

03 _____ Visual Assessment

3.1_Visual Catchment

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The visual catchment of the Edmondson Park South release area is largely enclosed by the topography of the land and by existing vegetation. Views from the south and east are largely contained by the M5 Motorway embankment and associated roadside vegetation. Views from the west are largely obscured by the natural Zouch Road ridgeline and natural stands of ridge top vegetation. Further to the west prominent localised high points along Fox Valley Road afford fleeting long distance views into the site.

Land relief is less pronounced to the north of the site. Minor local ridgelines and riparian vegetation associated with Maxwells and Cabramatta Creeks provide some screening to existing properties in this area. Views from the Camden Valley Way ridge to the north are largely obscured by these landforms and stands of vegetation. Note that this local ridge line defines the visual catchment of the current proposal. Future development to the north would be visible from the Camden Valley Way and, possibly, existing housing to the north.

The most visible part of the site, when viewed from outside its boundaries, is the proposed rural lot housing area in the south west corner. This land slopes sharply up from the M5 Motorway and the low lying Ingleburn Industrial precinct in the Georges River floodplain to the south. Some of this land is effectively screened by the existing acoustic barriers on the Brooks Road on ramp (northbound) on the M5 Motorway. It is particularly visible to motorists travelling on the M5 Motorway at the MacDonald Road bridge crossing.

The extensive vegetated conservation zones located through the centre of the site provide significant screening to the proposed development from outside and from within the site.

The visual catchment of the site is shown in **Figure 3_Visual Catchment diagram**.

3.2_Landscape Character

3.2.1_The Natural Landscape

Landform

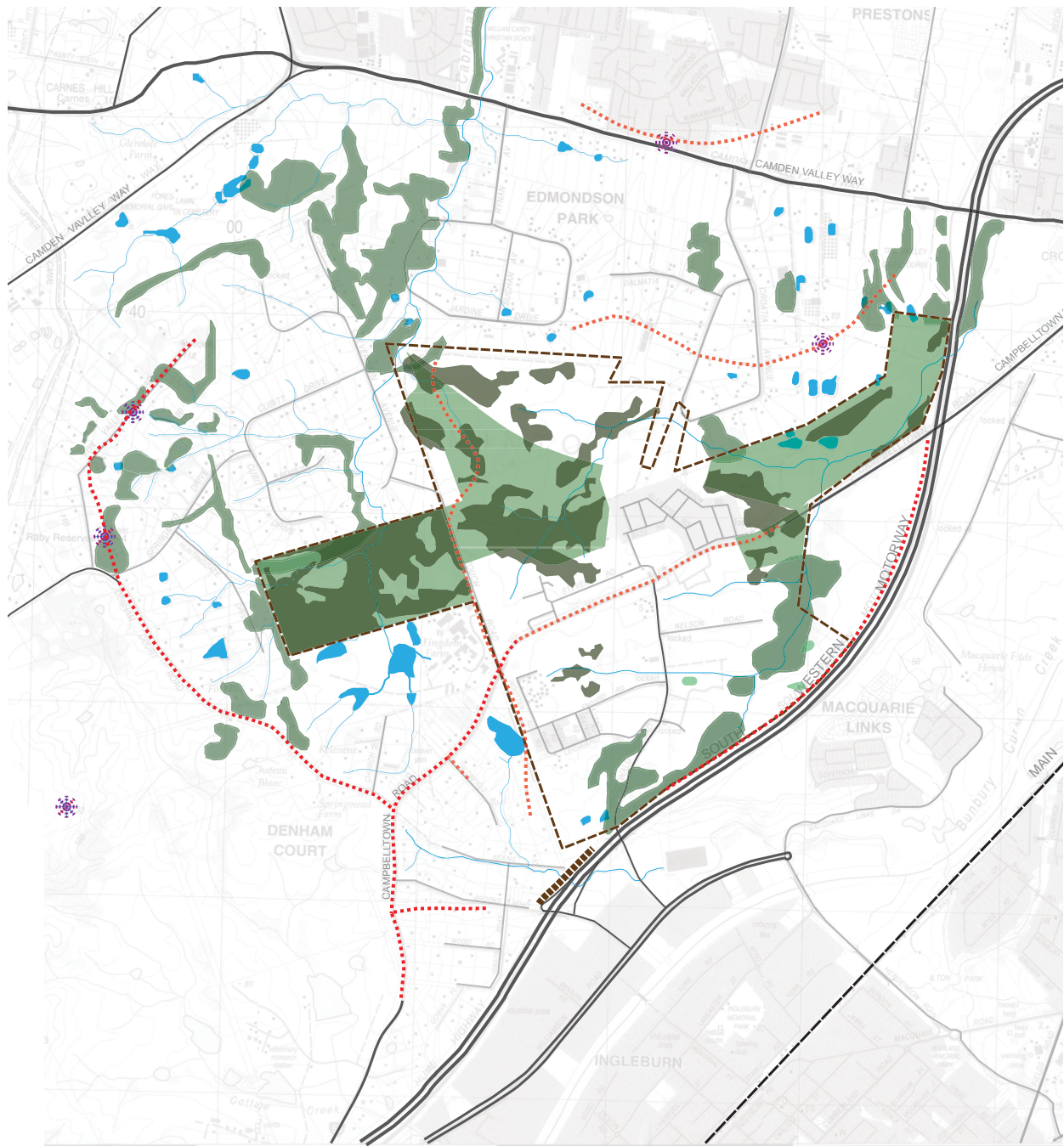
The site is undulating to steep. It slopes from its highest point (80 m AHD) at the intersection of Zouch and Campbelltown Roads to its lowest point (40 m AHD) at its eastern corner and to a similar elevation adjacent to the M5 Motorway in the south-west corner. The central portion of the site along Campbelltown Road forms a ridge with gentle falls to the north and south.

A secondary ridge along Zouch Road gives the site an elevated western boundary. Other major ridgelines in the area are also traced by existing roads. These include Denham Court Road, Fox Valley Road and Camden Valley Way, all of which provide potential vantage points for views into the site. The M5 Motorway is located on an elevated embankment in the south-west of the site and in a deep cutting to the south-east.

Land to the west of the site forms the northern extremity of the Campbelltown Scenic Hills. This land is sharply undulating with a prominent ridgeline and localised high points. Land to the north has low relief, and to the south and east the landform falls away towards the Georges River.

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-  SITE BOUNDARY
-  RIDGELINES
-  NOISE WALL
-  HIGH POINTS
-  CREEK LINES
-  DAMS
-  VEGETATION OUTSIDE SITE BOUNDARY
-  ENVIRONMENT PROTECTION & BIODIVERSITY CONSERVATION
-  CONSERVATION VEGETATION

Figure 4_Landform and Drainage diagram

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Southerly panoramas from the steep land to the south of the site across the Georges River floodplain take in distant elevated coastal lands and the city skyline.

The most prominent local landmark is the Raby reservoir and tower (144m AHD) located at Denham Court/Fox Valley Roads.

Vegetation and Drainage

The condition of existing vegetation on the site varies from exotic pasture with negligible ecological value to areas of good condition vegetation with high recovery potential. The existing cleared portions of the site generally contain non native species.

A large area of naturally regenerating bushland exists over the central portion of the site. This vegetation and remnant ridgeline vegetation along Campbelltown Road is visible from numerous vantage points around the site. Natural riparian vegetation in association with the natural creek corridors of Maxwells and Cabramatta Creeks is also prominent and characteristic of the site and area. Some cultural plantings including olive tree wind break and hedging also exist on the site.

Detailed information about the status and quality of existing vegetation is provided in the Edmondson Park South Part 3A Ecological Report. This report does not consider the visual or cultural value of the vegetation. An important consideration in the development of a concept plan for new development includes recognising and understanding the cultural value of specimen trees and significant stands of existing trees in the landscape. Existing vegetation is one of the key discernible elements contributing to the recognition, memory and perception of rural land. Vegetation typically traces watercourses and ridgelines, and highlights recognisable cultural interventions in the landscape.

The site is at the top of three catchments. Maxwell Creek, Bunbury Curran Creek and Cabramatta Creek pass through the site, with associated riparian zones and some woodland habitat (notably Cumberland Plain).

Refer **Figure 4_Landform and Drainage diagram**.

3.2.2_The Cultural Landscape

Land Use

The majority of the site is currently owned by the Commonwealth (Department of Defence) and was formerly used as an army camp (the Ingleburn Army Camp) up until the 1990s when it was identified as surplus to Defence requirements. The site is largely vacant comprising scattered remnant cottages and infrastructure associated with the site's former Defence. The Ingleburn North Public School (1.835 hectares) is located on the southern and the Bambi Preschool on the northern side of Campbelltown Road.

Existing land use to the west of the site is environmental living lots typically featuring very large homes and gardens. Large rural style lots still occupy the area immediately north of the site. The Ingleburn industrial area is located to the south on the Georges River floodplain.



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01_ Typical landscape setting at Edmondson Park.

02_ Significant areas of natural Cumberland Plain Woodland vegetation exists over the elevated central portion of the site.

03_ Fingers of riparian vegetation are discernible throughout the landscape.

04_ Existing site vegetation on the Campbelltown Road ridge line is a significant local landmark.

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Cultural Heritage

The Ingleburn Army Camp was one of Australia’s major army camps from 1939-1970s. It has considerable historic significance because it was the first purpose-built infantry training camp for World War II and played a central role in the mobilisation of Australia’s citizens and their military training throughout the war. It also played an important role in the training of personnel for the Korean and Vietnam Wars.

The memorials located within the Ingleburn Military Heritage Precinct are historically significant, being associated with former military personnel and the regiments who have occupied the Army Camp. The memorials celebrate or commemorate the contribution made by a particular regiment or the military collectively to the war effort. The memorials have become the focus of commemoration and gatherings.

The Mont St Quentin Oval, entry gates and flagpole are of historical significance. The oval served as the original parade ground for WWII troops, and the location from which troops were formally farewelled and welcomed on return from service overseas (*Source: Heritage Impact Statement, Tanner Architects*).

The Ingleburn Military Heritage Precinct and the Mont St Quentin Oval, entry gates and flagpole, are the heritage items identified for retention in the Concept Plan proposal.



Industrial land uses occupy the Georges River flood plain to the south of the site



Environmental living lot development adjoins the land to the west of the site

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Visual issues relating to the retained heritage items have been addressed in detail in the Heritage Impact Statement prepared by Tanner Architects to accompany the Concept Plan Application EA. The following text summarises findings from this report:

- _the scale and form of permissible development in the envelope surrounding the retained heritage items will ensure that an appropriate curtilage is established to protect the items and their setting within the development;
- _the principal public views of the retained heritage items are from Campbelltown Road. They are intended to act as a focal point for the development, providing valuable interpretation devices and community assets;
- _implementation of the Concept Plan will have a future positive impact on views to these items, allowing them to be viewed from a variety of vantage points;
- _the retained heritage items are integrated into the open space network across the site, maintaining a sense of their visual relationship with the original open setting that the Defence site provided;
- _the retention of the retained heritage items as discrete and unencumbered items within the site will ensure that the public can experience and appreciate the heritage items;
- _the retained heritage items will be key components of an interpretation strategy for the site. Their relationship to each other will be maintained, which will ensure that the public can understand the essence of their original relationships.

Refer **Figure 5_Cultural Heritage diagram**.



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01/02_The Ingleburn Military Precinct
03/04_Army Cottages in the conservation zones.