Topography

The topography within the precinct is undulating with a ridgeline that runs along the far western edge of the precinct affording dwellings in the western corners views down into Macarthur and over to the Mount Annan Botanic Gardens in the west.

The eastern half of the precinct has a sharp rise to the east, that slopes down to the Campbelltown Hospital.

Flooding and Drainage

Figure 11 shows the location of waterways and associated riparian corridors in the precinct.

Campbelltown City Council is currently preparing a Floodplain Management Plan to identify areas subject to flooding. Once finalised, this Plan will be used to manage flood risk and inform future planning for the precinct.

Any development of land within the precinct will need to consider whether the land is flood prone and address any relevant flooding controls.
Vegetation and Ecology

The precinct contains some significant tracts of vegetation that are classified as Endangered Ecological Communities under the Threatened Species Conservation Act 1995. These include areas of Cumberland Plain Woodland and River Flat Eucalypt Forest on Coastal Floodplains.

The larger spanning tracts of vegetation are found along the northern boundary of the precinct, throughout the University of Western Sydney site, and largely along the largest southern riparian corridor. The River Flat Eucalypt Forest runs along the perimeter of the precinct in the north.

Riparian corridors are identified in Figure 12 below, and these are largely co-located with significant areas of natural vegetation.

Bushfire Risk

Due to the large amount of existing vegetation in the precinct, there is a relatively large amount of land that is subject to bushfire risk.

However, much of the land to the north-west of the rail line is currently being developed for residential housing. As development occurs, the area of land subject to bushfire risk will reduce significantly in this part of the precinct.

Any redevelopment of land within these bushfire prone areas will need to provide the required asset protection zones in accordance with relevant bushfire protection guidelines.