

2 LANDSCAPE GUIDELINES

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2.1 Recommendations

2.1.1 Introduction

Drawing upon the findings of the initial assessment process, the following landscape and visual guidelines are provided as a framework for a future development control plan and detailed landscape management plan to be prepared at development application stage.

2.1.2 Remnant stands of trees

Most of the developable portion of the site is effectively devoid of trees, most notably the grazing land, where tree cover is essentially limited to riparian corridor remnants and individual paddock trees. Exceptions comprise some substantial patches of regrowth woodland adjoining the golf driving range; within the vicinity of the landfill site, and within the eastern precinct (refer Figures 12 and 13). These remnants comprise valuable resources in terms of reflecting the previous natural communities that once covered the site, and providing immediate mature, shade giving and visually cohesive tree cover for new urban development. It is recommended that the following identified remnants be conserved as follows:

2.1.2.1 Melaleuca grove

The melaleuca grove (refer Figure 12 and Plate 8) comprises a visually attractive farm road avenue / native bushland remnant of predominantly melaleuca species, in association with eucalypts. Key recommendations for this area are that:

- / The entire area within the fenced boundary be conserved and managed as a bushland remnant, using bush regeneration and assisted bush regeneration methods; and
- / The existing road be converted to a pedestrian and cycle shareway, which will comprise an integral component of a site-wide shareway system.

2.1.2. 2 Substantial linear remnant

A large lineal remnant (refer Figure 12) of some 600m in length by predominantly 20 m in width is located on the boundary of the grazing land. It is recommended that this remnant (or a substantial portion of) be conserved within urban development, e.g. as a park boundary or within a school site.

2.1.2.3 Linear remnants

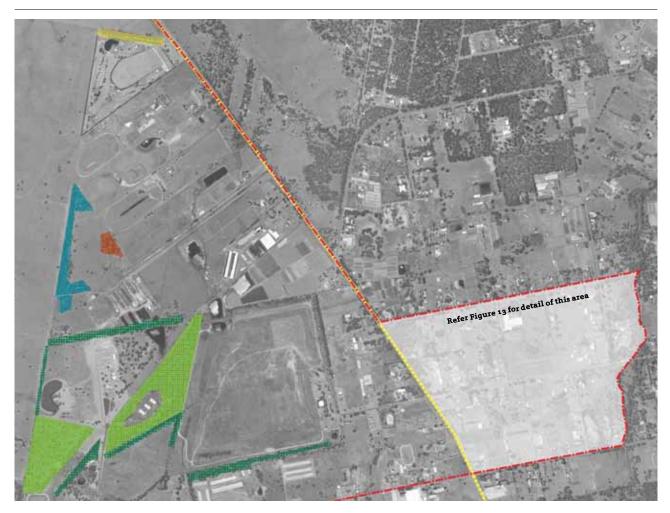
That the identified linear remnants (refer Figure 12) be conserved as street trees or urban development bushland buffers / reserves, and that the urban development edge respond as required to maintain the health of the stands, e.g. that the edge comprise of a swale in lieu of kerb and guttering to minimise root damage, and / or shed harvested road water across the site to maintain existing site hydrology.

2.1.2.4 Large bushland patches

Two large bushland patches are located to the west of the landfill site (refer Figure 12), providing substantial remnants that will be readily accessible from adjacent urban development. It is recommended that these remnants be conserved in toto, and utilised as parks or bushland reserves, or potentially zoned as environmental living, etc. A further large bushland remnant adjoins the eastern boundary of the Llandilo Natural Area. It is recommended that this area be considered for incorporation into the Llandilo Natural Area.

2.1.2.5 Small bushland patch

A small bushland patch (0.7ha) occurs east of the above noted substantial linear remnant (refer Figure 12). The stand appears to be located within proximity to a watercourse within which it could be incorporated, and utilised as a local park.



Key plan



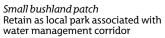


Site boundary

- Richmond Road
 - Melaleuca grove Retain as pedestrian / cycle shareway
- Large bushland patches Retain as parks, environmental living, bushland reserves, etc.
- Linear remnants Retain as street trees, urban edge buffer plantings, etc.



Substantial linear remnant Retain as bushland edge to park or other urban development, etc.





2.1.2.6 Eastern Precinct

The eastern precinct contains substantial patches of endemic tree cover, many of which run in a grid-like fashion along street and property boundaries (refer Figure 13). The precinct is distinctive within the context of the overall release area, with regard to the relative extent of remnant endemic tree stands it contains. The precinct has the potential to be substantially defined by this remnant vegetation as a 'bushland suburb', particularly in conjunction with its intimate linkage with the associated substantially forested Bells Creek riparian corridor. Retention of these trees could be affected by:

- / Subdivision and associated legal processes;
- / Level changes associated with roads and buildings, civil engineering (cut and fill), and associated changes in water tables;
- / Driveway, services and utility crossings and routes;
- / Construction methods; and
- / Maintenance requirements.

These factors will need to considered when developing strategies for the retention of the trees, especially those within private properties and on property boundary lines.

The following recommendations are made with regard to vegetation within this precinct (refer Figure 13):

- / That the bushland remnant at the corner of Richmond Road and Vine Street West be conserved, and potentially be utilised as a park;
- / That the eastern Richmond Road frontage between Vine Street West and Grange Avenue retain all existing endemic trees to a minimum width of 30 m, and have these supplemented as necessary, to provide a continuous mature tree cover / native bushland remnant / urban development buffer to this section of the road;

- / That the trees highlighted in Figure 13 as a minimum be considered for conservation and incorporation into the fabric of this precinct, as street trees or roadside parks / reserves within a widened road corridor;
- / That other substantial endemic tree remnants within the precinct be considered for use as pocket parks or similar;
- / That where trees are retained, a well considered WSUD
 / drainage system is implemented to facilitate passive watering of trees;
- / That roads, utilities, drainage and property boundaries be offset from trees to be retained;
- / That the above listed remnants be incorporated into the urban fabric of the precinct, and supplemented with further substantial endemic tree plantings to create a residential / bushland precinct setting; and
- / That a Plan of Management be prepared for all trees retained as outlined above.

2.1.2.7 Arboricultural assessment:

Where it is decided that trees should be retained, an arboricultural assessment should be undertaken for these to determine their fitness for purpose, and any special requirements to ensure their long term health, e.g. urban development setbacks, edge treatments, protection from construction impacts, etc.



Key plan

Legend



 Site boundary
 Richmond Road

- Retention of mature native trees
- Bushland remnant for conservation
 - Riparian corridor
- Bushland setback

Figure 13 Retention of mature native trees as street trees within the Eastern Precinct

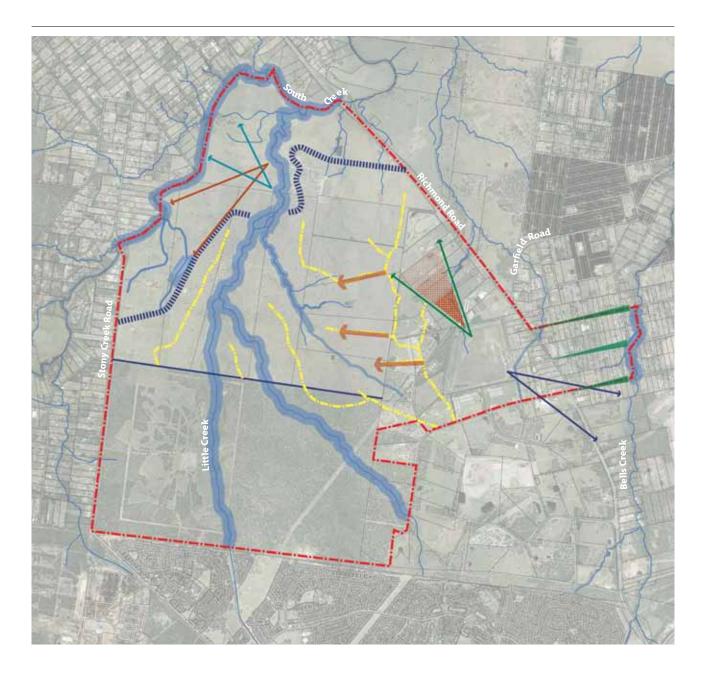
200

2.1.3 Views

The following is recommended (refer Figure 14):

- / Maintain and develop views to the Blue Mountains from the north-western corner of the landfill site. Prepare development controls for building and tree heights within proximity of this location (refer Figure 14), to a height equal to or below the level of the South Creek riparian corridor as viewed from this location (refer Plate 26);
- Maintain and develop views to Bells Creek and the Quakers Hill ridge line behind from the south-east corner of the landfill site;
- / Identify and maintain views to the Blue Mountains from the South Creek floodplain. Planting within these view corridors to be limited, sufficient to ensure long-term retention of the view;
- / Facilitate the alignment of roads (refer Figure 14) that fall over a sufficient length towards the Blue Mountains, to provide focal views to the mountains. These roads are to be wide, tree-lined avenues of sufficient width to frame the view, without obscuring it when mature; and
- / Maintain and develop views looking east along Vine Street West, Grange Avenue and South Street, towards the Schofields ridge line. These roads are to be wide, tree-lined avenues of sufficient width to frame the view, without obscuring it when mature.

Legend for Figure 14 Watercourses Site boundary Main ridge lines Potential floodplain / urban development edge Approximate proposed width of riparian corridors **Conserved Forest** View across floodplain to Blue Mountains. Restricted planting in this zone Potential view across floodplain to Blue Mountains. Restricted planting in this zone High ridge lines orientated towards the Blue Mountains that fall towards the mountains. Potential for focal point views along wide roads to the Blue Mountains on or close to these locations / orientations Framed view from north-west corner of landfill site to Blue Mountains Framed district view from the south-west corner of the landfill site to Bells Creek and Quakers Hill ridge line behind Narrow, confined focal point views looking east along Vine Street West, Grange Avenue and South Street towards Schofields ridge line Manage height of development and vegetation within this zone to retain view to Blue Mountains (extent to be confirmed)





2.1.4 Clydesdale Estate

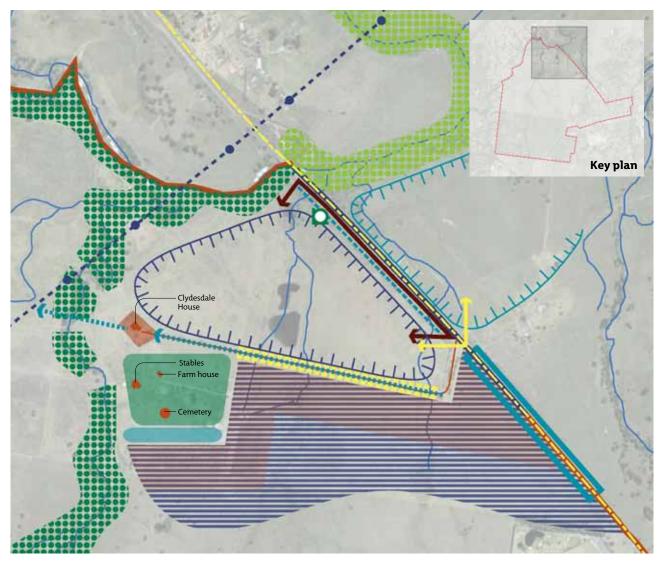
2.1.4.1 Views from Richmond Road

The following is recommended (refer Figure 15):

- / Paint Clydesdale House in a heritage colour that contrasts with the green backdrop of the riparian corridor, and highlights the building within the landscape, especially when seen from Richmond Road;
- / That the area of floodplain bounded by the entry road to Clydesdale House and Richmond Road be retained as open floodplain / pasture / water bodies, to maintain uninterrupted pastoral views towards Clydesdale House from Richmond Road;
- / Ensure the Richmond Road batters have vegetation that can be maintained at a low level to ensure the retention of the views from the road to the house. Small numbers of trees may be planted in a few small, open stands along the road batter to punctuate and frame views to the house, ensuring that the trees are planted such that the mature canopy height will be above the road level, i.e. that the house will be viewed through tree trunks rather than tree canopy;
- / Ensure that views to the South Creek floodplain are maintained to both sides of Richmond Road when travelling north, to maintain the floodplain context within which the house is seen;
- / Undertake a design review of the existing house garden to facilitate restructuring of the garden as required to reflect the Victorian era plantings, with the work to include thinning of the large trees planted along the north-east side of the house, to open up views from Richmond Road;
- / Consideration be given to removal of the large eucalypt in the house garden (refer Plate 34) to better visually reinforce the distinctive 'exotic' and diverse cultural planting of the house garden from the homogenous dark green of the casuarina riparian corridor and glaucous green of sporadic floodplain eucalypts;
- / That the native backdrop of the casuarina corridor planting be reinforced behind the house when viewed from Richmond Road to accentuate the contrast between

the relatively homogenous line, colour and texture of the riparian corridor, and the diverse form, colours and texture of the house planting (refer Plate 33);

- / That a substantial area to either side of the house and its garden be maintained as predominantly open, and with the above mentioned homogenous riparian corridor backdrop, to visually highlight the view of the house and garden setting within a broad, open floodplain setting. Key viewing locations are from Richmond Road, the area of the stables and cemetery, and the house entry drive from where it leaves the residential development edge (refer Figure 15). Note: This recommendation is not consistent with the proposed development plan for the site contained within the CMP, which envisages the entry avenue to the house being lined with an avenue of large trees extending up to the house, and a formal planting of paired trees along the line of the proposed flood protection bund wall;
- / That the tall trees used within the house garden that help to define the character of the house, not be utilised elsewhere within visual proximity of the house, in order to maintain their visual significance, e.g. Washington Fan Plans, Bunya Pines and Jacaranda; and
- / That:
 - a cycleway and pedestrian shareway be located on the south-western side of any future upgrade to Richmond Road and/or replacement bridge, to facilitate prolonged views to the house by these user groups,
 - a formal lookout and interpretation point also be located sufficiently off the edge of the shareway to provide a quieter and more protected location from speeding road traffic, than would be available from the shareway, e.g. an elevated platform with shade, seating and substantial visual (and if possible noise) separation from road traffic (refer Figure 15), and
 - that the landform within the vicinity of the lookout structure be designed such that it can be well maintained, e.g. to ensure required vegetation heights are maintained.



Legend

Legen	d		Vegetated endemic visual backdrop to screen future development
	Richmond Road		•
	Transmission lines with lattice towers		Richmond Road cutting
	Clydesdale House and garden		Revealed view to floodplain when travelling north after exiting road cutting
	Clydesdale House driveway	←	Retain views across floodplain to Clydesdale House
	Watercourses		Proposed wide avenue of eucalypts to facilitate views to Clydesdale House and mountains beyond
	Site boundary	(View along residential entry avenue towards Clydesdale House and to Blue Mountains beyond
	Re-structure existing house garden to reflect Victorian era plantings and facilitate views from Richmond Road (refer Plates 32 and 33)		,
			Maintain road batters / corridor predominantly free of trees to maintain views to Clydesdale House
	Potential future residential development		Proposed cycle / pedestrian shareway to south-west edge of Richmond Road with separation from road traffic
	Heritage precinct within which landscape and architectural guidelines specific to Clydesdale House would apply	D	Proposed lookout / interpretation point (notional location) to Clydesdale House and environs
	Reinforce riparian corridor backdrop to Clydesdale House	TT'	Retain floodplain / open pastoral setting
	Retain open pastoral character within open space curtilage with strong riparian corridor backdrop		Visual reinforcement of riparian corridor in conjunction with future precinct planning
		N	Retention of floodplain as part of future precinct planning

Figure 15 Views to Clydesdale House

2.1.4.2 Views from Clydesdale House

The following is recommended (refer Figure 16):

- / Provide sufficient openings in the Little Creek riparian corridor to ensure views are retained from the house to the South Creek floodplain beyond to appreciate the extent of this land. Openings in the corridor to include the existing bridge crossing west of the stables;
- / Provide riparian corridor planting (casuarina) to the low flood prone areas behind the stables as seen from the house (refer Figure 16), to screen views to proposed housing beyond and maintain a sense of the historical pastoral setting;
- / Provide a planting of endemic species south of the cemetery to screen views to proposed housing, maintain a sense of the historical pastoral setting, and maintain the relatively homogeneous backdrop of the riparian corridor. Note: Leave a minimum of 5 - 6 metres of 'pasture' between the southern edge of the cemetery and the proposed screen planting immediately to the south, or to any other development edge, in order to maintain as far a practicable the impression of the cemetery being out in the open pasture.

2.1.4.3 Views from vicinity of stables / cemetery

The following is recommended (refer Figure 16):

- / Retain views from the area of the stables and cemetery back to the house and to the Blue Mountains; and
- / Retain the existing view to the Blue Mountains seen through Little Creek from approximately mid-way along the track between the house and the stables, and from the stables (refer Figure 16).

2.1.4.4 Views from the entry drive

The following is recommended (refer Figure 15):

- / That the proposed east-west aligned avenue planting to the existing driveway where it adjoins proposed residential development use endemic tree species, e.g. Forest Red Gum, to reinforce the floodplain setting and distinguish it from the cultural house planting;
- / That the avenue (and avenue planting) be wide enough to provide an unrestricted view through a mature avenue of trees to the Blue Mountains when looking along the road from the eastern end; and

/ That the avenue planting cease at the proposed revised boundary of the Clydesdale Estate (the end of the residential development), to maximise the potential for an open pastoral character around the house against riparian corridor backdrop, as shown in Figure 15 and Plates 32 and 33.

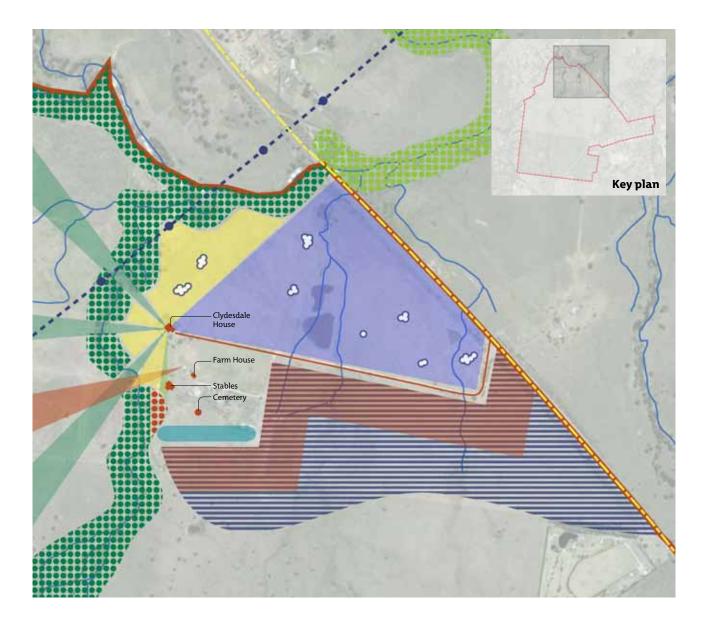
2.1.4.5 Entry gates / avenue

That the existing Richmond Road entry gates and north-south aligned pine avenue be conserved, and that the avenue of pines be supplemented where required with the same species to replace missing specimens.

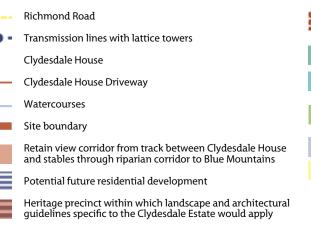
2.1.4.6 Adjacent development

The following is recommended:

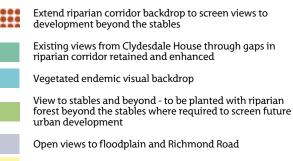
- Proposed development to the east through south of Clydesdale House to be large lot residential development;
- / Streets fronting the Clydesdale Estate to use endemic eucalypt species consistent with those growing within the vicinity of the Little Creek riparian corridor;
- / Architectural responses of development adjoining the Clydesdale Estate entry road and the large lot residential development adjacent to the Estate should be contemporary, elegant and respectful, to ensure the heritage of the Estate reads clearly and strongly;
- / Guidelines should be developed for areas adjoining the Clydesdale Estate entry road and the large lot residential development adjacent to the Estate (hereafter the heritage precinct - refer Figure 16) to ensure visually appropriate architectural, urban design and landscape responses;
- / Development that occurs within the heritage precinct should, at the discretion of Council, be subject to controls on development;
- / Development proposals that may be considered by Council / stakeholders / the community as unsympathetic should be subject to review by a specially appointed, representative and qualified Design Review Panel, that would make recommendations to Council. Council could then choose to impose recommendations by means of conditions of consent; and
- / Areas within the vicinity of, and with views to and from Clydesdale House should be subject to interpretations of the natural and cultural landscape.



Legend



Reinforce riparian corridor backdrop to Clydesdale House - Casuarina



- Enclosed views to riparian corridor
- Small stands of endemic eucalypts located to provide shady picnicking locations while retaining substantial viewing corridors to Clydesdale House

400 m

2.1.5 Natural landscape

The site should have a strong natural areas focus, utilising endemic species, and comprising a system of floodplains, riparian / open space corridors, parks, bushland reserves, open water and wetlands. These should permeate the site, creating a visually unifying element that is distinct from the urban landscape through which it weaves.

2.1.6 Riparian corridors

2.1.6.1 Management

Management of the riparian corridors comprises the following key recommendations:

- / Riparian corridors should be designed and managed as species rich communities characteristic of the pre-European communities present on the site, that are managed to be effectively self-regenerating, by a bush regenerator using bushland management techniques;
- / Asset Protection Zones within riparian forest edges should utilise low shrub and ground layer species from the riparian forest community, which are designed to provide a bushland edge buffer function, and which are managed for fuel loads by the bush regenerator in conjunction with training / auditing by a bushfire management specialist;
- All bushland areas should have a strong management edge such as a pathway or roadway that reduces weed incursion opportunities from adjoining landscaped areas;
- / Where riparian corridors are set back from perimeter roads, substantial open views across grassed 'flood terraces' to the riparian corridor should be maintained, that are reflective of the previous rural character of the site;
- / Street tree planting on riparian corridor perimeter roads should comprise endemic species where possible, that are reflective of the previous rural character of the site; and
- / Where power line easements cross over or travel alongside and within the designated riparian corridor:
 - Ground planting should be restricted to ground and shrub layer only, and be managed by a bush regenerator as required to maintain required heights,
 - Minimum required clear zones should be negotiated with the electricity supplier; and

/ Prepare a Plan of Management for all riparian corridors. The Plan should be integrated and consistent with all proposed non-indigenous and indigenous cultural heritage recommendations, e.g. maintenance of view corridors through the Little Creek riparian corridor where it adjoins the Clydesdale Estate.

2.1.6.2 Linkages

Where roads cross riparian corridors. provision should be made for ready public access under or over them, to facilitate minimal interruption of walking trails both within and beyond the site.

2.1.7 Urban setting

The following is recommended:

- All new development within the site should comprise contemporary, sensitive urban design and architectural responses;
- Roof colours should be controlled throughout the site to ensure the development is visually recessive, e.g. using muted colours;
- / Streets within the precinct should be strongly tree-lined, providing a legacy of shade in the public realm. Plant trees along all streets to maximum intervals of 10m on both sides of the street;
- For residential development, street front setbacks should be a minimum 4.5m deep and rear boundary setbacks should be a minimum of 5 m to allow for tree planting in private properties;
- Allow for the planting of a minimum of two trees to each of the street front and rear boundary setbacks;
- / Implement water sensitive urban design (WSUD) methods to assist with the passive watering of trees in streets; and parks, and to clean road run-off prior to it entering waterways
- / Plant trees around the edges of playing fields to enhance visual qualities of these areas and provide shade.

2.2 Conclusions

2.2.1 Natural landscape

The majority of the site comprises of land that is cleared and readily developable. However, the site is distinguished by the presence of the substantial Llandilo Natural Area and adjoining bushland remnants to the south, and the South Creek floodplain, both of which are not able to be developed. These elements at either end of the site are linked by Little Creek, which will create a large, branching riparian corridor through much of the site. Additionally, Bells Creek provides a substantial riparian corridor for the eastern precinct.

The riparian corridors provide the opportunity for strong, relatively homogeneous structural landscape elements permeating through the site. This effect is proposed to be extended through the use of endemic tree species to all streets adjoining the corridor. The riparian corridors should be managed as biodiverse, relatively low maintenance / self-regenerating areas using bush regeneration techniques, including integrated management of asset protection zones by the bush regenerator.

Areas within the vicinity of the landfill site and within the eastern precinct still have substantial bushland remnants and stands of endemic trees, that visually reflect the pre-European / colonial landscape character, and provide important elements of shade and habitat. Recommendations have been made to conserve many of the larger remaining remnants as parkland. Many of the smaller remnants tend to comprise long, narrow areas, which have the capacity to be incorporated within widened road corridors to avenue plantings and urban development edge reserves.

The eastern precinct is identified as containing a relatively large cover of remnant trees, including trees located in a grid layout along existing streets and property boundaries. In conjunction with the substantially forested Bells Creek riparian corridor, these and other remnant stands of trees provide an opportunity to create a distinctive bushland character within this precinct.

Overall, the site should have a strong natural areas focus, utilising endemic species, and comprise a system of floodplains, riparian / open space corridors, parks, bushland reserves, open water and wetlands, that permeate the site, creating a visually unifying element, that is distinct from the urban landscape through which it weaves.

2.2.2 Urban setting

All new development within the study area should comprise contemporary, sensitive urban design and architectural responses. Roof colours should be controlled throughout the site to ensure the development is visually recessive. All streets should be strongly tree-lined, providing a legacy of shade in the public realm, and residential development setbacks should be sufficient to allow for the planting of two trees within both the front and rear gardens.

Water sensitive urban design (WSUD) methods should be implemented to assist with the passive watering of trees in streets and parks, in conjunction with cleaning of road run-off prior to it entering waterways.

2.2.3 Views

The majority of the site west of Richmond Road offers extensive and visually compelling views west and north-west to the Blue Mountains, particularly from the higher areas within the grazing land, and from the north-west corner of the landfill site. Significant views beyond the site in other directions are generally screened by vegetation, either on or beyond the site boundary. Two exceptions are a substantial district view to the south-east from the landfill site, which looks over the Bells Creek riparian corridor to the Quakers Hill area, and tightly focussed views east to the Schofields area along the streets within the eastern precinct.

The currently extensive views to the Blue Mountains will in the main be lost to development, as a result of the very gentle slopes of the site. Key opportunities to retain views to the Blue Mountains are from:

- / The north-west corner of the landfill site where, in conjunction with development controls on height, extensive views to the mountains can be retained;
- / The South Creek floodplain, where observer locations that are well set back from the South Creek riparian corridor allow for views above it to the mountains;, and
- / From new roads that could run along ridgelines that are both sloping and orientated towards the mountains, which would create tightly focussed views seen through avenue planting.

2.2.4 Clydesdale Estate

Views into and out from Clydesdale House and the estate which reflect its colonial history are critical to maintain. The key views comprise:

/ Views to the house from:

- Richmond Road
- the entry drive to the house, and
- the area within the vicinity of the stables and cemetery
- / Views from the house:
 - to Richmond Road and the adjacent floodplain
 - to the adjacent Little Creek riparian corridor
 - through gaps in the Little Creek riparian corridor to the South Creek floodplain beyond, and
 - to the stables.

Additionally, the view to the currently open setting of the house and garden against the backdrop of the Little Creek riparian corridor is important to maintain. This is particularly the case when viewed from Richmond Road. Recommendations are made with regard to supplementing the riparian corridor within the vicinity of the stables, using casuarinas in particular, to create a visually consistent and relatively homogenous backdrop to the house, to maximise the visual contrast between the house and garden setting with the riparian corridor.

It is recommended that a heritage precinct be created to all development both adjoining the Clydesdale Estate entry road, and immediately adjacent to it. Guidelines should be developed for this precinct to ensure visually appropriate architectural, urban design and landscape responses. Development that occurs within the heritage precinct should, at the discretion of Council, be subject to controls on development.

References

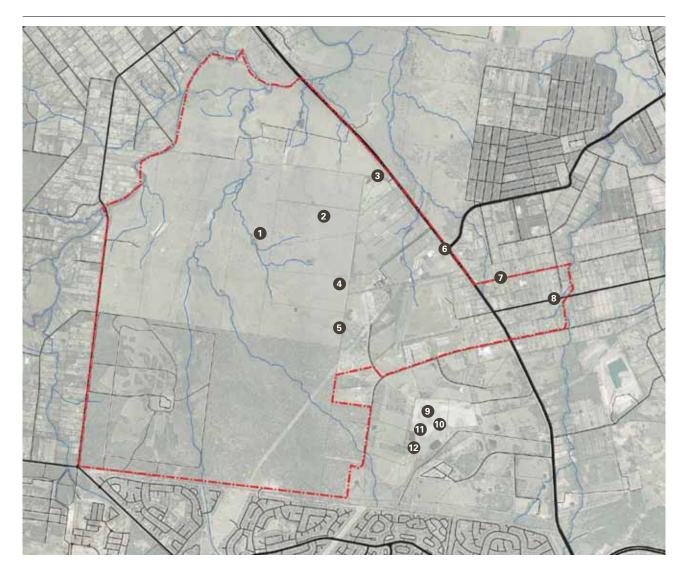
Environmental Resources Management Australia (ERM), January 2012. Marsden Park Precinct Historic Heritage Assessment Gibson, J and Cremin, A, 2011. Clydesdale Estate Conservation Management Plan Morris, C and Britton, G, 2000. Colonial Landscapes of the Cumberland Plain and Camden, NSW.

APPENDIX 1 Image Index Plans



Image Index Plans

The following two Image Index Plans show the location from which photographs (plates within the document) were taken. Image Index Plan 1 shows the location of photo points throughout the whole of the Marsden Park release area, Image Index Plan 2 shows photos taken relating to Clydesdsale Estate and its immediate vicinity.

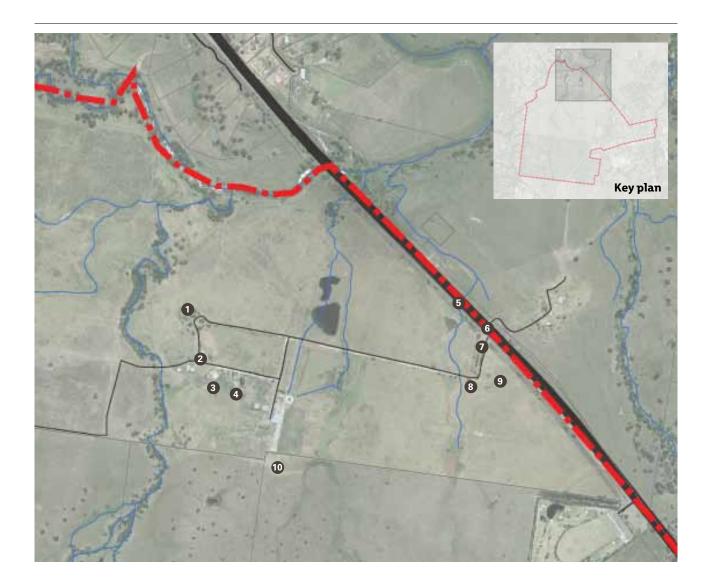


Legend	l	Locati	ion of plate photos				
	Site boundary	0	Plates 1, 2, 10 and 12	5	Plate 3	9	Plate 5
	Main roads	2	Plate 9	6	Plate 27	10	Plate 28
	Watercourses	3	Plate 8	7	Plate 29	1	Plate 26
		4	Plate 25	8	Plate 7	Ð	Plate 4

Image Index Plan 1 Photographs taken from Masden Park release area and surrounds. Note: individual plates state the direction in which the photograph was taken.

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1km



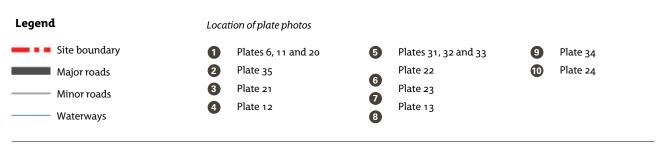


Image Index Plan 2 Photographs taken from Clydesdale Estate and immediate surrounds. Note: individual plates state the direction in which the photograph was taken.

\square	Scale Bar	
(h)	0	250

500 m