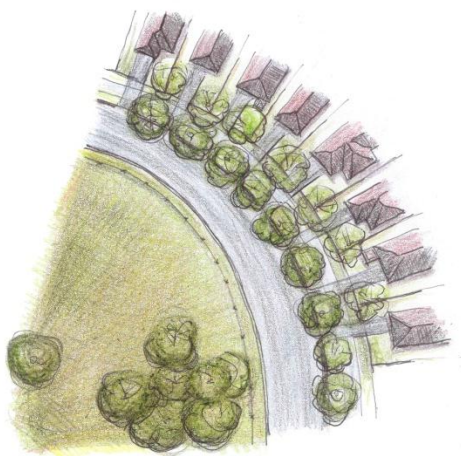


## A: SUBURBAN DEVELOPMENT NEAR RURAL LANDSCAPES

A cultural landscape-led solution will be necessary if the scenic and environmental qualities of the Scenic Hills are to be retained. This may require the configuration of the footprint of development within the zone to respond more sympathetically to the unique topography of the landscape. The development and adoption of a range of strictly enforced detailed subdivision and urban design initiatives and controls will also help to minimise the impact of the development on the scenic qualities of the landscape. These include:

- The exterior edge of the development must be formed by a publicly accessible roadway and not by the rear fences of development. By retaining one side of the streetscape open to the hillside the landscape will remain accessible to the community in perpetuity and providing that the footprint of development is minimised, will help to compensate for the loss of landscape caused by the development. If this principle is not applied rigorously all sense of connection to the landscape will be obscured by houses and fences in the manner found in other recent development such as Kearns. The retention of an open edge to the development will also allow the planting of appropriate street trees to help reduce the impact of the urban-rural interface.
- The existing visual and physical links between the valley floor near the freeway and the Badgally Hill ridgeline should be protected from any development that may obstruct or intrude into the view. Even a single row of dwellings will compromise the integrity of this connection as can be seen in many other locations throughout the Campbelltown release areas.
- the size and footprint of houses should be restricted to ensure that adequate space is preserved on private property to facilitate the planting and growth of trees on private property to prevent development of the scale and visual impact seen in other recently developed areas such as Blair Athol and Kearns.
- Driveways to a garage at the rear of the property should be required. This will both increase the modulation of the streetscape and will help to minimise the footprint, and thus the scale of the roof forms of the development – both of which will increase the transparency of the development.
- Generous areas should be provided and maintained free of development, hard surfaces, and swimming pools to facilitate the planting and growth to maturity of trees of a species capable of creating a canopy over development two stories in height.

Example of new suburban development at the rural interface.

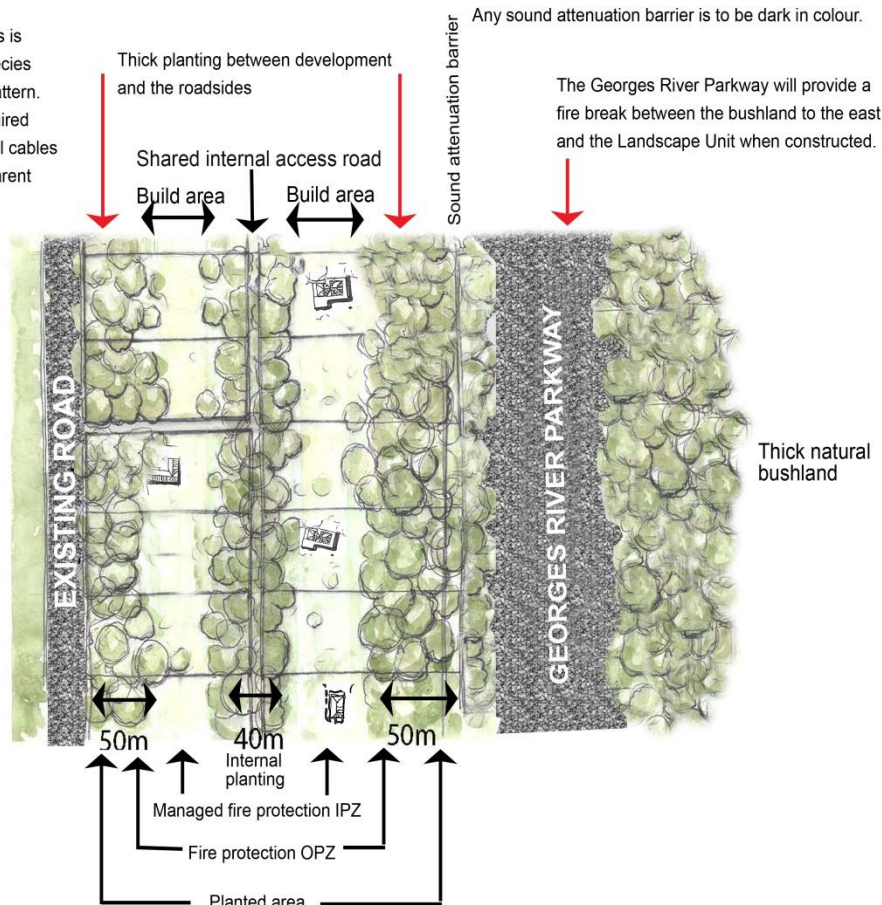


## B: DEVELOPMENT ON THE BUSHLAND EDGE: SOME PRINCIPLES TO HELP MINIMISE IMPACTS ON SCENIC AND ENVIRONMENTAL VALUES

### Model for development on the bushland edge

To be used in conjunction with the Visual Analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands 2010 prepared by Paul Davies Pty Ltd and Geoffrey Britton and the Natural Conservation Values Assessment for the Edge Scenic Protection Lands 2003 prepared by Conacher Travers Pty Ltd.

Planting of roadside verges is to use native bushland species planted in a non-regular pattern. Any safety barricades required are to be high-tension steel cables or similarly visually transparent solutions.



#### Principles:

The detailed design and development capacity of any individual property or group of properties within the Landscape Unit will be modified (and may be significantly reduced) by the circumstances of the site; including the presence of significant (high or medium value) ecological communities and landscape elements and/or the need to protect the integrity of the aesthetic qualities of the landscape, including views to and from ridgelines.

Significant vegetation is not to be cleared to create or enlarge a building area.

Any development on the bushland edge is to be undertaken in a co-ordinated manner. A Masterplanned approach is encouraged. Any development is to be designed, constructed and maintained to conserve all identified environmental and visual qualities of the Landscape Unit.

The size of the 'build area' of any property will be determined taking into account the depth of the property, and the identified environmental and scenic quality of the landscape in the vicinity of the property, including the need to retain a viable buffer around areas of ecological significance.

The depth of the areas available for building will also be constrained by the requirements of the Rural Fire Service, and will depend on the distance between the existing roadway and the proposed Parkway.

If the distance is inadequate to allow for the required asset protection zones and desired buildable footprint the proposed development may not be possible.

Internal access roads and driveways are to be shared to minimise their visual and physical impact on the aesthetic and ecological values of the Landscape and prevent the introduction of additional driveways and infrastructure to the Landscape Unit.