

PREFACE

“Mrs M [Macquarie] had gone after returning home to see Dr Townson’s farm and Bunbury Curran Hill.....we all followed her thither, and met her returning home again after having ascended the Hill, accompanied by her guide Mr. Meehan.... The accounts given to me by Mrs M. of the beautiful prospect she had from the top of Bunbury Curran Hill induced me to ascend it, which I did on horseback, and was highly gratified with the noble extensive view I had from the top of it of the surrounding country.”

.....Governor Lachlan Macquarie when visiting the area in 1810

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“The site of Campbelltown is pleasantly hilly and undulating, and it is surrounded by some of the most attractive countryside around Sydney...the approaches to the town from almost every direction are most attractive, and it is particularly important that they should be preserved and rural production maintained on the land between Campbelltown and the fringe of metropolitan Sydney. It is sound agricultural land, suitable for broad acre farming and subdivision into small parcels of land should not be permitted if this area is to retain its pleasant rural character. On nearing Campbelltown, in the journey from Sydney, the traveller feels that the dismal, endless suburbs of the outer city have been left behind, and that here, at last, is the country – country that is a pleasure to see. The road winds down through the gentle hills and the town appears at the most logical place, nestling comfortably amongst their hills, sheltered by them and enhanced by their proximity.”

.....1960 - Cumberland County Council 1960. *Campbelltown – A New City in the County of Cumberland*, Cumberland County Council (p15)

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“Satellite cities within Sydney are merging closer and closer together. Communities lament the loss of open space, cultural landscapes, rural playgrounds and amenity – loss of the green corridors and spaces that surrounded our city and loss of some of the most fertile farming lands in NSW.

Cultural landscapes include homesteads and farmlands, as well as remnant native vegetation, Aboriginal sites and places, wetlands, early settlements, disused cemeteries, defunct industrial complexes and so on. These cultural landscapes preserve cultural values and ecological diversity, while offering economic gain through continued agriculture and tourism and considerable scenic and amenity value to local areas and daily life. “

.....2003 - Cultural Landscapes Charette: Background Paper by the NSW Heritage Office 29th August 2003.

1.0 INTRODUCTION

1.1 BACKGROUND

This Visual and Landscape Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands has been prepared for the Campbelltown City Council by Paul Davies Pty Ltd Heritage Consultants and Geoffrey Britton (Environmental Design Consultant). The fieldwork and reporting was undertaken between November 2008 and May 2009. The report was updated in 2011 to reflect changes to the planning system in NSW.

The research has been commissioned by Council to inform its strategic planning process and in particular the preparation of a major comprehensive Local Environmental Plan for the LGA as part of the Department of Planning's Planning Reform Program.

The scenic and environmental values of the study areas have been recognised since at least 1810, when Governor Macquarie was urged by his wife Elizabeth to inspect the panorama from the top of Bunbury Curran Hill, whereupon he declared in his diary that he "was highly gratified with the noble extensive view from the top of it to the surrounding country". The hills are also highly likely to have provided important vantage points for Aboriginal people for many thousands of years before its occupation by Europeans.

The value of the landscape and visual qualities of the Campbelltown local government area (LGA) has been noted and formally protected through strategic planning initiatives since the early post-war years. The County of Cumberland Planning Scheme considered them important rural lands beyond the green belt which was planned to surround Sydney; and when that plan was later found to be inadequate for Sydney's growth, Campbelltown was identified as Sydney's first 'satellite city' - due in part to its setting in a valley ringed by hills: "The site of Campbelltown is pleasantly hilly and undulating, and it is surrounded by some of the most attractive countryside around Sydney".¹ The development of the town was recommended on the proviso that its "pleasant hills will remain as a permanent rural barrier between Sydney and Campbelltown".² The unique quality and character of the landscape was recognised for the "wonderful scope for planning"³ it offered, and the report highlighted that through good planning practice "it should be possible to preserve the distant views of rural hillsides [from the main valley] that are at present a most pleasing feature of the locality."⁴

The principles described in the Campbelltown Camden Appin Structure Plan of 1973 were applied through the detailed local controls in subsequent years and continue to underlie the current planning instruments. The implementation of these controls by Council has for the most part been rigorous and managed to control the extent of development in the study areas successfully. With few exceptions the landscape of the Scenic Hills has retained most of the outstanding scenic qualities that influenced both its original settlement by Europeans and its development as Sydney's first Satellite City; and that of the East Edge Scenic Protection Lands continues to enjoy its bushland setting and role in controlling the amount of urban runoff to the Georges River catchment. The relatively few examples of less

1 Cumberland County Council, 1960. Campbelltown – A New City in the County of Cumberland (p15)

2 Op cit p 11

3 Op cit p16

4 Op cit p16

sympathetic development that intrude on the scenic qualities of the area act to provide a reminder of the need to consider the potential impact of development during both the strategic and statutory planning processes.

It is now almost 50 years since the Campbelltown area has been transformed and the undertaking of the Campbelltown 2025 - Looking Forward - A Long Term Planning Strategy provides an opportune time to review the success or otherwise of the earlier generation of controls; including whether they have allowed the rural character to survive and remain readily accessible by the community; whether the hillscapes still contribute to Campbelltown's special 'sense of place'; whether they still need to be protected from development; and if so, how; and if not, what should be allowed in their place?

1.1 INTRODUCTION TO THE STUDY AREAS

The Campbelltown LGA is located 50 km south-west of Sydney's CBD. The aim of the 1960s and 1970s planning policies to develop Campbelltown as a 'satellite city' separated from Sydney's urban sprawl has been realised. Separation has been maintained thus far by the retention of the rural lands surrounding the urbanised areas, and by the extensive reservations for the Department of Defence to the north and east.

The unique character of Campbelltown as a self-contained 'city in the countryside' is due largely to its setting between two prominent ranges of hills. These green hills provide not only physical shelter from the adjacent Local Government Areas but also establish a strong visual context, or 'sense of place' for the community. This study addresses these two hillscapes and analyses their role in defining the scenic, visual and environmental qualities of the City of Campbelltown.

The western range is known as the Scenic Hills and is characterised by its complex, rolling topography and pastoral landscapes. It extends from the north-western boundary of the Local Government Area to the south of the current urban area and includes Bunburry Curran Hill, Badgally Hill, Kenny Hill, Mt Annan and the foothills of Mt Sugarloaf.

The hills that mark the eastern edge of Campbelltown are known as the East Edge Scenic Protection Lands (EESPLs). This area follows the main ridgeline which defines the western edge of the Georges River Catchment Area and is notable for its ecological and environmental qualities. The scenic qualities of the EESPLs are distinctly different to the largely cleared and topographically complex Scenic Hills. The landscape of the EESPLs is linear in footprint and although sited atop the main eastern ridgeline, the topography is relatively level and falls gently towards the steep valleys carved out of a massive sandstone plateau by the meandering Georges River further to the east. Much of this landscape was within the extensive holdings of William Redfern's Campbellfield Estate which stretched from Macquarie Fields to Leumeah, and which was not subdivided for small-lot farming until the end of the 19th Century. This location at the intersection of the Wianamatta shale soils of the Cumberland basin and the sandstones of the Georges River Plateau has resulted in an area of high ecological value which has retained areas of both endangered Cumberland Plain Woodland and shale/sandstone transitional bushland.

Neither study area is listed as a heritage item or heritage conservation area on existing planning instruments; although each area contains individual heritage items, some of which are of State heritage significance. The significance of these and their contribution to each landscape is discussed in detail in the landscape unit analyses.



Figure 1.1 Study Area – Sub-regional context. (base map from Google Maps 2009)

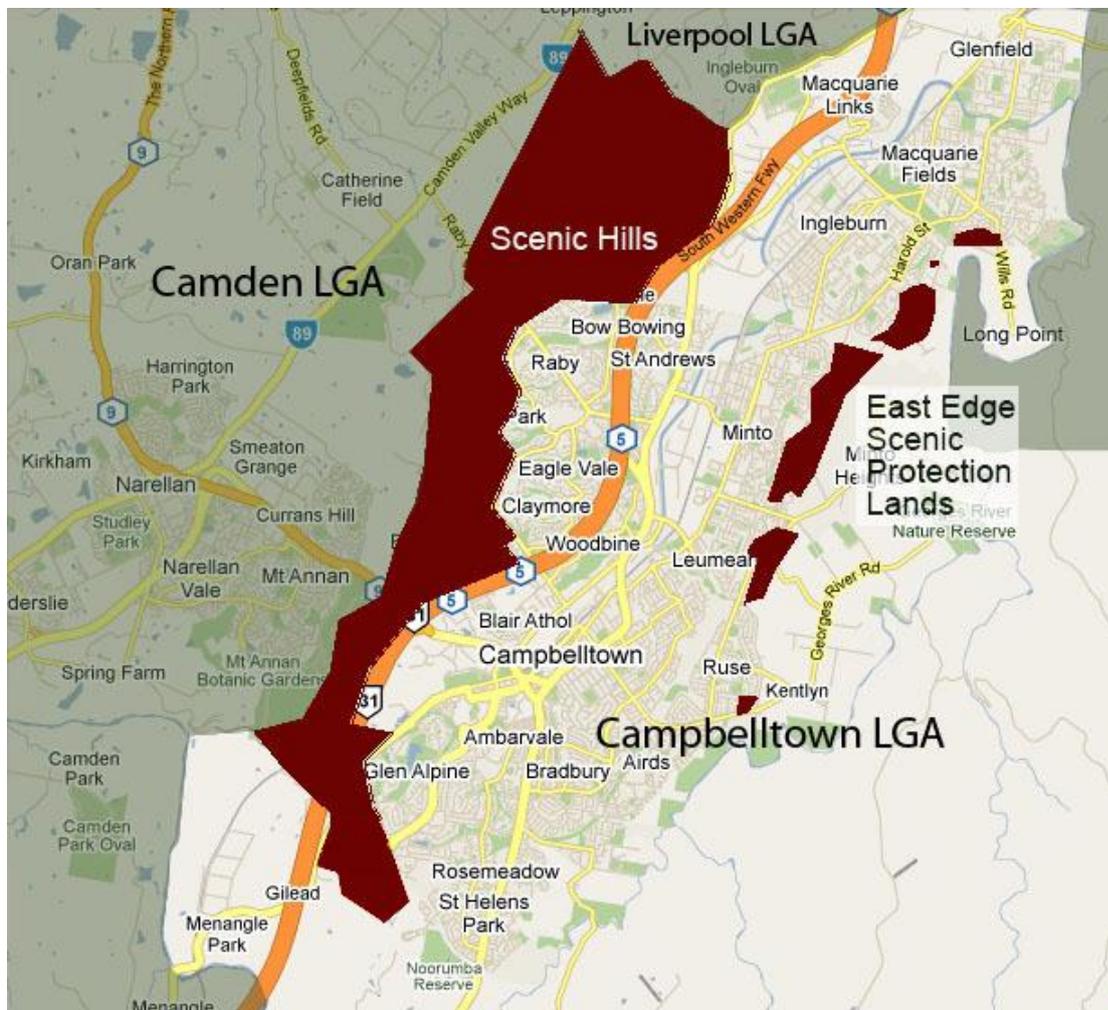


Figure 1.2 Location of Scenic Hills and East Edge Scenic Protection Lands Study Areas. The Campbelltown LGA is elongated in plan and divided into two broadly defined areas. The northern half is the more developed, with the commercial core, industries and extensive areas of low and medium density residential land uses that follow the alignment of the valley floor and rise up the lower foothills of the slopes to east and west. The southern part of the LGA has retained its rural and natural bushland character, but is now the subject of major land release proposals. The two study areas cradle the urban area lining the valley between and are visible from throughout urban area, enabling Campbelltown's unique setting to be a core element in the City's sense of place.

1.2 STUDY OBJECTIVES

The aim of this study is to prepare a landscape and visual analysis report for Campbelltown City Council that:

- Identifies/acknowledges the important visual, aesthetic, landscape and cultural values of the Scenic Hills;
- Determines a height above which no urban or visually intrusive forms of development should occur in the Scenic Hills;
- Identifies whether or not there are some lower lying areas within the Scenic Hills that could accommodate future development that is non-urban in nature, and maps these areas so that they can be easily translated into Council's new LEP;
- Identifies areas within the East Edge Scenic Protection Lands that could be developed, those that could be developed subject to certain restrictions, and those that should not be developed for visual and landscape reasons;
- Determines a definite boundary for urban growth between the existing urban area and the land known as the Scenic Hills and the East Edge Scenic Protection Lands, and maps this boundary using specific co-ordinates or contour levels so that the boundary can be translated easily into Council's new LEP;
- Recommends appropriate zones (in accordance with the Department of Planning's Standard Local Environmental Plan (LEP) Template), land uses, subdivision standards and other development and environmental controls that will assist Campbelltown City Council and the community in protecting the important values of the Scenic Hills and the East Edge Scenic Protection Lands, and encourage the suitable management of these areas.

1.3 LIMITATIONS

Much of the land within the study area is in private ownership. The brief required fieldwork to be undertaken from the public domain, and private property was only accessed by the study team when invited by land owners. It was not possible therefore to undertake detailed assessment of the micro-views and ecological values within each property.

The focus of the study however is the accessibility of the scenic and environmental values of the landscape to the community and therefore the limited accessibility to individual properties does not compromise the findings and recommendations of the study.

1.4 CONSULTATION

The Study did not provide for formal consultation with landowners or the community. The degree to which the wider community values the scenic qualities of the hills surrounding the Campbelltown urban area was established during the preparation of "Campbelltown 2025: Looking Forward – A Long Term Town Planning Strategy for the City of Campbelltown" in 2004.

1.5 STUDY TEAM

The study was undertaken by Robyn Conroy of Paul Davies Pty Ltd and Geoffrey Britton (Environmental Design Consultant).

1.6 ACKNOWLEDGEMENTS

The study team wishes to acknowledge the assistance provided by the following people:

- Jeff Lawrence, Director Planning and Environment, Campbelltown City Council;
- Phil Jemison, Manager Environmental Planning, Campbelltown City Council;
- Caroline Puntillo, Executive Planner, Campbelltown City Council;
- Matthew Egan, Strategic Environmental Planner, Campbelltown City Council;
- Ron Ruming, Operations Manager, Sydney Water
- Trent Doyle (Conacher Environmental Group, Lismore)

1.7 ABBREVIATIONS AND DEFINITIONS USED IN THE REPORT

19C	The 19 th Century period
Bushland	Vegetated area including trees and understory plantings - includes areas identified as Forest and/or Woodland ecological groups
Council	Campbelltown City Council
EESPLs	East Edge Scenic Protection Lands Study Area. Individual Landscape Units within the area are referenced as E-LU1, E-LU2 etc. The key map identifying the location of each Landscape Unit is at Figure 5.0.6.
Forest	Transitional shale/sandstone forest
Freeway	Hume Highway/F5 South Western Freeway
ha	hectare
LEP	Local Environmental Plan (note that different LEPs apply in different parts of the LGA)
LGA	local government area
LEP D8	LEP District 8: (Central Hill Lands)
LEP 2002	Campbelltown (Urban Area) LEP 2002
Main valley	The broad and elongated basin between the Scenic Hills and the ridgeline adjacent to the EESPLs, the latter being the highest ridge on the eastern side of the main valley.
Parkway	Proposed Georges River Parkway
SH	Scenic Hills Study Area. Individual Landscape Units within the area are referenced as SH-LU1, SH-LU2 etc. The key map identifying the location of each Landscape Unit is at Figure 4.0.20.

Unit/LU	Landscape unit. The two main study areas (the Scenic Hills and the East Edge Scenic Protection Lands) have been further divided into smaller units which reflect their local landscape characteristics and values. These are referred to as SH-LUx for units in the Scenic Hills and E-LUx for the units in the East Edge Scenic Protection Lands.
View	What can be seen.
Vista	A view that is directed – for example, along a roadway that is lined by trees.
Woodland	Cumberland Plain Woodland

1.7.2 DEFINITIONS OF SOME KEY CONCEPTS

CULTURAL LANDSCAPE

Cultural Landscapes have been defined by UNESCO as representing the “combined works of nature and man”. They are “illustrative of the evolution of human society and settlement over time, under the influence of the physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal.”⁵

UNESCO’s World Heritage Committee has described several types of cultural landscape that may meet this definition:

(i) The most easily identifiable is the clearly defined landscape designed and created intentionally by man. This embraces garden and parkland landscapes constructed for aesthetic reasons which are often (but not always) associated with religious or other monumental buildings and ensembles.

(ii) The second category is the organically evolved landscape. This results from an initial social, economic, administrative, and/or religious imperative and has developed its present form by association with and in response to its natural environment. Such landscapes reflect that process of evolution in their form and component features. They fall into two sub-categories:

- a relict (or fossil) landscape is one in which an evolutionary process came to an end at some time in the past, either abruptly or over a period. Its significant distinguishing features are, however, still visible in material form.

- a continuing landscape is one which retains an active social role in contemporary society closely associated with the traditional way of life, and in which the evolutionary process is still in progress. At the same time it exhibits significant material evidence of its evolution over time.

(iii) The final category is the associative cultural landscape. The inscription of such landscapes on the World Heritage List is justifiable by virtue of the powerful religious, artistic or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent.” (p121-122)⁶

⁵ UNESCO. 2005 <http://whc.unesco.org/uploads/activities/documents/activity-562-4.pdf> . pp 121-122

⁶ Op Cit pp121-122

The more descriptive 1994 definition by the IUCN (now known as the World Conservation Union - the advisory body to the World Heritage Committee on natural heritage values) is also useful. It describes areas that should be 'protected landscapes' as "areas of land, with coasts and seas when appropriate, where the interaction of people and nature over time has produced an area of distinctive character with significant aesthetic, ecological and/or cultural value, and often with high biological diversity" (IUCN, 1994).

The two study areas meet both definitions. They are both organically evolved landscapes under UNESCO's definition – the Scenic Hills demonstrates both the characteristics of a relict 19C farming landscape as well as being a continuing scenic landscape (and, in the case of the remaining productive dairy farm, also a continuing agricultural landscape); and the EESPLs demonstrate the features of the continuing bushland landscape with lighter layers of human intervention. The greater Campbelltown region (including the areas now identified as 'natural') also formed a cultural landscape for many years before European intervention since Aboriginal land management practices would have influenced vegetation patterns, and is therefore both an organically evolved and relict landscape. For quite some decades after the appearance of European settlers within the Campbelltown area the coexistence of both cultures would have been evident, and evidence can still be seen today throughout the LGA. It would be erroneous therefore to see the Colonial clearing of the woodland vegetation for agriculture as implying that only European Australian history was relevant to the cultural landscapes of the Campbelltown Local Government Area.

It should be noted that the areas also satisfy the IUCN's definition for their environmental, ecological and scenic values.

COLONIAL CULTURAL LANDSCAPE

This term refers to the cultural landscape created during the Colonial period – generally from 1788 to 1840 (though, given the time lag for evolving British ideas to be absorbed into the colony, a date later than 1840 can also be applicable).

Virtually all of the Scenic Hills and EESPLs can be regarded as a Colonial cultural landscape as they were cleared by Europeans (most likely convicts) for agriculture during this period. The poignancy of this description is highlighted where culturally significant early structures, archaeological resources and landscape features remain, such as the Varroville Estate which extends well beyond the current legal curtilage and includes physical evidence of this occupation such as the hand-formed dams and the evidence of grading of the hillside for the original carriage entry which is still visible from the freeway.

The values and evidence of the Colonial Cultural Landscape within the whole of the Cumberland Plain have been assessed and documented in detail by Geoffrey Britton and Colleen Morris in their jointly authored report for the NSW National Trust. This work forms the primary reference on the period⁷. Copies are available for reference at the NSW Heritage Branch's library at Parramatta.

The East Edge Scenic Protection Lands are located within the curtilage of one of the most important Colonial farms in the Sydney region – William Redfern's Campbellfield (known later as Campbellfields). Starting from a single land grant in 1816 covering much of the area now known as Minto, by 1843 Campbellfields was an extensive Estate and extended from Macquarie Fields to Leumeah, and from Bunbury Curran Creek to the valleys of the Georges

⁷ Britton, Geoffrey and Colleen Morris. Colonial Landscapes of the Cumberland Plain. Prepared for the National Trust of NSW.

River. It was not subdivided until the mid 1880s, and even after this time the small-holding farms on the higher ridges (the location of the EESPLs) did not alter the landscape significantly from its original state. More detail of the impact of Redfern's Campbellfield Estate on the landscape of the EESPLs can be found in Section 5.

It is important to note also that several highly significant 19C estates in the Campbelltown area were not within either study area; but instead were sited to enjoy the maximum possible prospect over them. Examples include the siting of William Redfern's Campbellfield House in the lower part of his grant on a small knoll to allow excellent views over the whole of the valley yet close to permanent water; Denham Court, Robin Hood Farm, Macquarie Field House, Rudd's Maryfield (original farmhouse) and Blair Athol, each located at prominent points within the main valley; and Englorie Park and the original Glen Alpine situated to the south of the town. Each adopted the same siting principles as the estates within the study areas and contribute towards our ability to understand the scope and quality of the cultural landscape today.

SCENIC VALUE

'Scenic value' is by its nature a qualitative phenomenon that is perceived by different individuals in different ways. Although the physical features of a landscape can be mapped, it is the way that they work together that creates a scenic quality that is special; or valuable. The key to the protection of scenic value is to understand why it is valued, and then to develop strategic planning policies to ensure that these qualities are protected from the impacts of unsympathetic development.

The complexity and quality of a view is a result of its visual setting – and includes for example the pitch and complexity of topography; the visibility and aesthetic qualities of any built structures; the species, density and visual impact (whether screening or providing a focal point) of vegetation and the sense of scale and depth created by distance and overlapping of elements. A 'good view' usually includes more than one of these linked or connected in such a way that the landscape is complex and/or interesting.

It is important to recognise also that the analysis of 'scenic' value is not limited to whether or not a 'good view' is available. Visual quality and values can also be expressed by fine-grained textures of a place; or the ability to appreciate a place in a way that enables the viewer to connect with the meanings of the landscape. In the case of the Campbelltown LGA it creates a sense of connection to the landscape for the benefit of the wider community

In the case of the Campbelltown LGA these visual connections range from the intimate to the panoramic. They are available from innumerable locations throughout the area due to the complex folded topography in the Local Government Area. For example, once the urban areas are left behind, high-quality and panoramic (180-360 degree) views are available within and over the Study Areas from the roadside. These views evolve constantly as one travels through the area, unfolding and revealing hills, valleys, slopes, creeks and escarpments in never ceasing combinations and aesthetic values.

Other recognised view-types include distant, sweeping, confined, framed, serial and composite, and the Campbelltown LGA contains high quality examples of each, many of which are found within the study areas.

Other attributes of the scenic value of the landscape include:

- **Depth:** landscapes can include foreground, mid-ground and background, and many high-quality landscapes demonstrate all three. Created by both successive and overlapping three dimensional elements such as hills – the depth of a landscape is enhanced by the effect of aerial perspective, whereby the depths of the scene before the viewer are conveyed by the paling and ‘bluing’ of colours as they are seen through greater atmospheric depth. The introduction of a new land use can change the quality of this recessional value. It can also block the ability to see distant elements, or, if placed in the foreground, can result in the sense of depth being foreshortened and the hills reading as a two-dimensional backdrop.
- **Complexity:** The Campbelltown LGA's landscape is a wonderfully complex one, with the seemingly countless folded hills and valleys cascading from the main ridge. This complexity allows the viewer moving through the area to appreciate a series of distinctive, yet equally high-quality landscapes within the larger ‘Scenic Hills’. This value is vulnerable to erosion through development in these hidden valleys being justified because it “can’t be seen” from specified viewpoints.
- **Land use:** the prevailing land uses evident in the Campbelltown LGA's views reflect the importance of its historic cultural landscape. In the case of the Scenic Hills, this landscape is a pastoral one dominated by cleared paddocks, small dams and scattered trees with occasional copses of denser vegetation. One unwelcome aspect of the historic cultural landscape is the spread of the African Olive, an introduced plant which unless managed aggressively is capable of overtaking both native and cleared vegetation and which adds little to the quality of the landscape. On the eastern side of the valley, in the East Edge Scenic Protection Lands, the prevailing land use is one of small-scale farmlets and rural-residential style development nestled under and between areas of original bushland.
- **Constructed and accidental qualities – focal points and panoramas.** Quality scenic landscapes usually demonstrate a combination of both focused and panoramic views. Focused views, or vistas, are found towards a prominent or distinguishing feature in the landscape such as a hill, river or trees or the like whereas panoramic views are broader, and emphasised by the horizontal “picture plane” stretching away from the viewer. Many views contain both panoramic and focal elements, which enriches their quality and makes them richly scenic in value. Opportunities to appreciate these views can be constructed or accidental. Constructed views are guided by the deliberate placement of elements in the landscape between an intended viewing position and the focal point. These elements can be natural or built in their nature, and are one essential tool in the creation and management of a visually rich and interesting landscape.
- **Constructed views** remain one of the best ways to interpret the historic cultural landscape today. An excellent example of this is shown in Figure 2.4, which maps the location of the tall ‘Marker Trees’ of the Colonial Cultural Landscape. These trees, usually Bunya or Hoop Pines, were popular choices in the gardens surrounding 19th Century farm houses and they grew quickly to impressive heights which advertised the location of the property to the surrounding area. Many have survived today and continue to provide physical evidence of the networks and spatial arrangement of this underlying landscape. The importance of these visual links was recognised in the 1970s planning of the open space network, with these publicly

accessible links used to continue the historic sense of connection to the hills surrounding the City of Campbelltown.

- **Accidental views** do not show evidence of being ‘planned’ or contrived, instead they have the capacity to surprise and intrigue the viewer through their ‘chanced’ quality and diversity of opportunities for engagement. They are as important as constructed views to the scenic qualities of an area. The Campbelltown LGA abounds in accidental views, from the ‘hidden valleys’ behind the main range in the Scenic Hills, to the succession of quick glimpses to panoramas of the ridgeline of the opposite side of the valley available down numerous cul-de-sacs and minor side streets, between houses and over the single storey rooftops. Although often dismissed as ‘glimpsed’ or minor views, these accidental opportunities to engage with the landscape are critical in establishing and confirming a community’s ‘sense of place’.
- **Changing view perspectives.** The qualities of all views change depending on the relative position of the observer and the subject of the view. Close views are particularly affected by the relative topographical position of the two points. This is demonstrated in the study areas when the ability to see the main ridge line on either side of the valley from the freeway or other vantage point close to the base of the hills is compared with the views available from higher points, even if they are more distant. This contributes also to the sense of the unfolding quality of the Campbelltown LGA's landscape as the viewer moves through it.

1.8 STUDY TASKS

1.8.1 HISTORIC AND DOCUMENTARY RESEARCH

Campbelltown’s evolution has been well documented in published histories, heritage studies, environmental studies, local historical research and various planning studies and even its planning legislation. All available sources were sought and information describing the development of the cultural landscape through land grants, trade, farming patterns and layers of development were analysed to provide contextual information to inform the primary research and fieldwork. A list of the sources consulted is contained at Annexure 2.

The Landscape Assessment of the East Edge Scenic Protection Lands carried out by Conacher Travers Pty Ltd, Environmental Consultants (now known as Conacher Environmental Group) informed the assessment of the scenic and aesthetic values of the EESPLs, and Navan Officer’s 2002 Aboriginal Heritage Study of Campbelltown and publications by the Royal Botanic Gardens provided valuable information about the likelihood of the study areas having cultural significance for the Aboriginal community. Team member Geoffrey Britton’s earlier research into the 19C Colonial Cultural Landscapes of the Cumberland Plain underpinned the assessment of the landscape values of many of the Colonial properties within the study area.

The majority of research for this study was done through the investigation of primary sources such as early maps, plans and the Department of Lands’ aerial photography from 1956-7. Primary sources were used to identify the boundaries of the original Colonial land grants and compare these against elements in the physical landscape today. The current and historical aerial photography was used to identify changes to the landscape over time. The images were examined carefully to identify the earlier evidence of the built and scenic elements of

the cultural landscape, including houses, outbuildings, major plantings (such as marker trees and dense garden planting), paddock boundaries, access drives and the boundaries of estates. Particular attention was given to evidence of purposeful siting and orientation of buildings and landscape elements.

The information was then overlaid on contemporary topographical and cadastral maps and also aerial photos to identify the longitudinal relationship between the historic and contemporary landscapes. It also allowed the status of vegetated areas to be confirmed; and in particular whether existing areas of dense planting which were not accessible during fieldwork are likely to be old-growth or re-growth.

The depth and range of documentary research provided the information necessary to allow the fieldwork to focus on the spatial and scenic qualities of the landscape.

1.8.2 FIELDWORK

Understanding the visual characteristics and values of the Scenic Hills and East Edge Scenic Protection Lands requires a good understanding of the physical landscape to identify the elements and relationships that together create a 'sense of place'.

Landscape Units were identified within each of the two study areas to allow a more detailed assessment of their values. Annotated maps were produced for each area describing the cultural landscape and its scenic qualities. Each study area was visited on multiple occasions and the following characteristics identified:

- geographical, natural and cultural (built) elements;
- evidence of historic and current development trends;
- views and vistas outwards from all vantage points (constructed and incidental);
- views and vistas within each area (constructed and incidental);
- views and vistas towards each area from elsewhere in the LGA (constructed and incidental); and
- significant relationships between any of these elements and/or the findings of the documentary research.

The fieldwork was not limited to the identified study areas. The whole of the Campbelltown LGA is a cultural landscape even though its scenic values range considerably, and extensive exploratory fieldwork was also done to identify landscape elements which demonstrate a connection with the scenic values of the study areas – for example where major roads have been aligned to a prominent landscape feature or where there is evidence of the open space network being designed to enhance important visual links between elements in the landscape. These patterns were found throughout both the early 19th Century Colonial and late 20th Century planned layers of the landscape.

The design of the post-War suburban landscape also provides physical evidence of the principles established by the Cumberland County Council and demonstrates the priority placed on the retention of many historically significant views through the integration of historic focal points into the open space and road networks, allowing them to still be appreciated by the wider community.

1.8.3 ANALYSIS

Sub-precincts, or landscape units, within the two study areas were identified during the fieldwork. These were defined by their distinctive scenic and aesthetic characteristics as well as by their geographic markers.

The results of the fieldwork and documentary research were synthesised at the Unit and Landscape levels to identify and assess:

- the ways in which the many layers of settlement, including Colonial, later 19th Century, early 20th Century and the major urbanisation of the satellite city in the last quarter of the 20th Century are each able to be read and interpreted through the landscape today;
- the visual curtilage of each landscape unit. This included analysis of the topography, landscape characteristics such as vegetation and land uses and the views, vistas and visual connections towards, from and within each unit;
- visual catchments and contributory elements; and
- the relationship between areas of ecological significance and the visual and scenic qualities (EESPLs).

Particular attention has been paid to the role that planning and development plays in the evolution of the landscape. Development has formed the cultural landscape, and planning has been responsible for protecting its values. An appreciation of the responsibilities of the planning process has informed the second stage of analysis; the review of the planning controls and their efficacy in protecting the important values of the landscape.

The development that has occurred under the existing controls has been identified and its impact on the landscape values determined, and current development trends in the area assessed. This allowed an assessment of the efficacy of Council's existing controls in protecting the landscape.

The Department of Planning's current Standard Instrument defines land use zones and development controls to be used in local plans. The Department's policies and Practice Notes addressing the applicability of each zone (including those for use in environmentally sensitive areas) were then reviewed in conjunction with an analysis of the impacts that development under the existing zones have had on the scenic and historic cultural landscape qualities of each Unit has had. The potential impact of different development densities on the scenic and other visual qualities of the Unit and other Units that may be affected was then identified.

Completion of this analysis allowed the extent to which development could be accommodated in each Unit without significant adverse impact on the scenic and other visual values of the Unit to be identified and recommendations made for the future zoning and development models for each.