
5.4 EAST EDGE SCENIC PROTECTION LANDS - UNIT 4

EAGLEVIEW ROAD (E-LU4)



(previous page)

Figure 5.4.1 and 5.4.4 (below). Although much of this Unit is developed at relatively high densities for a rural area, it continues to demonstrate evidence of grazing and other small-scale agricultural uses.

Figure 5.4.2. Eagleview Road looking to the north-east.

Figure 5.4.3. Much of the landscape of E-LU4 is hidden behind the main ridge of Eagleview Road.



Figure 5.4.4. Active rural uses can still be found within E-LU4 (Eagleview Road).

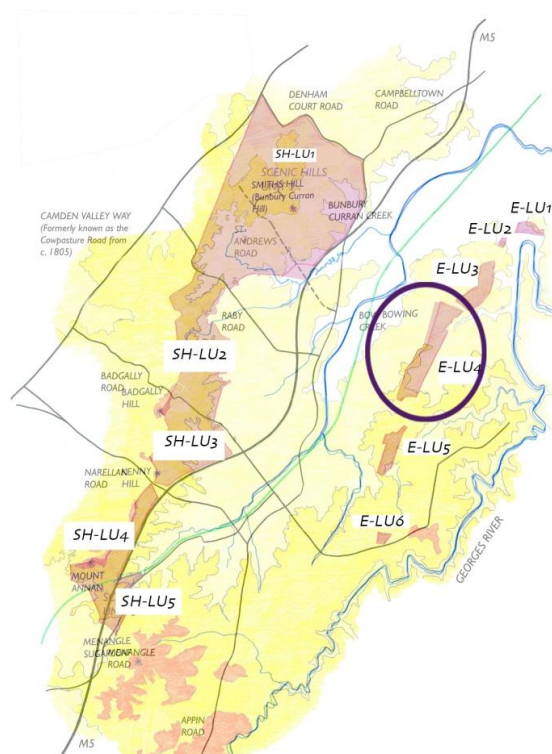


Figure 5.4.5. Location of East Edge Scenic Protection Lands Visual Landscape Unit 4.



Figure 5.4.6. E-LU4 is a large area that demonstrates a diversity of scenic character. The north-western sub-precinct is semi-urban, or large-lot residential, whereas the north-east is bushland. The central area is comprised of larger lots with many recent homes constructed – the area west of Eagleview Road is currently being developed for large-lot residential as part of the major Minto Renewal Project. The land south of Ben Lomond Road is characteristic of Sydney's traditional urban/bushland fringe, with a range of lot sizes and uses including institutional. The southern-most tip is more densely settled and reads as large-lot residential development.

5.4.1 CONTEXT

East Edge Landscape Unit 4 (E-LU4) is the largest Unit in the EESPLs and demonstrates the widest range of visual and ecological values. It is mainly cleared and used for small-scale grazing and horticulture with predominantly residential land-uses at the northern and southern extremities. A considerable area on the western edge of the Unit was undergoing redevelopment at the time of inspection as part of the Minto Renewal Project.

The Unit abuts the eastern edge of William Redfern's first land grant of 800 acres which formed the core of the Campbellfield Estate in 1816. Little is known of its use in the earliest years of settlement, although it is known that its spectacular views towards the Scenic Hills were sought after and it was one of the few areas of the Campbellfield subdivision that was successful.³⁸ Aerial photographs from 1956 suggest however that few houses were built on the farms. The southern portion of the Unit (south of the point where Ben Lomond Road leaves the Unit to the east) was originally granted to Thomas Rose in 1821. Rose also owned substantial holdings in the Mount Gilead area and Rose's grant was absorbed into the greater Campbellfield Estate by 1843.³⁹

One early farm house has survived from the period of the 1880 subdivision and is now listed on the LEP as a locally significant heritage item (107 Eagleview Road). The area also includes part of the curtilage of a bush cottage known as The Jug (9 Ben Lomond Road) although the house itself is within the alignment of the proposed Parkway.

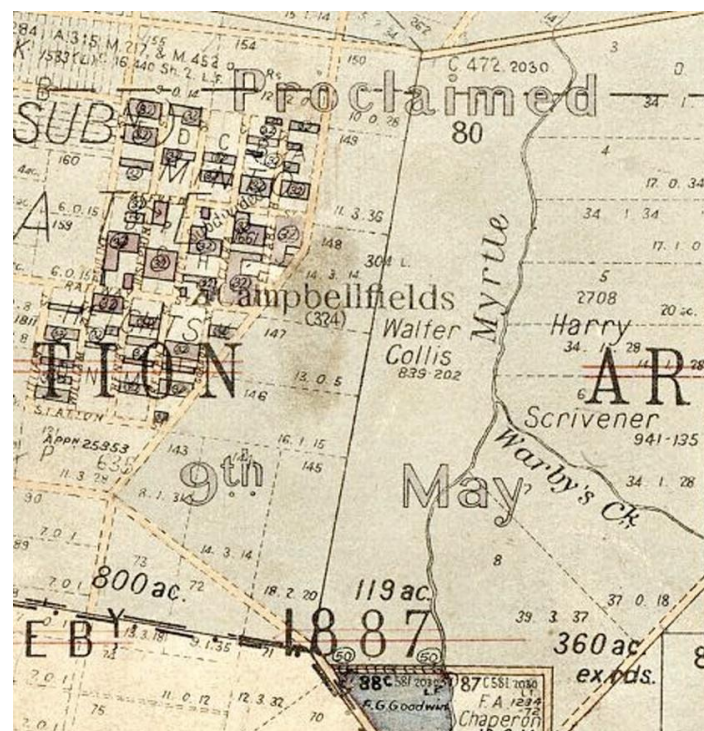


Figure 5.4.8. This 1930s map reveals that the lots near the ridgeline were sought-after when Campbellfield was subdivided, although the aerial photographs (over page) reveal that few houses were built on the small farms.

³⁸ NSW Department of Lands. 1930. Parish of Minto Subdivision Plan. Parish Map preservation project. Image ID 14046502.

³⁹ Knapp. 1843. Op cit.



Figure 5.4.9 and Figure 5.4.10 (opposite). Comparison of the aerial photography from 1956 and 2009 reveals the changes that have occurred in the pattern of clearing and development in E-LU4 over the last 50 years (NSW Department of Lands aerial photographs 1956 and 2009. 2009 image accessed via Spatial Interchange Viewer at: <http://lite.maps.nsw.gov.au>)



Figure 5.4.10. Aerial photograph of the area in 2009. (c) NSW Department of Lands 2009. (SIX viewer)

The northern edge of E-LU4 abuts a major power transmission easement, which is a mostly cleared grassland area free of development other than the electricity pylons. The northern portion of the Unit demonstrates a variety of visual values including areas of traditional rural uses, high quality (ecological and visual) bushland, bushland/residential on the eastern side of Eagleview Road and higher density large lot residential development on the western side. This latter development extends over the ridgeline into the topmost portion of the Minto Renewal Project.

The eastern edge of the Unit is linear and follows the alignment of the proposed Parkway Reservation, with Myrtle Creek and the rural bushland of Minto Heights further to the east.

The character of the landscape changes towards the middle of the Unit, with the area to the east of Eagleview Road and south of the Minto Water Reservoir dominated by cleared grassland with paddock fences and small dams. The active rural uses reinforce the non-urban visual qualities of this part of the Unit. The cleared areas extend in part into the reservation for the proposed Parkway and the backdrop to the view to the east is formed by the bushland beyond. The southern part of this sub-unit possesses an open landscape quality as it follows the ridgeline with few trees in the immediate vicinity, the landscape falling away from each side of Eagleview Road. At present spectacular views are available from this ridge to the Scenic Hills across the valley to the west but these will be reduced to directed views between buildings and along the cross-streets once the Minto Renewal development becomes established.

The views from the western side of the ridge are reciprocated from the Scenic Hills, particularly from Campbelltown and Raby Roads. The quality of this view, and the appearance of the Unit from elsewhere in the Campbelltown valley is at present somewhat compromised – dominated by the raw earth of the Minto Renewal Project which stretches from the valley floor to the ridgeline of Eagleview Road. The area within the 7(d6) zone reads as suburban in its character in distant views, and it is interesting to note that the development is less well-screened by vegetation than the higher density but predominantly single storey residential development below it.

Although the density of development in E-LU4 is generally consistent with its zoning its impact varies noticeably throughout the area from the low-visual impact dwellings nestled against a backdrop of woodland trees to visually dominant dwellings set on otherwise cleared sites in prominent locations.

The southern part of this middle section of Eagleview Road is predominantly cleared and dominated by a series of large houses. Most appear to have been constructed in recent years and there is little evidence of mature gardens or bushland plantings. A notable exception is the active use of the property on the north-west corner of the intersection of Eagleview and Ben Lomond Roads as a small orchard. The visual quality of this part of the Unit is enhanced by the dense bushland in the reservation behind.

The visual quality of the Unit on the southern side of Ben Lomond Road is noticeably different to the northern. Bushland of high visual and environmental value forms the backdrop to views over this part of the Unit from the intersection of Eagleview and Ben Lomond Roads, its visual character distinguished by the irregular edge wrapping around the houses at its base. Dwellings are also nestled very successfully under the canopy further to the east along Ben Lomond Road before it crosses the reservation for the new road, being set well back from the street in small clearings and built using a bushland palette.

One of the more distinctive uses within the Unit is situated to the south of Ben Lomond Road: A temple complex (or two complexes: the Development Approval was not available) occupying adjacent properties at 201 and 203 Eagleview Road. Most of the structures on these properties are substantially hidden from casual view, although it is clearly evident from public domain that the land use is neither residential nor rural in character.

The character of the properties further to the south of Ben Lomond Road demonstrate typical characteristics of 'bushland living', with houses set on large lots of open Woodland and surrounded by mature eucalypts. The southern edge of the precinct is zoned 7(d6) and has been developed for residential housing on 4000m² lots, demonstrating similar characteristics to the area in the north-west corner of the Unit.

The alignment of the proposed Parkway follows the eastern edge of the Unit. Although for much of its length the proposed road is set lower than the surrounding landscape, the Unit has few trees in this central section and the roadway will be highly visible once the Parkway is built unless screen planting is established.



Figure 5.4.11. The northern end of E-LU4 is entered from the cleared area reserved for the high-voltage transmission lines. Upon entering the Unit the difference of the landscape is clearly evident, with tall forest trees (native and introduced) lining the roadside and dominating many front gardens.



Figure 5.4.12. The character of this part of the Unit is essentially very low density residential, with modestly scaled houses on large lots. Little hint of the bushland edge character is evident in this more suburban sub-precinct.

Figure 5.4.13. Looking south towards part of the Minto Redevelopment Project area from Eagleview Road.



Figure 5.4.14. Looking north along Eagleview Road (north of Ashmead Road). Note the important contribution made to the views by the tall trees and their mature canopies.



Figure 5.4.15. Ashmead Road is the northernmost east-west street in the Unit. It is a good quality bushland landscape at its eastern end (near the reservation for the proposed parkway). The character changes to that of a manicured streetscape when west of Eagleview Road, with very good views available to the Scenic Hills from near the intersection with Longhurst Road.





Figure 5.4.16. Ashmead Road terminates at the eastern end with the Parkway Reservation and turns north into Bensley Road.



Figure 5.4.17. The southern part of Bensley Road is a minor access route which is cut mid-block, emphasising the isolated character of this part of the Unit.



Figure 5.4.18. The northern end of Bensley Road is accessed from E-LU3 (Mercedes Road). This part is more developed than the southern section, but it also has a 'hidden' character, being isolated from through-traffic. Its aesthetic values are derived from its relatively intact bushland setting.

Figure 5.4.19. Eagleview Road is much more urbanised in its character than the adjacent streetscapes, with kerbing, guttering, footpaths and a heavy traffic load. The trees on the southern side of this part of the Unit are of a particularly high group value.



Figure 5.4.20. The alignment of Eagleview Road is straight and directs the eye to the next ridge.



Figure 5.4.21. Bushland to the east of Eagleview Road (looking north).



Figure 5.4.22. A large part of E-LU4 has been cleared and prepared for development as part of the Minto Renewal Project. A narrow strip has been reserved for planting to help screen the development from Eagleview Road, and trees have been retained during the clearing process. No details were available about the houses and ancillary development proposed.





Figure 5.4.23. The eastern side of Longhurst Road is also within the Unit. This has been developed at a density of one dwelling per 4000m² and reads as residential, not rural development. The footprint of these houses are significantly larger than found nearby, and the visual impact of ancillary development such as fences and gardens schemes are significant elements in the views over this part of the Unit. Minto Reservoir can be seen in the background on the horizon.



Figure 5.4.24. A new road constructed as part of the Minto Redevelopment Project. The lots are approximately 4000m², consistent with the densities found to the west.



Figure 5.4.25. High quality bushland has survived in places and continues to contribute to the aesthetic qualities of the landscape, reinforcing the 'urban edge' character.

Figure 5.4.26. Eagleview Road looking to the north-east over a part of the Unit that has retained a substantially undeveloped landscape character.



Figure 5.4.27. Looking from Eagleview Road to Ben Lomond Road.



Figure 5.4.28. Eagleview Road looking to the south (toward Ben Lomond Road).



Figure 5.4.29. Looking east along Ben Lomond Road towards the Parkway reservation. A small part of the monastery can be seen from this location but its impact on the visual quality of the landscape Unit is slight from this viewpoint



Figure 5.4.30. Looking to the main ridge of Eagleview Road from Ben Lomond Road.



Figure 5.4.31. South side of Ben Lomond Road looking to the east. If the Parkway is constructed most of this backdrop will be lost, although trees further to the east on the far side of the road will remain.

Figure 5.4.32. South-eastern corner of the intersection of Ben Lomond and Eagleview Roads. The structures of the Temple are painted a light colour and are clearly evident in this landscape even though they are small in scale.



Figure 5.4.33. Looking north toward Ben Lomond Road from the southern part of the Unit. The Hoop Pines to the right side of the road are not in good condition.



Figure 5.4.34. The southern-most part of E-LU4 contains some high quality remnant plantings from earlier farms in this prominent location that create a sense of maturity and history not found in much of the remainder of the Unit. Most of the properties however are residential in character with no evidence of rural or bushland uses (looking south along Eagleview Road).



Figure 5.4.35 and Figure 5.4.36. Eagleview Cottage is one of the few surviving cottages from the early subdivision of Redfern's Campbellfield Estate and sits close to the ridge across the road from the Minto Reservoir. The farm has retained much of its original curtilage to the east of the house and is a local heritage item.



Figure 5.4.37. The height and prominence of the ridge followed by Eagleview Road has resulted in extensive panoramic views being available from many parts of the area via both constructed and accidental views. This end of Ashmead Road has been aligned to the ridges of Robin Hood Farm (in the midground) and Bunbury Curran Hill (SH-LU1) to the west.



Figure 5.4.38. View looking toward E-LU4 from Campbelltown Road near St Andrews Road. The area cleared for the Minto Renewal Project can be seen clearly. The impact of the larger footprint development east of Longhurst Road is evident close to the ridge. Although this area has been developed for at least 30 years the relative lack of screening vegetation makes this development significantly more obvious in views than the higher density but well-planted areas below.



Figure 5.4.39. The site of the former property Kyngmont is near the southern end of the Unit and its slightly different orientation allows a different panorama to be enjoyed.



Figure 5.4.40. Expansive panoramic views are available from the ridge followed by Eagleview Road to the whole of the Scenic Hills although much of the quality and accessibility of this panorama will be lost when the houses in the Minto Renewal Project are constructed. Dwellings are proposed to have frontage to Eagleview Road and will be likely to be sited as high as possible to maximise views. Views from the public domain will be limited to the cross streets and only from the roadside if transparent fencing is used and building widths constrained.



Figure 5.4.41 (detail). Looking to (L to R) Kenny Hill, un-named ridge and hill, and Badgally Hill from Eagleview Road near the Minto redevelopment.



Figure 5.4.42. Construction commenced on part of the Minto Renewal Project during the course of fieldwork.



Figure 5.4.43 to Figure 5.4.44 (below). The Unit includes good examples of remnant old-growth trees and introduced pines and other landmark trees.



Figure 5.4.45. The Hoop Pines near the entrance to one of the Temples have been damaged at some time in the past, and many of the 'hoops' have been lost. The trees are however in a prominent position near the Eagleview Road ridge and their replacement with the same species is encouraged.



Figure 5.4.46. The landscape at the northern end of the Unit also includes good tree groups such as this scatter on a property on the eastern side of Eagleview Road.



Figure 5.4.47. Ashmead Road looking to the west.



Figure 5.4.48. Development adjoining the eastern end of Ashmead Road is low in its visual impact, being nestled under the canopy of mature trees.



Figures 5.4.49 and 5.4.50. The landscape of the northernmost part of the Unit is that of a good quality bushland edge, with houses nestled under the canopy with a cleared understorey. The dark brown materials of these houses helps them to blend into the streetscape view and have a significantly lesser visual impact than light or highly reflective materials would have in a bushland edge setting.



Figure 5.4.51. Cultivated area towards the northern end of E-LU4.

Figure 5.4.52 to Figure 5.4.59 (opposite). Examples of houses found in the higher-density areas of the Unit. Those without mature trees on the property or adjacent roadside read as suburban in character, whereas the presence of trees establishes a bushland-edge quality to the landscape.



Figure 5.4.60 and Figure 5.4.61 (below). Good views are available along cross streets to the Scenic Hills. The different directions of these streets emphasises the variety of views to be enjoyed. This accessibility to views for the whole community is an important element of Campbelltown's sense of place.





Figure 5.4.62 to Figure 5.4.68 (over page). This recently constructed house (above) demonstrates many of the characteristics of development trends on larger lots found throughout Sydney. The house is two storeys and sited at the highest point on the property to maximise access to views by residents. The footprint is large due to its multi-car garage and terraces. The fence is suburban in its design. The site has been cleared of significant vegetation (the eucalypt behind is on another property) and the skyline is now dominated by straight lines and bulky built forms. The intrusive quality of the structure in views toward the area is made even more likely by the use of white brick for the construction of the property.



Figure 5.4.62. Earlier development in this zone (7(d6)) was much more modest in its scale and impact.



Figure 5.4.63. Garages, fencing and plantings play a prominent role in determining the aesthetic character of the streetscape.



Figure 5.4.69 and Figure 5.4.70 (opposite). Ranch-style houses have a lesser vertical impact than many project houses, but if placed in close proximity to the road their long width can prevent access to views through the site to the landscape beyond, as can be seen in these examples found on the western side of Eagleview Road, where the house and light-coloured fence obstruct a significant portion of the view to the bushland skyline beyond.



Figure 5.4.70. Eagleview Road.



Figure 5.4.71. Eagleview Road.



Figure 5.4.72. The two-storey form of this house is typical of development found on small farms on the rural-urban edge in the post-War period (Eagleview Road).



Figure 5.4.73 to Figure 5.4.80 (over page). The Minto Renewal Project is an important part of this Landscape Unit. During the period of fieldwork for this study the land was prepared and offered for sale. The lots within the Unit are to be 4000m² (the same as the development in Longhurst Road) and the impact of the development on the integrity of views in the Unit is likely to be similar (taken between Eagleview Road and Joseph Whitehouse Close (formerly part of Ashmead Road).)

Looking south-east to the ridge of Eagleview Road from the 7(d6) area.



Figure 5.4.74



Figure 5.4.75



Figures 5.4.76 and Figure 5.4.77. Looking over the newly formed subdivision before building commenced.



Figure 5.4.78. Looking to Minto Reservoir over the Minto Renewal Project area from near Eagleview Road. The landscape at present has good rural aesthetic qualities and is dominated by the trees defining the line of the ridge.



Figure 5.4.79. Development at the proposed 4000m2 lot size will obstruct the ridgeline and distant views to the skyline of the Scenic Hills when it is viewed from Eagleview Road.



Figure 5.4.80. Looking from Ashmore Road over the northern part of the Minto Renewal Project area.



Figure 5.4.81. The eastern side of Eagleview Road opposite the Minto Renewal Project land has retained most of the qualities of a rural landscape, with extensive views over paddocks and planted areas to the darker textures of the trees in the background.



Figure 5.4.82. Good rural views are also available in the southern half of the Unit.



Figure 5.4.83 to Figure 5.4.85. The landscape of E-LU4 south of Ben Lomond Road is also of good quality, with extensive rural and semi-cleared areas interlocked with remnant and regenerated bushland.



Figure 5.4.86 to Figure 5.4.89 (below). The northern part of Bensley Road is of fair landscape quality, with good areas of bushland but some examples of intrusive development and vegetation.



Figure 5.4.90. This property at the northern part of Bensley Road demonstrates the aesthetic qualities of traditional bushland edge land uses.



Figure 5.4.91. This house is set back from the road and is well hidden under the canopy (Ben Lomond Road at the eastern edge of the Unit).



Figure 5.4.92. One of the few active horticultural uses in the Unit (Ben Lomond Road).



Figure 5.4.93. Views over the east-facing slopes of E-LU4 from Ben Lomond Road. The houses have been built close to the ridge to maximise views to the west which has left the remainder of each property clear of ancillary development and allows views over the many parcels in this part of the Unit to read as a single, flowing landscape. They also dominate the skyline view from this part of the Unit.



Figure 5.4.94 and Figure 5.4.95. Many of the dwellings in this part of the Unit have been constructed relatively recently and are visually prominent elements in the landscape of the Unit. Others, such as the house shown in the photograph on the right, are of a more vernacular design and sit more comfortably in the rural setting. Both are located in Ben Lomond Road.

Note also the dark and well textured backdrop to the view created by the trees. Many of these trees are within the Parkway reservation. When the road is built the quality of this landscape will undergo significant change.



Figure 5.4.96 and Figure 5.4.97. Gardens and plantings of much of the more recent development in this part of the Unit are formal and non-rural in character. The prevailing landscape of the Unit remains rural due to the extensive cleared and grassed areas and lack of active non-rural land use.



Figure 5.4.98. The Buddhist Temple is a noticeable element in the Unit's landscape but its built elements are set well back from the public domain and are mostly minor in their visual impact on the wider landscape of E-LU4. (Eagleview Road)



Figure 5.4.99. Development to the east of Eagleview Road in the southern part of the Unit is simple and traditional in its character and built forms.



Figure 5.4.100 to Figure 5.4.102 (below). This property has used the dams on site as a design feature to enhance the visual interest and aesthetic qualities of the landscape. (Eagleview Road)



Figure 5.4.103 to 5.4.105 (below). These mature trees are possibly associated with the property Kyngmont which was located on the western side of what is now Eagleview Road near these houses. Regardless of their provenance, they are a feature of the southern landscape of E-LU4.



Figure 5.4.104 and 5.4.105. Most of the houses in this part of the Unit are primarily suburban in their nature, with carefully tended gardens and no evidence of bushland or rural uses. Some, such as the property below (also shown in Figure 5.4.1 at the beginning of this chapter), have retained a small-scale rural use even though the lot sizes are small (4000m²). (Eagleview Road)

5.4.2 SIGNIFICANT VIEWS AND VISTAS

E-LU4 commands extensive and high-quality panoramic views along much of its length and these play an important role in the definition of its landscape quality. Eagleview Road follows the main ridgeline to the valley of the Campbelltown urban area and many opportunities are available at present to enjoy these views. The potential will however be compromised by the construction of houses along much of this route as part of the Minto Renewal Project.

This prominent location on the edge of the ridge also means that the Unit is visible from throughout the Campbelltown valley, including from important entry points such as Campbelltown and Raby Roads. The quality of this view at present is not high, due mainly to the extensive earthworks for the Minto Renewal Project creating a highly visible scar immediately below the ridge. The proposal as part of the Project to plant traditional species such as Forest Red Gums along the ridge, including beside Eagleview Road, is supported strongly. This should be reinforced by similar planting on the eastern side of the road (planted in an off-set natural configuration) to enhance the potential that the trees will achieve both effective softening and a sense of depth to the ridge line in the future. It will also help to prevent gaps in the line in future years if some of the plantings do not survive. If trees are not planted the new development will create a hard-edged, urban skyline and will have significant and permanent adverse impact on the scenic qualities of the Unit, including both internal and external views.

Although it can be glimpsed from the freeway, the view towards the ridge of E-LU4 from the floor of the main valley is lower than from Campbelltown and Raby Roads and is largely obscured by topography, vegetation and the bulk of the industrial development.

Good views are also available from the Unit towards the Scenic Hills from the east-west streets such as Ben Lomond Road, Ashmead Road and the new road constructed in the Minto Renewal Project. Similar views are accessible from the lower areas on the western, or valley, side of the main ridge, including from Longhurst Road and its cross-streets.

Arrival views from the valley are dominated by the ridgeline, with little being visible until the crest near Eagleview Road is reached and the panorama to the east suddenly opens. The sense of arrival from the north and south is significantly less spectacular as a result both of the topography and the edges of the Unit being defined by rural-residential development.

Other internal views vary with the character of the immediate landscape: the size and diversity of the Unit limit the potential for its appreciation as a single viewscape. Views in the northern-most portion are edged by the clearing for the high-power transmission line, which creates a sharp edge to the Unit, but one with an arbitrary quality. Once the Unit is entered from the northern end the internal views are dominated by the quality of the natural landscape, with the houses being minor elements below.

The central section of the Unit demonstrates quite different view opportunities. The main Eagleview Road ridge is narrow and the land falls away quickly to either side, allowing views that are open and light in character and directed by the straight alignment of the road. The views over the eastern slopes of the Unit vary from good to marginal in quality due to the variation in the siting and forms of the dwellings on this slope.

The southern sector of E-LU4 demonstrates yet another suite of views. It includes some traditional rural/bushland edge development, with views being directed by the trees and farmhouses lining the road as it falls to the gully in the south. The character of the streetscape views become increasingly suburban at this end of the Unit, but they also include the excellent views over the main valley to the Scenic Hills from the site of the 19th Century property Kyngmont.

The opportunities for views into the Unit from the south are also very limited – they are available only from Eagleview Road. The southern boundary wraps around the adjacent suburban development but the density of this development and its relative topography means that only occasional glimpses are available to treetops in the Unit from the public domain.

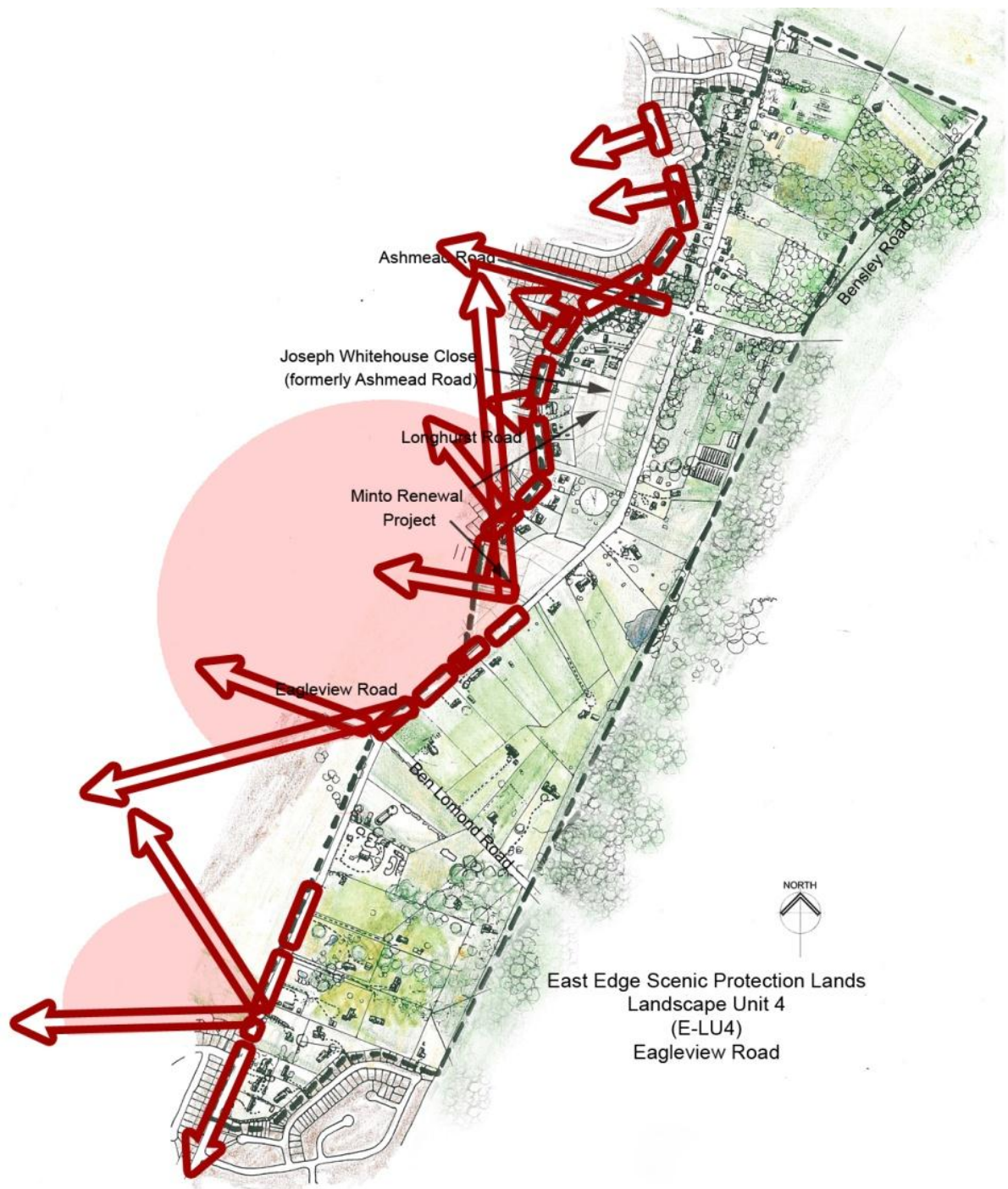


Figure 5.4.106. Major views from E-LU4 extend over the main valley to the Scenic Hills in the west.

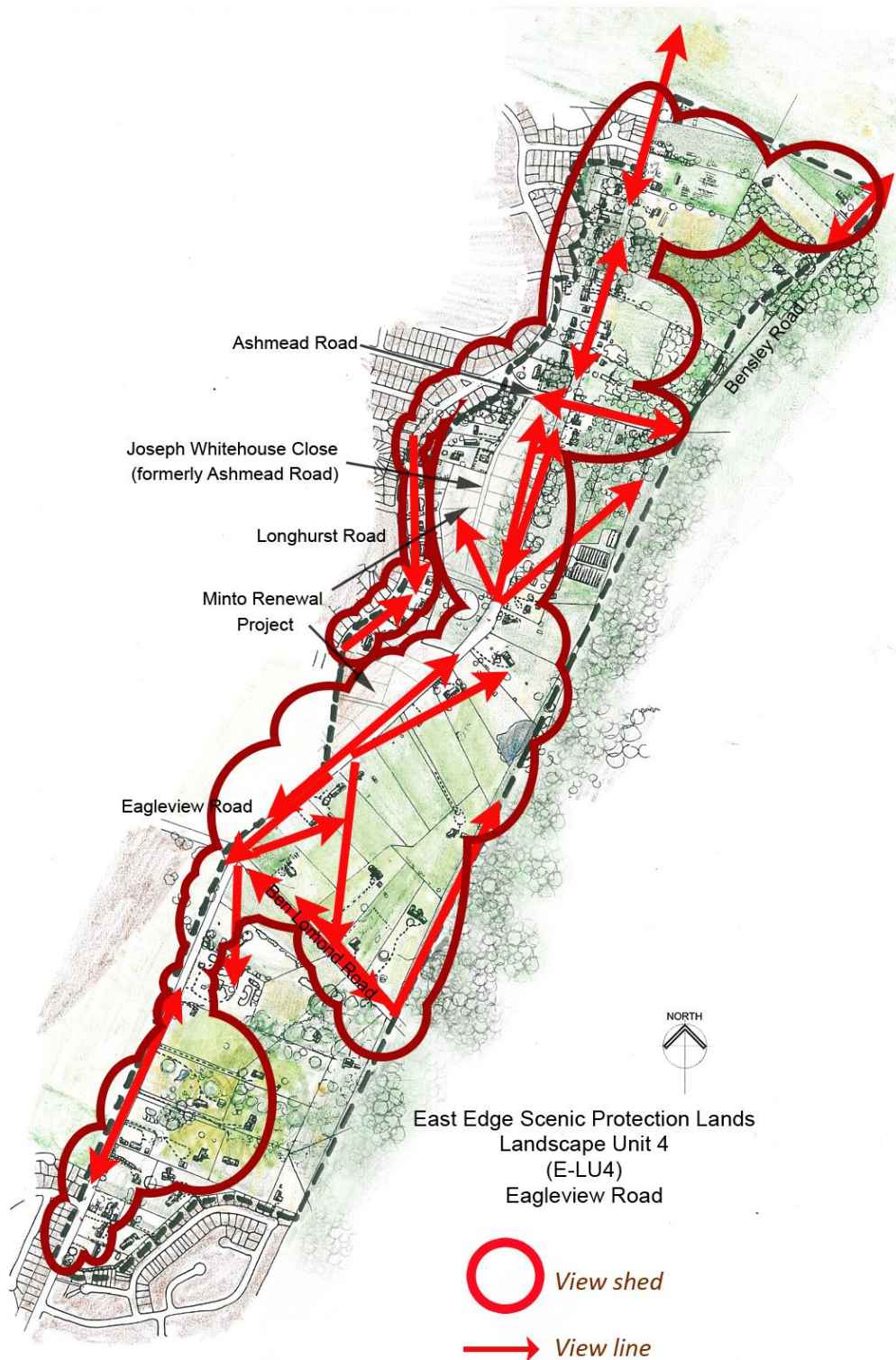


Figure 5.4.107. E-LU4's internal views are more limited in their scope. They include directed views along the roads and broader views over the landscape to the bushland in the east. Views into the Unit from surrounding areas are limited by the topography. Good views are available from Campbelltown and Raby Roads in the Scenic Hills (not shown here). Closer views into E-LU4 are limited to the point of arrival, such as Eagleview Road (north and south) and Ben Lomond Road (east and west).

5.4.3 SUMMARY OF LANDSCAPE QUALITIES AND VALUES – E-LU4

E-LU4 demonstrates a range of landscape qualities and values from large-lot residential sub-precincts with little rural scenic quality to high quality bushland and traditional rural-fringe landscapes of small holdings with modest houses in association with rural activity (such as market garden or the small-scale grazing of livestock).

The reservation for the proposed Parkway plays a relatively minor role in the visual landscape of this Unit at present, being set lower than the main ridgeline or well separated by bushland. Once built however its impact will increase because it will be possible to look down onto it, making it more difficult to screen than if the two were set at a more equal height.

Eagleview Road follows the highest ridgeline of the eastern side of the Campbelltown Valley, and the landscape falling away on either side ensures that it plays a prominent part in directing the quality of the Unit's scenic and visual values. The undulating topography falling away from the ridgeline of Eagleview Road adds interest to the landscape and enhances the sense of scale within the Unit by creating a series of suburban/semi-rural sub-precincts with the following characteristics:

NATURAL BUSHLAND

- Mostly on eastern edge of Unit – adjacent to reservation for Parkway
- Tall transitional/forest edge character – Cumberland Plain Woodland and Shale-Sandstone Transitional Forest
- Soft edges to road verge – undeveloped rural character
- Large lot sizes – high proportion of undeveloped lots
- Any dwellings are nestled under the canopy and have minimal impact on the visual quality of the Unit.
- Streetscape views dominated by mature trees

BUSHLAND INTERFACE

- Located throughout Unit – properties with minimal clearing and dwellings under canopy, or cleared areas within denser bushland areas
- Tall transitional/forest edge character – Cumberland Plain Woodland and Shale-Sandstone Transitional Forest
- Soft edges to road verge – undeveloped rural character
- Large lot sizes – high proportion of undeveloped lots
- Streetscape views dominated by mature trees
- Market gardens and grazing

LOCATED THROUGHOUT UNIT

- High proportion of cleared land – often with Cumberland Plain Woodland surrounding or along boundary
- Cleared land used productively
- Visual character representative of traditional rural-fringe areas of Sydney
- Dwellings are utilitarian and many sheds/outbuildings
- Streetscape views are semi-rural: soft edges, low-key fencing

LIFESTYLE LIVING

- Property dominated by dwelling
- High visual impact of dwelling and fences (scale, form, colour, materials)
- In most instances, whole or substantial portion of lot cleared and grassed
- Gardens – often semi-formal planting patterns
- Some low-impact grazing, but most properties show little evidence of productive use
- Dwellings prominent in views over area – impact softened by vegetated backdrop – in many cases by the Parkway reservation
- Streetscape views physically spacious but dominated by visual impact of houses

LARGE-LOT RESIDENTIAL CHARACTER (NORTH-WESTERN AND SOUTHERN EDGES OF THE UNIT)

- Smaller lots than remainder of Unit
- Location on western side of ridgeline has allowed panoramic views over the Campbelltown valley to the Scenic Hills
- Large houses situated on lots to take maximum advantage of the views
- Glimpses of view available between dwellings in adjacent suburban development and where local road layout creates opening
- Suburban character – composition of houses, gardens and fences
- Does not read as transitional density or land use.
- Examples at the southern end of the Unit are more successful in demonstrating transitional landscape qualities – the prevailing house design is modest and their position on the lots imparts a greater spaciousness to the views.

AREA OF CHANGE (MINTO RENEWAL PROJECT)

- Cleared for redevelopment during period of inspections
- High-quality panoramic views available over the area to the Scenic Hills – these will be significantly compromised when development occurs – will change character to directed views between houses, garages, outbuildings and fences
- The development in this area also has the potential to have a significant impact on the scenic quality of views towards the Unit from the Scenic Hills
- Visual quality north of the Minto Reservoir is in process of transformation from bushland edge to lifestyle living - 4000m² lots for sale – on eastern side of the main ridgeline.

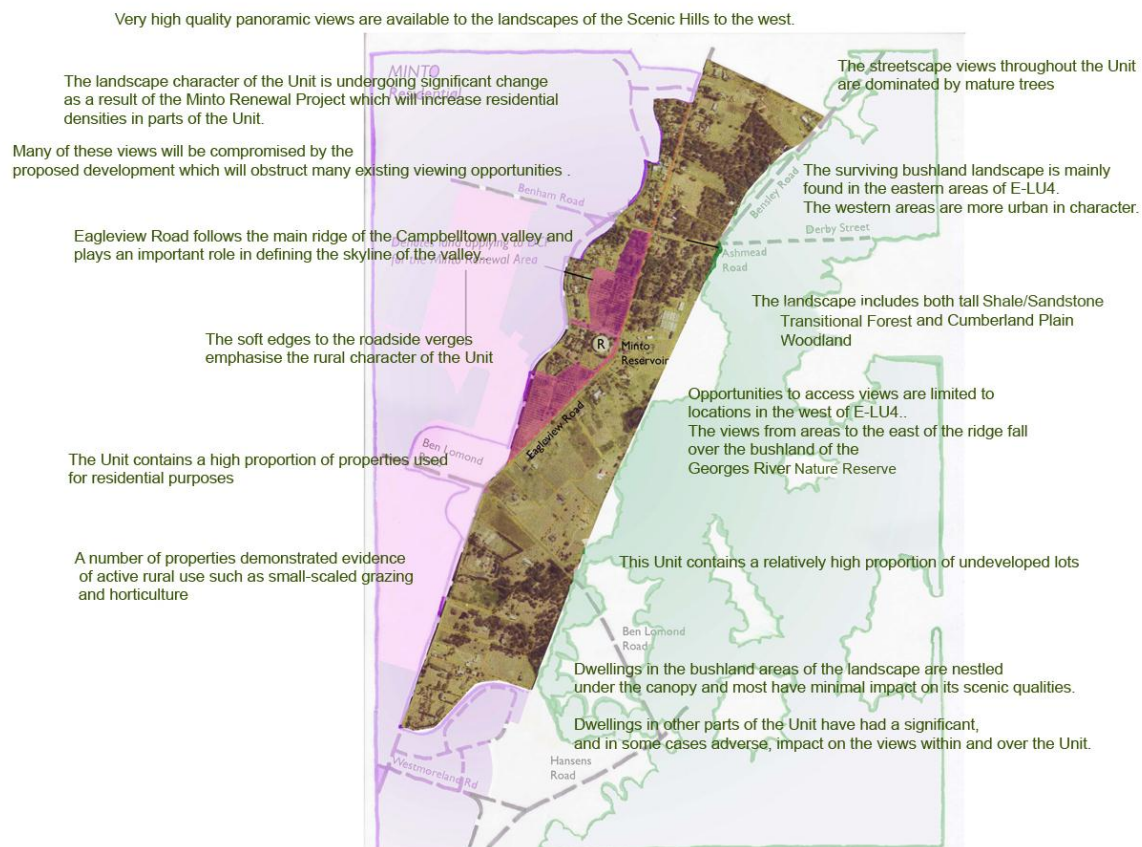


Figure 5.4.108. Existing visual and scenic qualities of the landscape within E-LU4.

5.4.4 NATURAL CONSERVATION VALUES AND THE VISUAL QUALITIES OF E-LU4

The primary ecological character of this landscape unit is one of cleared grasslands and scattered trees occupied by small farms and residential dwellings at a low density, and this is reinforced by the visual and scenic qualities of the landscape. Vegetation communities include Cumberland Plain Woodland and Shale/Sandstone Transition Forest with areas of reasonable cover, particularly at the northern and southern ends of the Unit. Not surprisingly the areas of highest canopy coverage and environmental value are located on uncleared properties.

The bushland backdrop growing behind the Unit within the road reservation enhances the quality of views over the area, but only in places does it extend into the Landscape Unit.

A small area of re-growth Cumberland Plain Woodland has been identified as having high conservation value because evidence was found of significant fauna (shells of the Cumberland Plain Snail) and this area has been recommended for protection from further development. Although the vegetation close to the road appears to be consistent with the description, the current (2009) aerial photographs suggest that to the east of this, the trees have been thinned, revealing evidence of earlier cultivation.

One of the largest areas of Cumberland Plain Woodland in the Unit is located in the southern portion and has been identified as demonstrating high conservation value. The ecological status of this area does not appear to have altered since the Conacher study. Small areas at the northern and southern extremes of the precinct have been identified as remnant vegetation but not core habitat due to its degraded ecological condition.

An additional remnant of Cumberland Plain Woodland with a canopy cover of more than 10% has been identified and assessed as demonstrating medium ecological value since its understorey had been scrubbed. A house has been built on the site recently with associated clearing, suggesting that the ecological value of this lot may have been further compromised.

Fieldwork revealed that notwithstanding the possibly non-original status of these three sub-habitats, each still contributes strongly to the visual quality of E-LU4, and together with other areas of natural vegetation identified above; have resulted in a landscape of contributory visual quality. The recommendations of the Conacher Report that these areas be actively protected from the impacts of further development is supported.

5.4.5 EXISTING STATUTORY PLANNING CONTROLS AND THE QUALITIES OF THE VISUAL AND SCENIC LANDSCAPE OF E-LU4

EXISTING ZONINGS AND THE QUALITIES OF E-LU4'S VISUAL LANDSCAPE

Land within the Unit is zoned partly 7(d4) Environmental Protection (2 hectare minimum) and partly 7(d6) Environmental Protection (0.4 hectare minimum) under the Campbelltown (Urban Area) LEP 2002.

The land uses found in E-LU4 are generally consistent with their zoning. Almost all properties have been developed primarily for residential purposes; many with ancillary activities such as small-scale grazing (horse/cattle) or horticulture such as vegetable plots. Several areas of largely undeveloped bushland can also be found. The range of permissible uses is the same for the two zones, the differences arising from the objectives of each zone and the densities of permissible development. The difference in their impacts on the landscape of the Unit is however significant.



Figure 5.4.109. Existing zones in E-LU4

AREAS ZONED 7d(4): 2.0 HECTARE MINIMUM LOT SIZE

The objectives of zone 7(d4) focus on the need to conserve the environmental qualities of the landscape, including scenic, aesthetic, ecological and conservation values; and to preserve the rural character of the area. The degree to which development has achieved these objectives varies considerably, with impacts on the visual qualities ranging from minor to intrusive.

The sub-precincts of lesser impact are characterised generally by modestly scaled buildings, natural colour schemes and/or softening vegetation near the buildings or in the background. These allow traditional visual qualities of the rural-bushland edge to continue to visually dominate the landscape.

Other parts of the zone are dominated by standard-design two storey suburban houses which have been sited prominently on their lots, often with minimal vegetation or evidence of any form of rural activity on the site. These properties can have a significant cumulative impact and in places are threatening to erode the semi-rural character of parts of the Unit, such as in the area of former cleared pasture to the north-east of Eagleview and Ben Lomond Roads, which is an open area without significant vegetation where each property is now dominated by a recently constructed and large dwelling, overwriting the earlier rural/grazing paddock character of the landscape.

Such developments detract from the natural and rural qualities of the landscape and should be avoided through more stringent attention to the design and location of houses, and a better recognition of the potential of planting to reduce the visual impact of development in the view over the landscape. They also provide evidence of the challenge that can be faced when determining whether structures built without a requirement to comply with precinct-specific rural or environmental design principles satisfies the objectives of the 7(d4) zone.

Other sub-precincts within the 7(d4) zone have retained a high level of ecological and scenic integrity whilst still being developed for semi-rural residential purposes. These include the north-eastern sector of the Unit and part of the south-eastern edge in particular. In these areas the dwellings are visually recessive elements in the predominantly bushland landscape.

One land-use that provides a diversity of development (as addressed in the zone objectives) and also plays a visually prominent role in the southern part of E-LU4 is that of the place of worship. A Shiva Temple complex (the Shri Shiva Mandir at 201 Eagleview Road and Mukti-Gupteshwar Mandir at 203 Eagleview Road) is located near the south-eastern corner of the intersection of Eagleview and Ben Lomond Roads. The light yellow colour and ornate features of the shrine structures are eye-catching and clearly different to the residential and rural land uses in the remainder of the Unit, but are largely set below sightlines from the public domain and are of considerably less visual impact than some of the more prominently sited houses that have been constructed recently nearby. The main impact of the complex on the visual quality of the area is through the gateway and driveway entrance from the street which is more formal and imposing than the traditional rural entry. Other potential impacts on the area, such as traffic generation, have not been examined in this report.

AREAS ZONED 7d(6): 0.4 HECTARE (4000M²) MINIMUM LOT SIZE

Although the land uses permitted within the areas zoned 7(d6) Environmental Protection – 0.4ha are the same as in 7(d4), the types of uses found in this area are even more restricted in range, with all lots developed for primarily residential purposes. The prevailing character of the 7(d6) area is not noticeably ‘environmental’, but rather that of a suburban cultural landscape – albeit with larger lots than usual in the area. Roads follow suburban alignments and are kerbed and guttered; street tree planting is disciplined and suburban in spacing and species; and the footprint of houses is large, resulting in a visual dominance over their immediate setting. Most properties demonstrated no obvious rural land uses, although aerial photographs reveal that some do have extensive vegetable gardens behind the house and there was evidence of small-scale grazing (2-3 animals) on some lots. The character of these areas is therefore consistent with one of the objectives of the zone, to *“permit intensive rural-residential living on land which can be provided with sewage reticulation (but, because of scenic quality or for other reasons, has not been zoned residential) ...”* (cl26 (2)); but they are only marginally contributory to the rural and environmental scenic values of E-LU4. An exception to this is found at the group of properties on the western side of Eagleview Road and north of Ashmore Road. This group is zoned 7(d6) but have retained significant evidence of their traditional natural environment through simple measures such as the retention of mature trees (a mixture of native and introduced species) which contribute positively to the aesthetic and environmental qualities of the Unit.

E-LU4 also extends partially into the area of the Minto Renewal Project. The project will have a significant impact on both the aesthetic qualities within the Unit and on views into and beyond the Unit. All the currently undeveloped land to the west of Eagleview Road between Ashmore and Ben Lomond Roads is affected, with 25 new 4000m² parcels created (some only partially within the Unit).

A comprehensive Development Control Plan has been adopted for this redevelopment to facilitate the conservation of the scenic qualities of the landscape and important visual qualities throughout the new development. The provisions of the DCP focus on urban design requirements rather than environmental management, but an important initiative with direct implications for the scenic values of the Unit is the proposal to plant tall canopy trees (Forest Red Gums and Brushbox) along the ridgetop to reinstate the soft character lost through earlier layers of development. These trees will help to reduce the impact of what is currently a raw scar, and which if left unplanted would become a hard-edged skyline with the roofs of new houses dominating the view from the valley below.

This redevelopment scheme will also have a significant adverse impact on the potential to see outwards from the public domain of Eagleview Road towards the Scenic Hills. At present an expansive panorama is available from most parts of this road between the Water Reservoir and Ben Lomond Road; but the proposed introduction of residential development with narrow setbacks, garaging, fencing and other ancillary structures will mean that the accessibility of this outlook will be significantly compromised.

5.4.6 EXISTING LOT SIZES AND THEIR IMPACT ON THE VISUAL QUALITIES OF E-LU4'S LANDSCAPE

The minimum lot size required for either subdivision or the erection of a dwelling in Environmental Protection zones 7(d4) is 2 hectares and 7(d6) is 0.4 hectares (or 4000m²). This has led to distinctly different landscape and visual qualities within the Unit.

AREAS ZONED 7(d4): 2.0 HECTARE MINIMUM LOT SIZE

The majority of lots within this zone are two hectares or slightly larger, with the largest being 3.3 hectares. All have been subdivided to the maximum extent permissible in the zone, although there is some capacity potentially available through site amalgamation and re-subdivision. All except four lots have been developed, with one of these situated almost fully within the area reserved for the construction of the proposed Parkway. The distribution of parcel sizes within the zone is shown in Figure 5.4.110 (overleaf), and Figure 5.4.111 (next page) shows the location of these within the Unit, together with the undeveloped parcels.



Figure 5.4.111. (Location and distribution of lot sizes and erected dwellings or other active use. (NB: Minto Renewal Project area is not shaded.)

The impact of the 2 hectare minimum lot size zoning is readily appreciable in E-LU4 since the majority of parcels are at or very close to 2 hectares. The visual impacts of development at this density were found to depend on the form, location and siting of the dwelling and the degree to which it had been integrated into its setting. Although traditional rural landscapes are often substantially cleared and grassed for use for grazing or crops, in E-LU4 the long, narrow parcels and the understandable desire of owners to site their home to both maximise views over the Scenic Hills and minimise the likely impacts of the proposed Parkway, has led to the grouping of dwellings along the ridge of Eagleview Road and given this part of the Unit a semi-suburban character.

Although nominally at the same density, the visual impact of dwellings built in the bushland areas of the zone is remarkable for its contrast. Houses are nestled under the canopy or adjacent to a backdrop of mature trees, and the bushland provides a focus for local views and allows the buildings and other evidence of human activity to play a visually submissive role in the landscape. By providing a sense of visual scale and contrast, these parts of the Unit have maintained their quality as a rural-natural landscape (within the objectives of the zone).

AREAS ZONED 7(d6): 0.4 HECTARE (4000M²) MINIMUM LOT SIZE

Most of the parcels within the 7(d6) zone also comply with the minimum required for the erection of a dwelling, and all have been, or are in the process of being, developed for residential use. Some of these lots are under-sized, but the evidence of the fabric suggests that they were built before the current LEP commenced in 2002.

The development that has occurred at this density 'reads' as large-lot suburban throughout most of the zone. Little evidence of rural landscape qualities was found to have survived, with the houses mostly being occupied by larger-than-usual dwellings and associated outbuildings, together with (in most cases) suburban-style gardens and fences; although some evidence was found of very small-scale grazing at the southern-most end of the Unit. The aerial photographs reveal also that some of the larger lots have generous productive gardens at the rear.

The prevailing urban character of this landscape is further influenced by the alignment of roads which follow the curvilinear patterns of late 20th Century subdivision and through their kerbing, guttering and suburban-style street tree plantings.

Even though the density of development in this zone does not allow it to demonstrate a convincing rural or semi-rural character, it does enjoy high quality scenic values due to its location close to the ridge-line with extensive views across the Campbelltown valley to the Scenic Hills beyond.

The part of the Unit extending into the area of the Minto Renewal Project is currently being subdivided and developed for 4000m² residential development. This includes the east-facing slope immediately north of the Water Reservoir which was previously reserved as Piggott Park. Many of the trees close to Eagleview Road have been retained, but the construction of new housing at the higher density to the east of the main ridgeline will introduce a more suburban character into what at present is a rural/bushland streetscape.

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

The 7(d4) 2 hectare minimum zone has been effective in protecting the visual and scenic qualities of E-LU4's landscape. The objectives have generally been satisfied and development has had (in most instances) a relatively modest impact, with houses distributed discretely through the landscape and in many cases well screened from their neighbours and the road. Where the landscape quality has been compromised it was found to be a result of one or more of the following factors:

- availability of panoramic views at one end of long and relatively narrow lots which have encouraged dwellings to be constructed within a narrow band adjacent to the road;
- large scale of many dwellings in the group;
- building within a historically cleared area with little or no surviving natural vegetation; and
- lack of planting in the immediate vicinity of dwellings to ameliorate their cumulative impact as a semi-urban landscape.

The Temple complex has had a noticeable physical impact on the landscape by introducing an atypical use and non-traditional built forms into the area. Although the footprint of this developments is considerably larger than that of most houses, its impact on the scenic and aesthetic qualities has been less than it could otherwise have been because the structures are set well back from the street and screened by vegetation. More intensive development for this type of use would be likely to have a much more intrusive impact.

The 7(d6) 0.4 hectare minimum zone has facilitated development that 'reads' as semi-urban, or large-lot residential in its aesthetic character. This is consistent with the objectives of this zone, but has not preserved the traditional rural/bushland landscape. The impact of this density of development on the visual qualities of the remainder of the area is currently intensifying with the construction of approximately 30 new dwellings within and adjacent to the Unit (part of the Minto Renewal Project).

The main ways in which an effectively large-lot suburban density such as 0.4 hectare can protect the aesthetic values of a sensitive landscape is by ensuring that sufficient undeveloped and deep-soil areas remain available (and used) for the planting and maintenance in perpetuity of large-canopy eucalypts and other native vegetation to both lessen the impact of the residential development and to ensure that:

- the ridge-lines of the area remain 'soft' in character when viewed from a distance (including from the valley floor and from the Scenic Hills);
- that the visual impacts of the houses and outbuildings are softened in internal views from within the area; and
- that the natural vegetation remains the prominent and defining physical characteristic of the landscape Unit.

5.4.8 POTENTIAL IMPACTS OF LAND USES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU4

The existing land uses in the 7(d4) 2 hectare zone within E-LU4 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 and materials of new structures.

The land uses in the 7(d6) 0.4 hectare zone are predominantly residential and it is appropriate that this remains in future zonings. Low-impact rural uses such as grazing and horticulture would also be appropriate.

Increasing the range of land uses appropriate in the area needs to be approached with caution. The introduction of development types that will increase the number, scale or bulk of buildings, and/or lead to visually intrusive ancillary impacts, such as traffic generation should not be permitted in the Unit.

5.4.9 POTENTIAL IMPACTS OF INCREASED DENSITIES ON THE IDENTIFIED VISUAL QUALITIES OF E-LU4

LAND CURRENTLY ZONED 7(d4) - 2 HECTARE MINIMUM

The potential impacts of allowing increased dwelling densities in this zone include:

- Loss of spatial qualities and change in the essential character of the whole of the area to semi-urban or even potentially suburban;
- Increased proportion of the area developed - necessitating clearing of mature trees and landscape elements for building footprints, driveways and the like – plus bush fire asset protection clearance to new dwellings.
- Loss of significant vegetation – individual trees and habitats – including linking habitats;
- Loss/obstruction of viewlines to significant elements in the landscape;
- Regularity of streetscape through introduction of new dwellings close to the road alignment; and
- Increase of traffic volumes likely to lead to demand for urbanisation of the roadsides – kerbing, guttering, footpaths and other ancillary development.

The extent of these impacts, and whether they can be ameliorated or prevented through other planning initiatives such as detailed design and layout were then examined to determine whether an increase in density could be accommodated without adverse impact on the visual and environmental qualities of the area.

The visual character of the Unit at present responds to the extent to which the natural vegetation has been retained or the land has been cleared. Increasing the density in the currently cleared areas would have relatively minor impact on the natural values of the Unit, but would be highly intrusive on the visual qualities of the landscape.

Any increase in density would need to be subject to a high level of development control to ensure that adverse impacts are prevented.

The findings of the Natural Values Assessment identified areas of 'high' and 'moderate' environmental value within the Unit and recommended that no further development occur in these areas. When the associated requirement for buffer vegetation as well as cleared area to provide the bush fire asset protection zone for new development is also reserved from active development it can be seen that a significant proportion of the area effectively has no potential to accommodate an increase in density, whether this is for residential or other land uses (other than agriculture). The areas affected by these ecological constraints are also of high visual/scenic quality for their bushland aesthetic; and would be difficult to develop without resulting in significant visual impact on the landscape.

There is some potential however for a modest increase in development potential in parts of the Unit providing that the tall bushland character continues to dominate the landscape. In order to prevent adverse impacts on the area's ecological and aesthetic qualities this must be achieved through the use of a cohesive and co-ordinated approach to any development.

Two options were considered: a minimum lot size to allow an effective density of 1 hectare/dwelling and/or one of 4000m²/dwelling.

It should be noted that details of existing land ownership were not investigated as part of this Study. It should be noted that the date any lot was created and its pattern of ownership will affect its development potential under the existing LEP. Each existing lot was assessed as an individual parcel, and the potential for amalgamation of holdings and aggregation of development potential was not assumed. If lots are amalgamated higher yields may result. The land areas used in these calculations have however been adjusted where necessary to reflect the estimated size of the lot after the proposed Parkway is constructed.

Any increase in density should adopt the model described in Appendix 1. This will ensure that the traditional relationship between vegetated and cleared areas is maintained and will help to minimise the impact of any new dwellings or ancillary development on the identified values of the area.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 4000M² ON LAND CURRENTLY ZONED 7(d6) WITH A 2HA MINIMUM LOT SIZE

The size of the Unit (not including the areas of high conservation value) could nominally accommodate approximately 100 additional lots (and dwellings) if the minimum size was to be reduced to 4000m².⁴⁰

Lots of 4000m² are popular with those seeking to build large houses and the general lack of vegetation (and in particular native eucalypt species) in much of the area would result in the Unit being 'read' as a suburban landscape similar to that seen in the adjacent 7(d6) area; with built elements such as houses, outbuildings, driveways and fences becoming the most prominent element in the views over and towards the area. This would result in the surviving visual and environmental qualities of the Unit being lost.

⁴⁰ This calculation is based on raw land areas and includes amalgamating parcels to maximise potential. The actual yield will be less than this when the constraints of individual sites are considered in detail.

It should be noted however that the 'wider' views towards the EESPLs from the Scenic Hills would not be likely to be affected unless development was of a height or scale which protruded over the ridge.

Requirements by owners for building footprints, outbuildings and paved areas, together with the need for bushfire asset protection zones around each house, would also result in most of the surviving mature trees and associated ecosystems within and surrounding the Unit being lost. The amount of urban run-off to the Georges River Catchment would also increase significantly, together with the potential for pollutants and fertilisers reaching the natural bushland and waterways to the east.

This density of development is not appropriate in this part of E-LU4.

LIKELY IMPACT OF REDUCING THE MINIMUM LOT SIZE TO 1 HECTARE ON LAND CURRENTLY ZONED 7(d6) WITH A 2HA MINIMUM LOT SIZE

There is some scope for the reduction of the minimum lot size to 1 hectare without significant adverse impact providing that strict urban design criteria are followed, including the bushland edge model described in Appendix 1.

The potential number of additional dwellings would be considerably less than that possible under the 4000m² option, with approximately 30 additional lots/dwellings (depending on ownership patterns and potential amalgamations of land). This would still approximately double the existing density in the affected part of the Unit.

This potential doubling of the density of E-LU4 would affect the character of the landscape of E-LU4. Such an increase would require that any new dwelling in the 'bushland' area is nestled under the existing tree cover; and development in the more open, paddock areas be constructed using the bushland edge model with significant increases in the amount of planting to provide adequate screening. In the case of the current open paddock areas it would be essential that the increased density is heavily screened by planting. This would mean that this area would lose its semi-rural grazing landscape character. If not screened/softened by planting of native species in the public and private domains and with careful controls over the siting, scale, design and materials of buildings and ancillary development such as fencing, an increase of density in the Unit to allow 1 dwelling per hectare will have a significant adverse impact on its visual and environmental values and should not be supported.

LAND CURRENTLY ZONED 7(d6) 0.4 HECTARE MINIMUM

The existing 4000m² zoning has resulted in a semi-urban landscape; and any increase in density beyond this will increase the suburban character of the western half of the Unit. Although the quality of the ridgeline could potentially be protected through the generous planting of eucalypts (as is proposed in the Minto Renewal DCP); the smaller lot sizes and large-footprint, two storey houses popular in suburban development today, together with outbuildings and structures such as swimming pools; would be unlikely to provide enough deep soil for the growth and maintenance of trees able to grow higher than the houses. The competitive nature of view-seeking in these areas will also be likely to lead to the loss of trees in the public domain through deliberate removal or vandalism. An urban character

similar to that found in Blair Athol would be likely; and would be a stark contrast in views towards the Unit from the Scenic Hills.

Any reduction of the minimum lot size in this part of the Unit will result in an increase in the density of bulky structures and the further loss of vegetation in this scenically vulnerable position and is not supported.

SUMMARY OF ISSUES RELEVANT TO THE IDENTIFICATION OF AN APPROPRIATE DEVELOPMENT DENSITY IN E-LU4

The potential for any increase in residential density in E-LU4 should be limited for the reasons identified in this section, including:

- The ecological viability of the areas of high and medium conservation value should not be threatened by increasing densities of both dwellings and ancillary development, including development in the vicinity of these areas that may harm these values.
- 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 little land within the north-eastern and south-eastern parts of the Unit is unaffected by significant environmental constraints (other than the areas already developed at a density higher than that permitted in the LEP or used for intensive agriculture).
- The rural and bushland character of the Unit provides a well-defined visual and physical edge to the expanding suburban area of Minto. This separation of land use should be retained.
- Retention of a planted edge to the proposed Parkway will provide a buffer and help to ameliorate the impacts of what will otherwise be likely to be highly visible levels of traffic flow.

There is some potential however for a modest increase in development potential in parts of the precinct providing that a bushland visual quality is retained, or in those parts of the Unit where the landscape is currently open and rural in character as described below.

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-LU4.

5.4.10 RECOMMENDATIONS FOR THE CONSERVATION OF THE VISUAL AND ENVIRONMENTAL VALUES OF E-LU4

The following recommendations are made to ensure the conservation of the visual and environmental significance of E-LU4's cultural landscape. They should be read in conjunction with the recommendations for the whole landscape described in section 5.0.

ADDITIONAL RECOMMENDATIONS FOR E-LU4

- The potential for a significant increase in residential development without impact on the identified visual and environmental values within the Unit is limited to identified areas as shown in Figure 5.4.114. The reasons include:
 - The Unit contains areas of high conservation value old-growth Cumberland Plain Woodland and Shale/Sandstone Transitional Forest species and habitat. The ecological viability of these should not be threatened by increased densities of both dwellings and ancillary development, including development in the vicinity that may affect its ecological viability.
 - The Unit also contains areas of medium conservation value old-growth Cumberland Woodland and transitional shale/sandstone bushland species and habitat which the Natural Values Assessment Report recommends not be subject to any intensified development. This is supported by the positive contribution these vegetated areas make to the visual qualities and values of the Unit.
 - The location and shape of these areas, together with the need for both associated habitat links and cleared buffers to prevent the spread of bushfire to housing development, means that little land within the north-eastern and south-eastern sectors of the Unit have significant capacity for intensification of development density.
- The ridgeline followed by Eagleview Road acts as a focal point to the Unit and defines the areas with a semi-rural and bushland character. These qualities should be retained. The planting of tall-growing forest eucalypts as recommended in the Minto Renewal DCP should be replicated on the eastern side of the ridge to create a balanced composition when travelling along the road; and create a sense of depth to the ridgeline planting when looking or driving towards the Landscape Unit from the west. The planting on the two sides of Eagleview Road should be off-set to ensure good visual density of the trees along the ridgeline.
- The setting of the timber and brick cottage at 107 Eagleview Road should be conserved and protected from unsympathetic change that may affect its ability to read as a small late 19th/early 20th Century farmhouse. This may require the identification of an area within which new non-rural development should not occur.

RECOMMENDED URBAN EDGE - E-LU4

- The existing boundary of E-LU4 is generally appropriate.
- Consideration was given to the inclusion of the land zoned 7(d6) 0.4 hectare within Campbelltown's 'urban area'. Although nominally within the Unit, this area has been subjected to extensive development in recent years, including the construction of large and visually imposing houses which contribute little to the identified visual or environmental qualities and have threatened the scenic qualities of the remainder of the Unit. The landscape of this more densely developed area; and in particular the quality of the ridgeline; remains important in maintaining the integrity of the views towards, within and outwards from the Unit, and the land should continue to be subject to environmental controls if these qualities are to be protected for the wider community.
- Although most of the lots in the 7(d6) 0.4 hectare zone have been developed to their maximum potential under the existing controls and read as part of the suburban, not rural/bushland landscape; the dwellings on these lots are now entering the stage when they are increasingly likely to be demolished and redeveloped. If this was to occur, standard 'urban' design controls would not be adequate to protect the scenic qualities of this important ridgeline in both close and distant views.
- It is recommended therefore that the areas zoned 7(d6) 0.4 hectare not be included in the 'urban' area of Campbelltown; and that the area be managed as an environmentally sensitive large lot residential area; and to assist in this, that 'ridgeline protection' controls be developed to ensure that any new development, whether infill or redevelopment, will not have an adverse impact on views towards the ridgeline. The controls would focus on building bulk, materials and landscaping requirements.
- The recommended urban edge is shown below. The areas shown shaded pink are to be subject to the ridgeline protection controls.



Figure 5.4.112. Recommended urban edge of E-LU4. The areas shown shaded pink are to be subject to the ridgeline protection controls

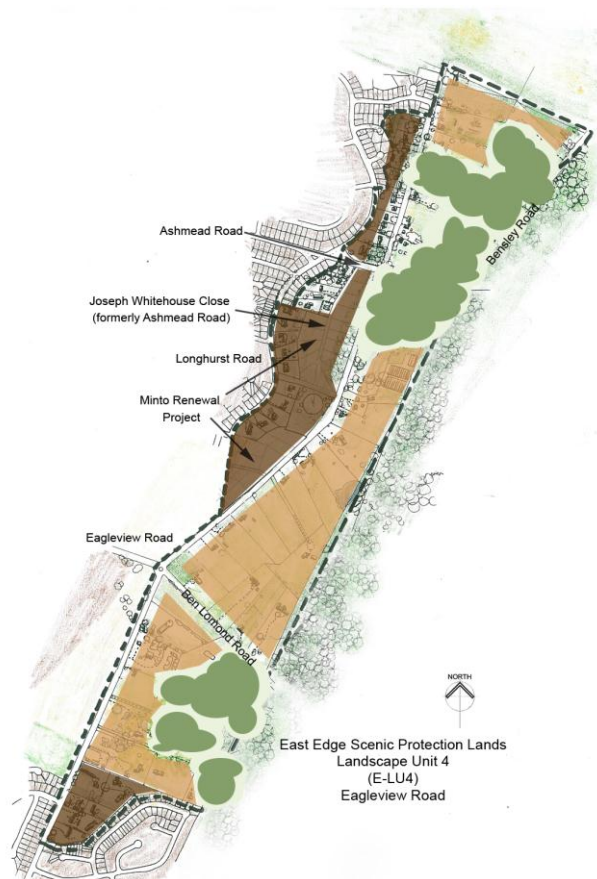
RECOMMENDED ZONINGS AND LOT SIZES FOR E-LU4

The recommended zoning for E-LU4 is E4 Environmental Living, with the existing 7(d4) area being 10,000m² (1ha) providing that the Model and special urban design controls can be satisfied; and the 7(d6) area being 4000m² minimum lot size with design controls over those lots close to the ridge line. 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.

The maximum density that could be accommodated without unacceptable impact on the identified visual and environmental values of the Unit is one dwelling per hectare within the areas shown in Figure 5.4.113 below, 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 some case no further subdivision or additional dwellings will be possible. If the model is not used the minimum lot size should remain 2ha.

Increased densities or intensity of land use in the remainder of the Unit would 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 5.4.113. Areas within which development using the model may be possible are shown shaded light brown. 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. Areas fully developed already (including the Minto Renewal Project lands) are shown brown. (Note that this sketch is indicative only and is subject to confirmation of boundary through in-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 20m 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.

