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DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

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03 December 2018

Ms Sally Munk
Principal Planning Officer
NSW Department of Planning and Environment
320 Pitt Street, Sydney NSW 2000

Dear Sally,

ADDITIONAL VISUAL IMPACT ASSESSMENT - MACARTHUR MEMORIAL PARK

This letter has been prepared by Urbis at the request of the NSW Department of Planning and Environment to demonstrate the consistency of the proposed development plans for the Macarthur Memorial Park with the significant views acknowledged for the project by virtue of the sites Conservation Management Plan (CMP) which is endorsed for the site under Clause 7.8A of the Campbelltown Local Environmental Plan 2015.

The CMP identifies 4 potentially significant views/ vistas. View 1 is taken from Bunbury Curran Hill to the Campbelltown Urban Area and the Varroville Homestead. Views 2-4 (inclusive) acknowledge supposed views from Varroville house to nearby colonial homesteads, namely Denham Court, Macquarie Fields House and Robin Hood Farm.

The CMP acknowledges that where these views remain and where they are found to be significant, proposed works should not obscure views between the houses. The significance of these views relates to the marker trees which allowed the homesteads to be identified from the neighbouring sites and not the view corridor in totality. Conservation of the views are therefore broadly facilitated by the fact that there are no significant built structures within these identified potential view corridors. The identification of views is not intended to preclude development within these areas, rather than any built form or landscape response is considered.

The CMP required that wherever possible, future works should seek to clarify the extent and significance of these views and vistas however access to Varroville House to the proponent has not been provided. The methodology of this visual assessment has therefore been based on a review of the proposed plans and photographs taken from the fence line between Varroville House and the subject site. It is noted that there is potential for the views to be obstructed by extant substantial tree plantings within the Varroville house lot.

Figure 1 on the opposite page provides a visual representation of these view lines. Table 1 provides a review of the visual impacts associated with the proposal. Appendix A provides photographs taken from the respective view points.

Figure 1 – Significant Views and Vistas

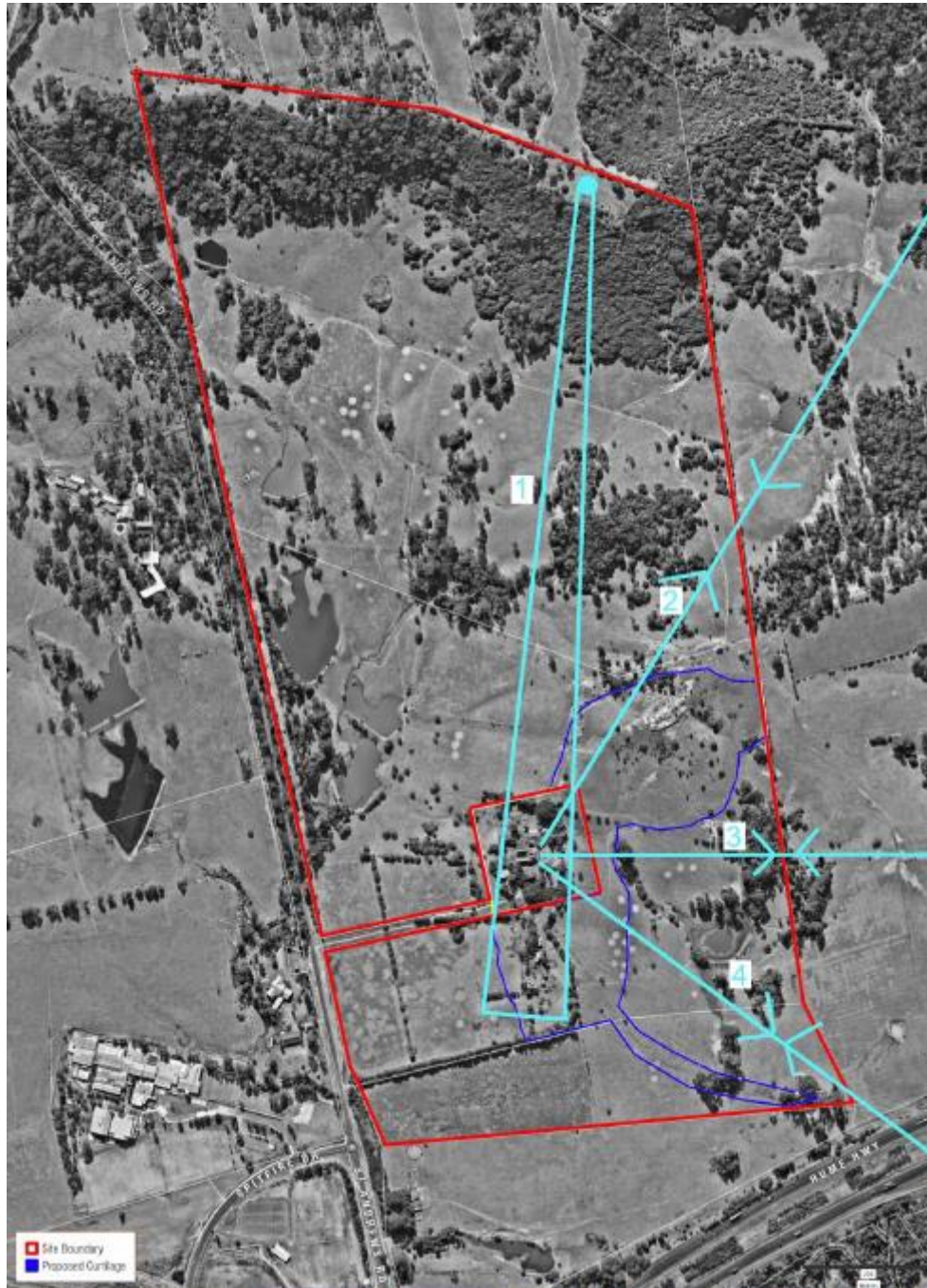


Table 1 – Assessment of key views

View	Significance as per the CMP	Design Response
Bunbury Curran Hill Panorama	The vistas from Bunbury Curran Hill were noted by surveyor James Meehan in 1809 and the following year, Lachlan and Elizabeth Macquarie - as part of their 1810 tour of the Liverpool, Campbelltown and Camden areas - also visited Townson's grant. The Governor's poignant response mentioning the "highly gratifying view of the surrounding country" is noted in section 3.2.1 above and reflects the significance of the site and Bunbury Curran Hill as one of the most scenically and historically significant natural landscape features in the area. Significant panoramic views from Bunbury Curran hill should be retained and conserved, in particular the vista to Varroville House.	Physical works within this view line between the view point and Varroville House extend to roads, memorialisation's and landscaping only. The chapel building and additional administrative buildings are not located within this view line. This view is retained in the subject proposal and hence the scheme is consistent with the CMP intent. It is further noted that any built from development on the site has been set well below the ridge to ensure there are no significant impacts on district views into the site and also views from Bunbury Curran Hill.
View from the main homestead to the landmark trees of Denham Court	Early homesteads of the Cumberland Plain typically featured marker trees which made the homesteads apparent in long range views. Historical associations have been demonstrated between Denham Court and Varroville; particularly during the period of ownership of James Raymond, the first Postmaster-General (1839 – 1858). Raymond had social position and frequently entertained at Varroville, which was considered part of the famous social triangle which included the Cordeaux family of Leppington and the Brooks family of Denham court. Denham Court is marked by Araucarias and vistas to the marker trees were noted in Britton and Morris' 2000 study of colonial properties of the Cumberland Plain. The Davies and Britton Scenic Hills landscape study acknowledges that the vista is now partly obscured.	Physical works within this view line relate only to the construction of an at grade road, landscaping and the construction of graves. Given the scope of building works it is considered that the project will have no impact on the established view corridors. The view lines between the marker trees of the homesteads will not be impacted by the proposal and as such the application is fully consistent with the requirements of the CMP as the view lines are maintained.

View	Significance as per the CMP	Design Response
	Views to and from the marker plantings of Denham Court and Varroville should be retained and conserved, subject to further assessment.	
View from the main homestead to and from Macquarie Fields House	<p>Early homesteads of the Cumberland Plain typically featured marker trees which made the locations of the homesteads apparent in long range views. Macquarie Fields House is marked by Bunya Pines. Morris and Britton have suggested that Varroville was deliberately aligned to Macquarie Fields House however no specific historical associations have been noted.</p> <p>Views to and from the marker plantings of Macquarie Fields House and Varroville should be retained and conserved, subject to further assessment.</p>	<p>Physical works within this view line relate only to the construction of an at grade road and the conservation of the vineyard terracing.</p> <p>Given the reduced scope of building works it is considered that the project will have no impact on the established view corridors. The view lines between the marker trees of the homesteads will not be impacted by the proposal and as such the application is fully consistent with the requirements of the CMP as the view lines are maintained.</p>
View from the main homestead to and from Robin Hood Farm	<p>Early homesteads of the Cumberland Plain typically featured marker trees which made the homesteads apparent in long range views. Historical associations have been demonstrated with Robin Hood farm; with the original site of the Robin Hood Inn forming a 2 acre lot excised from Townson's original grant around 1830, when Liverpool Road separated this portion of the site. The Robin Hood Inn was licensed on this site in 1830, with the first license issued to Thomas Humphreys, who was also overseer of Varroville. The house and farm developed later on an adjoining lot (c.1860).</p> <p>Views to and from Robin Hood Farm and Varroville should be retained and conserved, subject to further assessment.</p>	<p>Physical works within this view line relate only to the construction of an at grade road, necessary remediation works to the dam and the construction of at grade plaque in grass memorials.</p> <p>Given the reduced scope of building works it is considered that the project will have no impact on the established view corridors. The view lines between the marker trees of the homesteads will not be impacted by the proposal and as such the application is fully consistent with the requirements of the CMP as the view lines are maintained.</p>



We trust the above provides the appropriate justification for the NSW Department of Planning and Environment to finalise its assessment of the Macarthur Memorial Park Development Application.

If you have any questions please don't hesitate to contact me on 8233 7614.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Cameron Nixon", with a long, horizontal flourish extending to the right.

Cameron Nixon
Senior Consultant

APPENDIX A – SITE PHOTOGRAPHS

Figure 1 – View from Bunbury Curran Hill



Figure 2 – View from Varroville House to Denham Court House



Figure 3 View from Varroville House to Robin Hood Farm



Figure 4 View from Denham Court House Fence Line



Figure 5 View from Macquarie Fields House Fence Line



Figure 6 View from Denham Court House

