supported.



Figure 5.5.56. E-LU5 includes extensive areas of high and medium natural conservation value which are not suitable for development. Areas within which development using the model may be possible are shown shaded pink. Areas not capable of accepting any increase in built density are shown dark green. The light green shaded area surrounding the environmentally sensitive areas are buffer areas to protect the ecological values of the Unit and are also not suitable for development (Note that this sketch is indicative only and is subject to confirmation of boundary through on-site survey).

URBAN DESIGN RECOMMENDATIONS

Allowing development at the density of one dwelling per hectare should not be considered unless each of the following criteria can be satisfied:

- the Model described in Appendix 1 is applied (using shared physical driveways) to minimise both the loss of trees and the impact of new development on the streetscape;
- all existing mature trees and vegetation are retained and any development 'fits around' the treescape;
- all areas of high conservation value on any lot are excluded from the calculated and built development areas;
- a buffer of at least 20 metres is retained between the high and medium conservation value naturally vegetated areas and any built structure;
- any new development is modest in its scale, form and siting to ensure that it is a visually recessive element in the landscape; and
- any fencing is 'transparent' in design so that it does not intrude upon the views over the area.

Although not identified as a heritage item, the late Victorian-style farm cottage in Amundsen Street has retained its original form and setting and continues to 'read' as a small rural group. Any development affecting this property should respect this original character and ensure that it continues to act as the most prominent element in the vicinity.