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Marsden Park Precinct

MASTER PLANNING

Project no. 60223905

Landscape and Visual Analysis Report

16 July 2012



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Executive Summary

This landscape and visual assessment report has been prepared for the Department of Planning and Infrastructure as part of the preparation of an Indicative Layout Plan and Development Control Plan (DCP) for the Marsden Park Release Area. The Marsden Park study area (hereafter referred to as the site) is located in Sydney's North West Growth Centre, some 20 km north-west of Parramatta, and 10 km west of Rouse Hill.

This report has been prepared in close consultation with the project master planning team, and heritage stakeholders, particularly with regard to the presence within the site of the historically important early colonial Clydesdale House and Estate.

Landscape and Visual Assessment

Landform

Landform across the site (refer Figure A) comprises consistently of gentle slopes (0-5%), falling predominantly in a northerly direction to the broad floodplain of South Creek. The visual relationship between the ridge lines and watercourses comprises a very subtle, gentle rolling of the landscape. A small portion of the site east of Richmond Road (hereafter the eastern precinct) falls in an easterly direction to Bells Creek.

A now closed and remediated landfill site located in the eastern sector of the site (hereafter the landfill site) provides the one exception to the otherwise gently sloping landscape. Covering an area of 48.8 hectares, and located near the high point of the site, this trapezoidal landform sits on average 10 - 12 m above the existing ground surface, and provides commanding views to the north-west across the site.

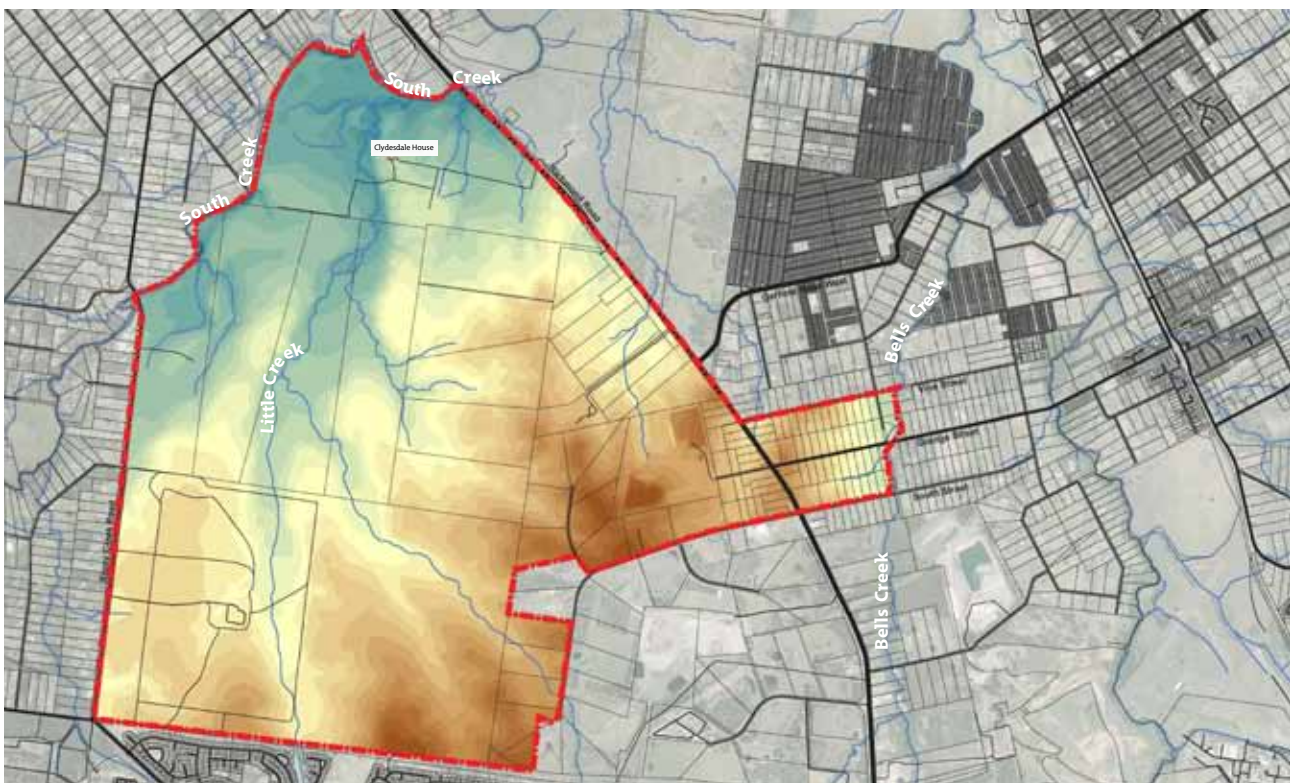
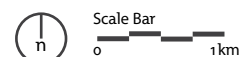


Figure A DEM



Land cover

Land cover on the site comprises predominantly of open pasture, and other substantially open areas associated with rural residential development. Key vegetation elements of the site include:

- / The Llandilo Natural Area, a large bushland remnant to the south of the site which is listed in the National Trust Register;
- / Substantial remnants of riparian forest along South Creek and Bells Creek in particular;
- / A range of bushland remnants within the vicinity of the landfill site, and within the eastern precinct; and
- / Hundreds of paddock trees within the grazing areas of the site, many of which comprise excellent specimen examples.

Land use

The key land holding within the site of relevance to this report is the Clydesdale Estate, located on the northern edge of the site (refer Figure B). Within the estate, Clydesdale House comprises a historically important early colonial house. The house was intentionally located on a low rise adjoining the broad and predominantly cleared, rural floodplain setting, where it could be seen and admired by passing travellers on Richmond Road, and equally where travellers along the road could be observed from the house. The visual prominence of the house was further accentuated by the addition of a substantial planting of ornamental, non-endemic trees within the house garden setting, including tall spire-like trees such as existing Washington Fan Palms and Bunya Pines.

Other land uses comprise grazing, rural residential development, the landfill site (closed), electricity easements and the Llandilo transmitter station (closed). The transmitter station is a listed heritage item within the Llandilo Natural Area, which is not visible from any other parts of the site.

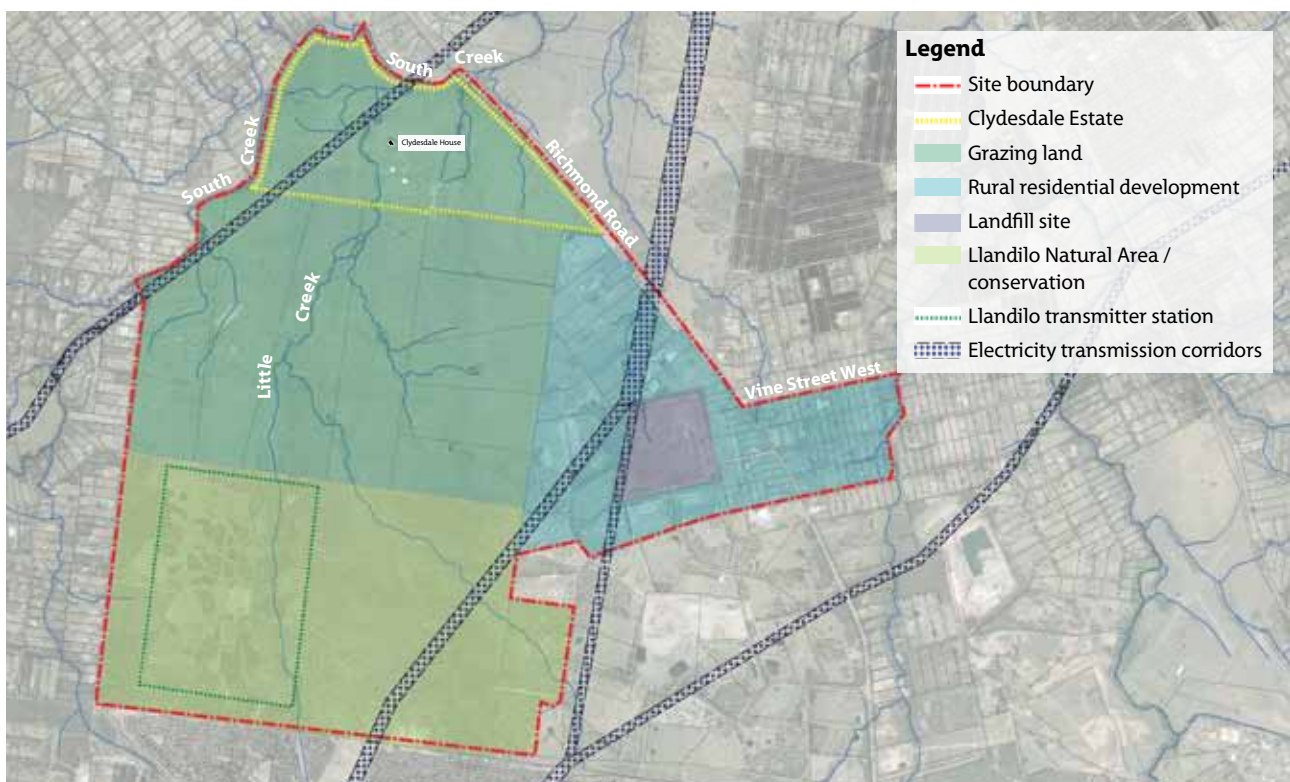
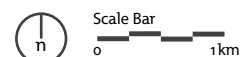


Figure B Land use



Views

The character of the site is in large measure defined by the broad sweeping views to the Blue Mountains, which comprise a visually dominant and compelling backdrop from the west through to the north, and which are seen from most parts of the site west of Richmond Road. Key locations from which the mountains are viewed comprise the grazing land, the landfill site and sections of the South Creek floodplain. A key issue with regard to these extensive views is that, in conjunction with the very gentle grades, the view will be lost to most of the site once development takes place. The limited areas from which views will still be able to be obtained are:

- / The landfill site;
- / Some locations within the South Creek floodplain; and potentially
- / Limited areas of the site where roads will be able to run along east-west orientated ridge lines, providing tightly focussed views through avenue planting to the mountains.

Two less significant views are also available beyond the site, comprising:

- / A district feature view to the south-east from the landfill site, looking over the Bells Creek floodplain and Quakers Hill ridge lines beyond; and
- / Tightly focussed views along the east-west running roads within the eastern precinct, looking east towards the Schofields ridge lines.

Significant views beyond the site in other directions are generally screened by vegetation, either on, or not far beyond the site boundary.

Clydesdale House

Clydesdale house is orientated along a north-west / south-east axis. The key viewing locations from the house are effectively from the south-west quadrant, through north to the north-east quadrant. Limited viewing opportunities are available from the house towards the south-west quadrant, providing an opportunity for minimal view impact development within this zone.

The key view to the house is from Richmond Road. The house and its garden, including tall exotic / non-endemic tree plantings, exhibits a distinctive visual character comprising diverse attributes of line, form, colour and texture. This view of the house is in strong visual contrast to the relatively homogenous line, form, colour and texture of the riparian corridor backdrop. This contrasting effect reflects the intent of the builders of grand houses in the early colonial era, and the conservation and enhancement of this effect is considered to be important.

Other important viewing locations towards the house are from the entry drive, where the view is currently substantially blocked due to the density of garden planting, and from the area to the south of house, containing stables and a cemetery.

The key views from the house are:

- / To the adjacent Little Creek riparian corridor;
- / Through gaps in the riparian corridor to the broad expanse of the South Creek floodplain beyond;
- / To Richmond Road and the adjacent open portion of South Creek floodplain; and
- / South towards the stables and a rural view beyond.

Please refer Figure 6 and Plates 16 to 19 for relationship between the heritage items in Clydesdale Estate.

Landscape and Visual Guidelines

On the basis of the above assessment, the following key landscape and visual guidelines have been developed:

Remnant Stands of Trees

Recommendations and guidelines have been provided for the conservation of remnant trees within the vicinity of the landfill site, and within the eastern precinct. Larger remnants within the vicinity of the landfill site have been proposed for incorporation into reserves, parks and a pedestrian / bicycle shareway, and smaller, narrow remnants recommended for incorporation into widened road corridors as avenue planting, or urban development edge reserves.

Due to the relative predominance of remnant trees and bushland within the eastern precinct, including trees situated on a grid pattern of existing streets and property boundaries and the substantially forested Bells Creek corridor, this area has been recommended for development as a 'bushland' precinct.

Views

For views beyond the site, guidelines have been provided to:

- / Maintain and develop views from the landfill site to the Blue Mountains, and towards Quakers Hill;
- / Identify and maintain views to the Blue Mountains from the South Creek floodplain;
- / Facilitate the alignment of roads along ridge lines that fall and are orientated towards the Blue Mountains, to provide focal views to the mountains; and
- / Maintain and develop views looking east along streets within the eastern precinct towards the Schofields ridge line.

Clydesdale Estate

Views to Clydesdale House from Richmond Road should be maintained and enhanced by:

- / Restructuring of the house garden to reflect Victorian era plantings, and facilitate views to and from the house;
- / Undertaking measures to ensure the maintenance of views between Richmond Road and Clydesdale House, including retention of the existing intervening open floodplain;
- / Provision of a pedestrian / bicycle shareway and a lookout / interpretation point to the western side of Richmond Road as part of any future road upgrade; and
- / Undertaking of supplementary planting to the riparian corridor backdrop, and maintenance of a predominantly open area around the house to conserve and enhance the visual contrast between the cultural house and garden setting of the broader riparian corridor.

Views from the entry drive, and the area of the stables and cemetery should also be conserved and enhanced.

Views from Clydesdale House, the stables and the cemetery should:

- / Provide sufficient openings in the Little Creek riparian corridor to ensure views are retained to the South Creek floodplain beyond;
- / Screen views to proposed housing and maintain a sense of the historical pastoral setting to the south of the house by incorporating riparian corridor planting to the low flood prone areas behind the stables and south of the cemetery; and
- / Retain existing views to the Blue Mountains.

With regard to proposed urban development adjacent to Clydesdale House:

- / Immediately adjacent development is to be large lot residential development;
 - / Guidelines should be developed for areas adjoining the Clydesdale Estate entry road and immediately adjacent to the Estate to ensure visually appropriate architectural, urban design and landscape responses; and
 - / Development that occurs within the heritage precinct should, at the discretion of Council, be subject to controls on development.
-

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, that permeate the site, creating a visually unifying element that is distinct from the urban landscape through which it is interwoven.

Riparian Corridors

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. Asset Protection Zones within riparian forest edges should be managed for fuel loads by the bush regenerator in conjunction with training / auditing by a bushfire management specialist. Additionally:

- / 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
- / A Plan of Management should be prepared for all riparian corridors and associated natural areas within the site.

Urban Setting

General over-arching guidelines with regard to the future urban setting have been provided as below:

- / 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 development is visually recessive;
 - / All streets should be strongly tree-lined, providing a legacy of shade in the public realm;
 - / Residential development setbacks should be sufficient to allow for the planting of two trees within both the front and rear gardens; and
 - / 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 runoff prior to it entering waterways.
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1 EXISTING LANDSCAPE





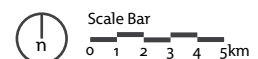
1.1 Introduction

This landscape and visual assessment report has been prepared for the Department of Planning and Infrastructure (DP&I) as part of the preparation of an Indicative Layout Plan and Development Control Plan (DCP) for the Marsden Park Release Area. The report has been prepared in close consultation with the project master planning team, and heritage stakeholders, particularly with regard to the presence of the important early colonial Clydesdale House and estate which is located within the site.

Chapter 1 of the report addresses the physical elements of the site (landform, land cover and land use), and visual qualities (views and visual character). Chapter 2 provides landscape and visual guidelines derived from the assessment process, as a framework for the future preparation of a DCP and Landscape Management Plans for the site.



Figure 1 Study area - regional context



1.2 Study Area

The Marsden Park study area (hereafter referred to as the site) is located in Sydney’s North West Growth Centre, some 20 km north-west of Parramatta, and 10km west of Rouse Hill, as shown in Figure 1. The site is bounded to the east by Richmond Road, Vine Street West, South Street and Bells Creek; to the south by South Street and the suburb of Shalvey; through to the west by Stony Creek Road and the suburb of Shanes Park; and to the north by South Creek, as shown in Figure 2.

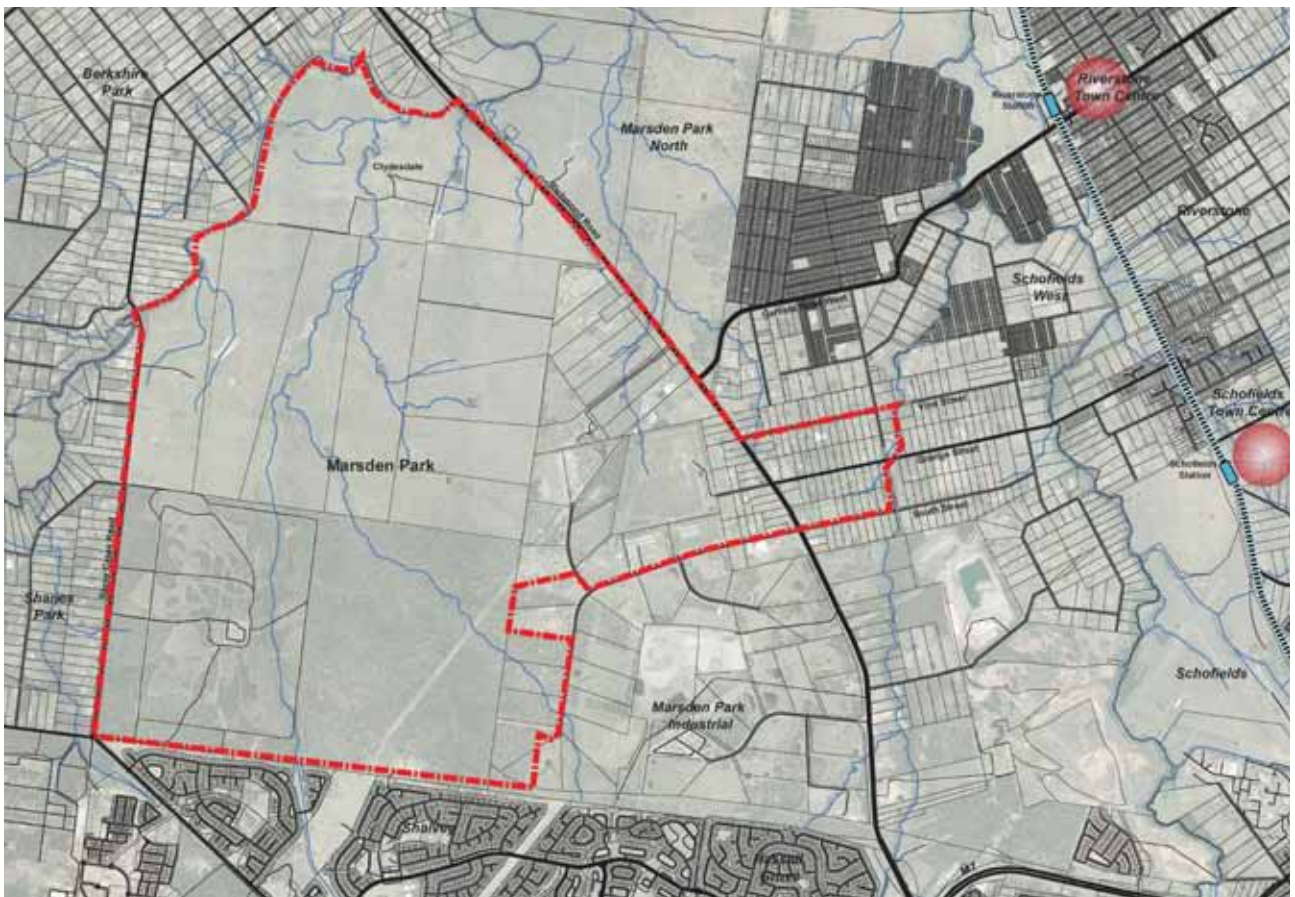
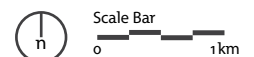


Figure 2 Aerial photo with cadastral information



1.3 Landscape Assessment

1.3.1 Landform

Landform across the site comprises consistently of gentle slopes (0-5%), falling predominantly in a northerly direction to the broad floodplain of South Creek, and several unnamed tributaries, with the portion of the site east of Richmond Road (hereafter the eastern precinct) falling in an easterly direction to Bells Creek (refer Figure 3). The higher, non-flood prone landform is defined by a series of low, gently falling ridge lines, between which a delicate dendritic patterning of watercourses weave across the landscape. The upper reaches of these watercourses within the cleared grazing land to the north of the site (hereafter the grazing land) have periodically formed local flood terraces, and are regularly punctuated by on-line farm dams. The watercourses in these upper areas are commonly subject to significant levels of erosion (refer Plates 1 and 2).

The visual relationship between the ridge lines and watercourses comprises a very subtle, gentle rolling of the landscape, when viewed east to west across the grazing land (refer Plate 3). Also, as shown in Figure 3, the non-flood prone ridge lines form a series of quite deeply indented 'fingers' with gently undulating edges, and pronounced, rounded promontory ends (upon one of which is sited the historic Clydesdale House).

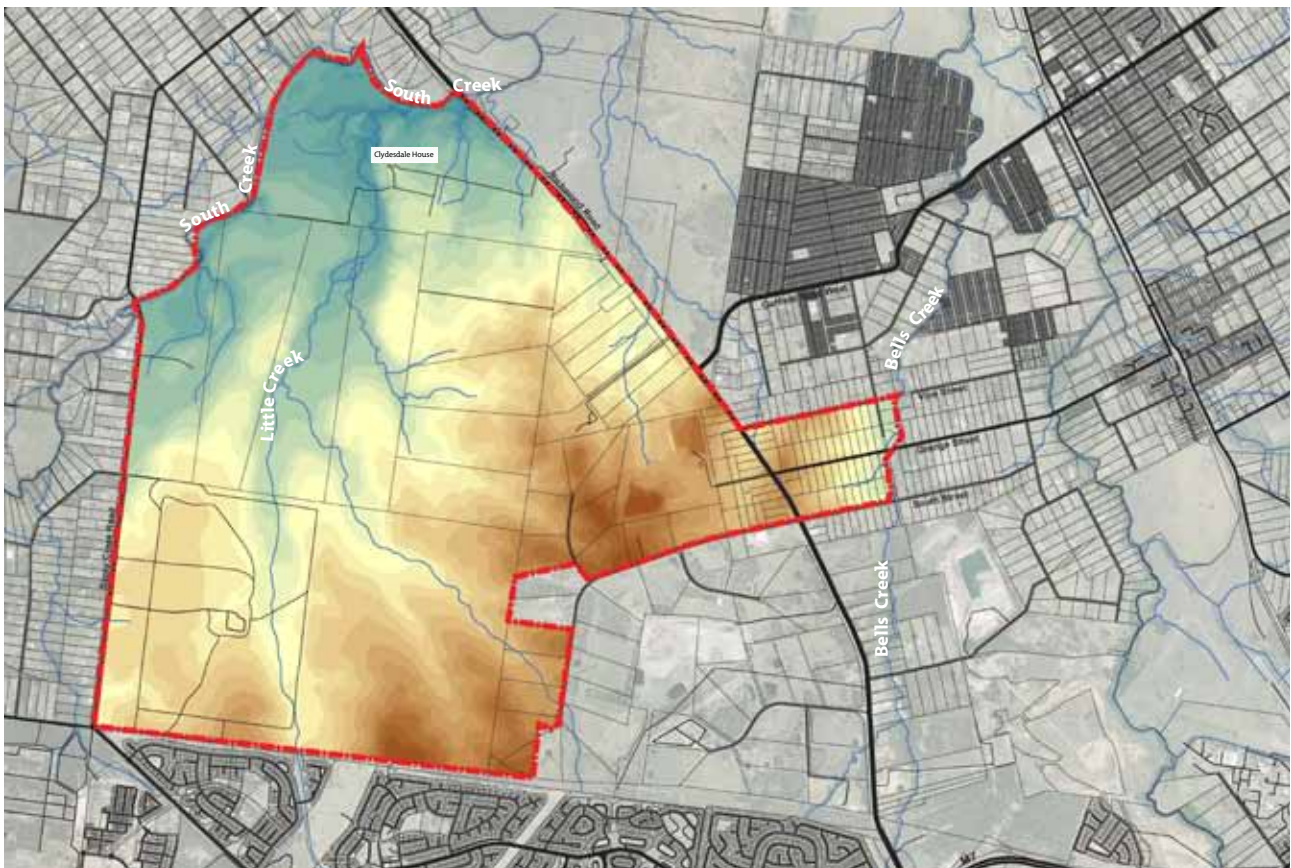


Figure 3 DEM

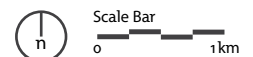




Plate 1 Erosion in a watercourse on site



Plate 2 *Juncus acutus* and salinity in an erosion-prone watercourse on site



Plate 3 Ridge lines in the non-flood prone areas on site

Note: The locations from which all of the photographs (plates) shown in this report have been taken is shown in Appendix 1 - Image Index Plans.

A former Council waste disposal landfill site, now managed by Waste Asset Management Corporation (hereafter the landfill site), and located near the eastern edge of the site, comprises a substantial created trapezoidal landform within the landscape, rising on average 10 to 12 metres above the natural landform, to a maximum height some 16m above the toe of the batter in the north-west corner of the site (refer Plate 4). The landform has been engineered with a very gently graded top platform suitable for playing fields (refer Plate 5).



Plate 4 Landfill site as viewed from the south-west corner



Plate 5 Gently graded top platform of the landfill site looking in a north-westerly direction



Plate 6 Riparian vegetation creates a sense of visual enclosure within the vicinity of Clydesdale House

1.3.2 Land cover

Land cover across the site can be broadly divided into the following types (refer Figure 4):

1.3.2.1 Riparian forest

South Creek

The South Creek riparian corridor is narrow, heavily weed infested and discontinuous, with substantial lengths of the watercourse bare of riparian vegetation. Where the corridor is substantially in place, it creates a dense bank of vegetation that is difficult to see through, and defines a visual boundary to the site. To locations where the riparian corridor is missing, development beyond the site tends to be screened by intervening regrowth forest upslope of the creek.

Little Creek

A tributary draining the centre of the site (hereafter Little Creek, as described within the Clydesdale Estate Conservation Management Plan [CMP]) contains a narrow, discontinuous line of riparian vegetation within the lower and mid sections of the grazing land, with the upper sections effectively devoid of riparian vegetation. Where the riparian vegetation is in place and of a reasonable width (say greater than 10m), it creates a ‘wall’ of vegetation and consequent sense of visual enclosure, e.g. within the vicinity of Clydesdale House (refer Plate 6)

Minor tributary

A minor tributary draining the area east of the landfill site. A small patch of riparian vegetation is located at the corner of Richmond Road and Vine Street West.

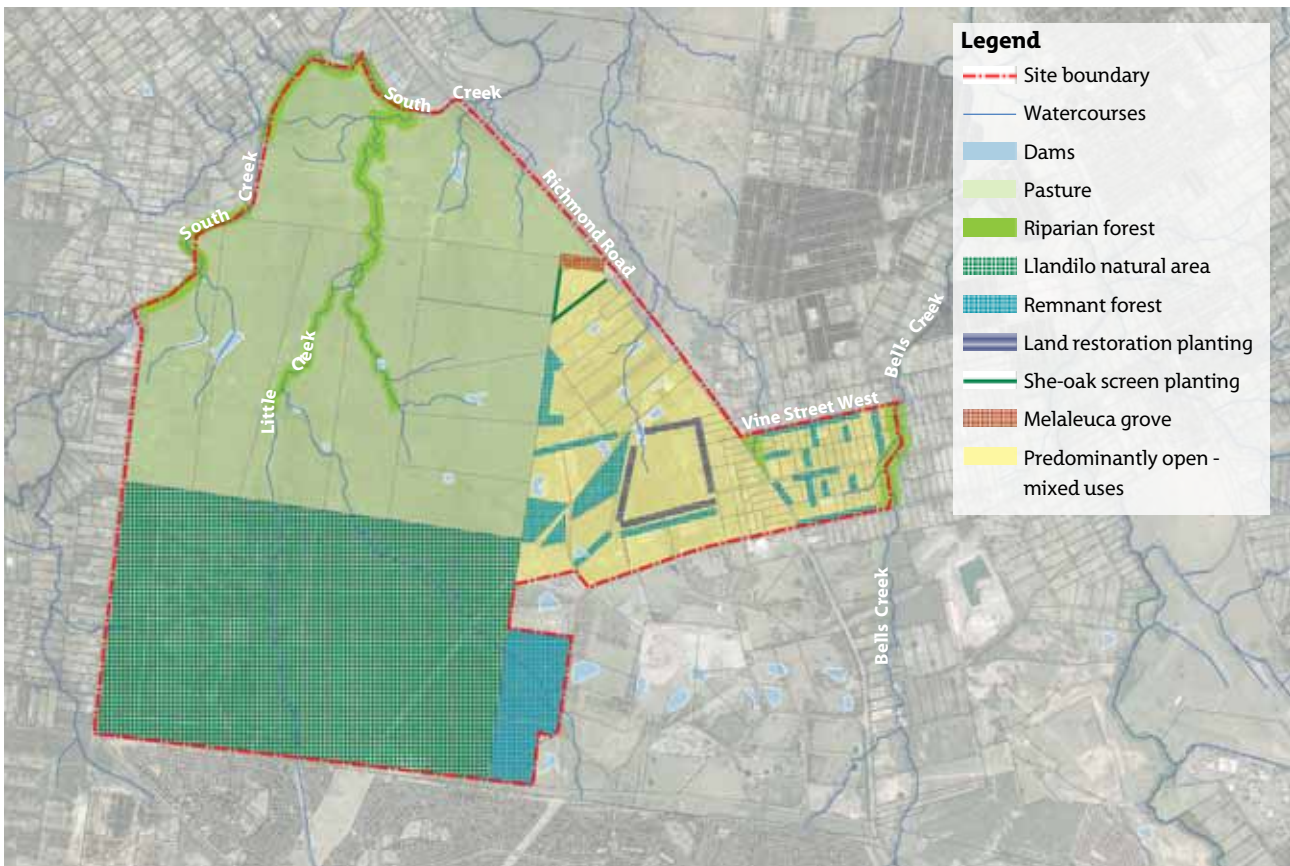
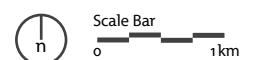


Figure 4 Land Cover



Bells Creek

The creek through this area generally contains a substantial corridor of riparian vegetation, providing a dense visual screen between the site and adjacent development (refer Plate 7).

Llandilo Natural Area

The Llandilo Natural Area (refer Figure 4) contains one of the largest remnants of the natural vegetation of the Cumberland Plain, comprising Cumberland Plain Woodland (listed as an endangered ecological community both nationally and in NSW), and Cooks River/Castlereagh Ironbark Forest, Shale / Gravel Transition Forest and River-Flat Eucalypt Forest on Coastal Floodplains (all listed as endangered ecological communities in NSW). The area is listed in the National Trust Register (ERM, 2012).

1.3.2.2 Other vegetation

Remnant forest

Substantial areas of remnant forest occur to the east of the grazing land, including a substantial remnant patch west of the landfill site. The eastern precinct also contains a patchwork of small forest remnants, many of which are aligned in a grid-like fashion in response to street and property boundaries.

Landscape restoration planting

The batters to the landfill site have been planted to a native plant community with substantial tree cover. This still young

planting can be expected to mature into a visually significant vegetated 'hilltop' when viewed from lower areas of the site.

She-oak screen planting

The western and south-eastern boundaries of the golf course / driving range are planted to dense single line screen planting of she-oaks (*Casuarina* sp.), which creates a significant 'wall' within this part of the site, and reads as a visually utilitarian landscape element, rather than as a naturalistic element.

Melaleuca grove

The area immediately to north of the golf course / driving range boundary (hereafter the golf course) contains a substantial remnant melaleuca grove through which an access track passes (refer Plate 8). Significant areas of this stand appear to have potential for bush regeneration of the understorey. This access track running through the grove creates a visually distinctive, attractive, and shady setting worthy of retention.

Paddock trees:

The grazing land contains hundreds of mature paddock trees, which generally appear to be in very good health, have attractive form, and provide shade within the otherwise denuded area (refer Plate 9).



Plate 7 View of Bells Creek riparian corridor looking east from Grange Avenue

1.3.2.3 Dams

The grazing land and rural residential development to the north and east of the landfill site contains a substantial number of farm dams, the majority of which are relatively small. Several of the dams within the grazing land have re-growth riparian vegetation associated with them, notably melaleucas, which in combination with the open water and wetland sedges and rushes create picturesque settings that provide a strong cue for future landscape development of waterways on the site (refer Plate 10).



Plate 8 Melaleuca grove entry road

1.3.2.4 Pasture

The majority of land cover on the site comprises pasture, or grass cover to areas such as the landfill and most of the rural residential development.

1.3.2.5 Mixed uses

The land within this area is predominantly open, and subject to a range of rural residential uses, including market gardens, raising of small livestock such as chickens and ducks / egg production, golf course and rural residential dwellings / properties.



Plate 9 A well formed paddock tree in the non-flood prone area of the grazing land



Plate 10 Dam with melaleuca grove in the background

1.3.3 Land use

Key land uses of the site are shown in Figure 5, and described below.

1.3.3.1 Clydesdale Estate

The Clydesdale estate comprises an early colonial farm, the essential heritage elements of which are a large residence (refer Plate 11) built between 1822 and 1840, a small cemetery of the 1860's (refer Plate 12), a stable block built in the 1890's, entry gates and driveway, and a small cottage. The site also contains a rotary dairy which is of some industrial heritage significance (Gibson, J and Cremin, A, 2011), and an egg production facility (refer Plate 13).

The house is an example of what is known as the 'Lowland Model' (refer Plate 14), as it is sited on a slight rise within a broad valley floor (Morris, C and Britton, G, 2000). The flat, open character of this landscape allows good vistas to the building, which is seen in most instances against the backdrop of nearby riparian vegetation of Little Creek. The siting of the house ensured that any passing traveller on Richmond Road was suitably aware of the estate owner's status, by virtue of their impressive gentleman's country residence.



Plate 11 View looking south to Clydesdale House from within the House garden



Plate 12 Cemetery at Clydesdale Estate



Plate 13 Rotary dairy and chicken sheds within Clydesdale Estate

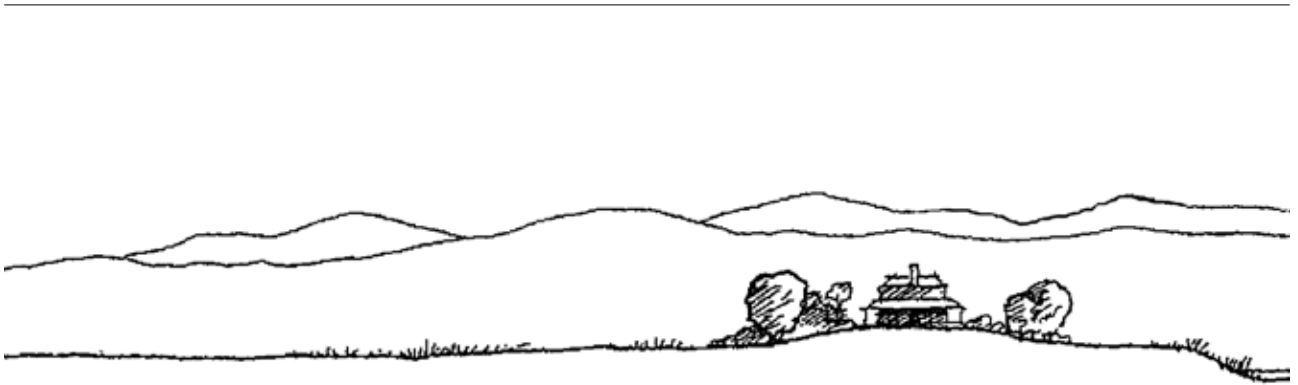


Plate 14 'Lowland Model' house, sited on a slight rise within a valley floor (Morris, C and Britton, G, 2000).

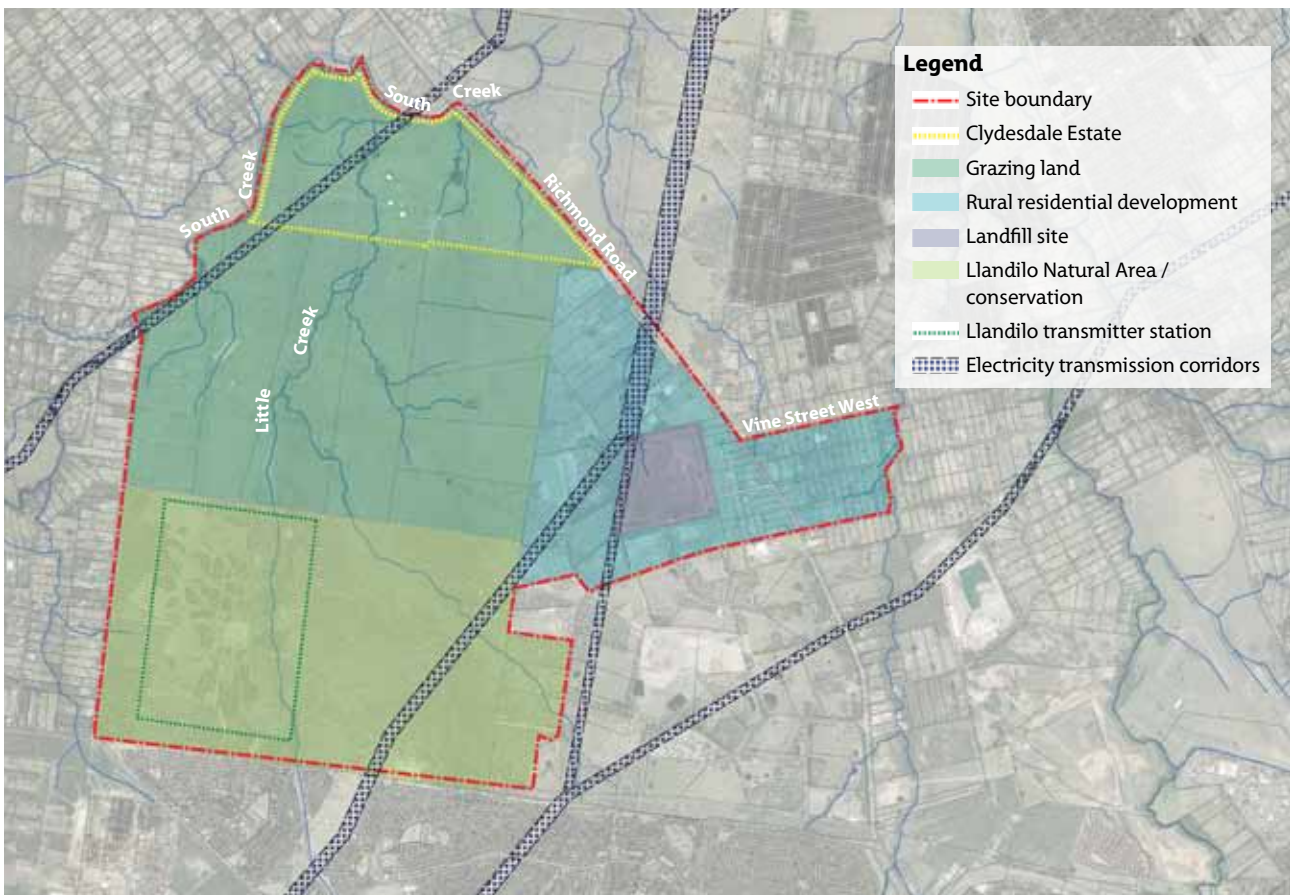


Figure 5 Land use

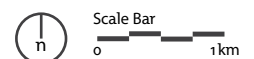




Figure 6 Heritage items associated with Clydesdale Estate



Plate 15 View from the second story window of Clydesdale House looking south towards the stables and cemetery



Plate 16 View north from the cemetery towards Clydesdale House, stables and farm house (refer Plates 17, 18 and 19 for details of this view), all of which are heritage listed items.



Plate 17 Detail of view to the stables as seen in Plate 16



Plate 18 Detail of view of the cemetery in the foreground, as seen in Plate 16



Plate 19 Detail of view to Clydesdale House and heritage farm house (behind the shed in the middleground) as seen in Plate 16

The visual prominence of the house was further enhanced by means of substantial tree planting within close proximity of the house, including the use of visually distinctive tall species comprising a group of four tall Californian Fan Palms (*Washingtonia filifera*) (refer Plate 20) and a closely planted pair of Bunya Pines (*Araucaria bidwillii*) (refer Plate 21). The house planting further accentuated the house development, by placing it in strong visual contrast with the otherwise flat and predominantly cleared rural floodplain setting.

The entry to the Estate from Richmond Road incorporates formal sandstone gates and timber fencing (refer Plate 22) and a formal avenue planting of pines to the immediate north-south aligned entry road (refer Plate 23).

1.3.3.2 Rural residential development

Rural residential development is located within the eastern sector of the site, and comprises predominantly of the following land uses:

- / Large lot rural residential homes fronting Richmond Road and within the eastern precinct;
- / Poultry and duck raising, and / egg production facilities north and south of the landfill site;
- / Market gardens north of the landfill site; and
- / Golf course.



Plate 20 Californian Fan Palms planted at the front of Clydesdale House



Plate 21 A pair of Bunya Pines on the south side of Clydesdale House

1.3.3.3 Llandilo Natural Area / Transmitter Station

The Llandilo transmitter Station (closed in 2005) is located within the Llandilo Natural Area and is a listed heritage item. No elements of the transmitter station are visible from beyond the boundary of the Llandilo Natural Area.

1.3.3.4 Landfill site

The landfill site comprises a trapezoidal form with an average width in the order of 600m x 650m. The landfill extends on average 14m below ground level, and 10-12 metres in height above ground level, with a maximum height above ground level of 16m in the north-west corner of the site. The site is now closed and capped with a flat platform top. The batters of the landfill have been capped and planted to a native plant community in order to minimise the risk of erosion and subsequent exposure of contaminated material (refer Plate 4). A wetland / stormwater management system is located at

the bottom of the landfill batter alongside part of the western boundary of the site, as well as two substantial dams in the north-west corner of the site.

1.3.3.5 Electricity corridors

Three 330kV electricity transmission line corridors cross through the site to the locations shown in Figure 5. The northern-most corridor passes through the Clydesdale Estate. The lines are carried on tall steel lattice towers which are visually prominent when viewed from the Clydesdale Estate, and from the area within the vicinity of the landfill site (refer Plate 24) and adjacent rural residential development to the north and west of this site.

1.3.3.6 Grazing

The grazing land is stocked by cattle and horses.



Plate 22 (top) View from Richmond Road looking to formal sandstone and timber entry gates

Plate 23 (bottom) View of formal pine avenue at Clydesdale Estate entry looking north to the formal entry gates



Plate 24 Electricity towers traversing the landscape, passing through the western side of the site

1.3.4 Views

1.3.4.1 Views beyond the site

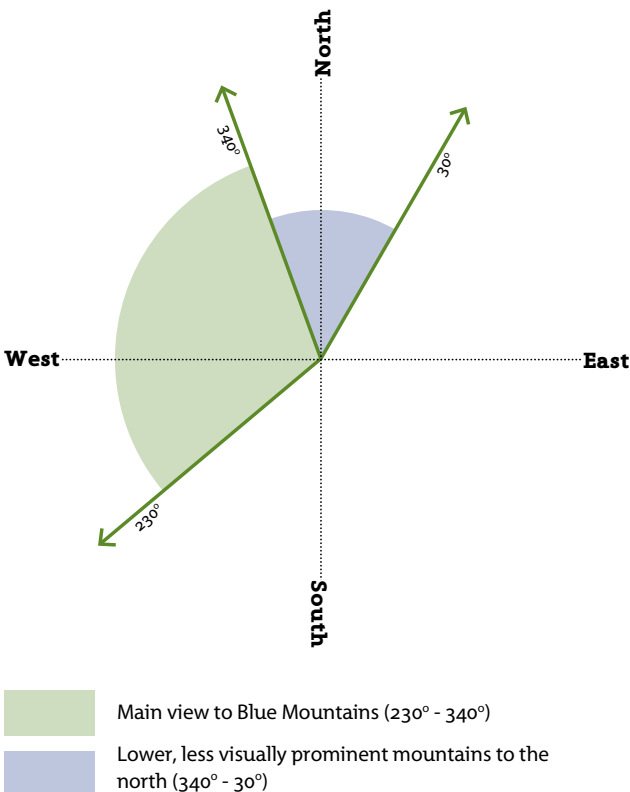
Figures 7 and 8 relate to views beyond the Site.

Blue Mountains

The character of the site is in large measure defined by the broad sweeping views to the Blue Mountains, which comprise a visually dominant and compelling backdrop from the west through to the north (refer Plate 25). As shown in Figure 7, the main view to the Blue Mountains is encompassed between bearings 230° and 340°, where the mountains range in height between approximately 500 m and 700 m AHD. Lower mountains are also visible to the north of the site from elevated areas between bearings 340° and 30°, but these generally form only a narrow band on the horizon, and are not generally visually prominent (with the exception of the view from the landfill site).

Key locations from which the mountains are viewed comprise:

- / The grazing land, particularly the areas of higher elevation adjacent to the eastern and southern boundaries of this area. Substantial views are also readily available from mid-slope and some lower areas, but with respectively less elevation of the mountains able to be viewed as the observer moves down slope. A key issue with regard to these views is that in conjunction with the very gentle slopes of the site, future development will quickly block this view, without the provision of designated viewing corridors. Given the very gentle slopes, these viewing corridors would have to be of significant length, before development which would be able to be seen over could again occur;



Legend for Figure 8

- Watercourses
- Panoramic views from high ground within the grazing land to the Blue Mountains
- View from the floodplain to the Blue Mountains unimpeded by riparian forest
- View points notionally 1.5 km from South Creek riparian corridor and within 340° - 30° viewing sector (refer Figure 7)
- Landfill site
- Framed view from north-west corner of landfill site to Blue Mountains
- Panorama from near the corner of Garfield Rd West and Richmond Rd to Blue Mountains
- Framed district view from the south-east corner of the landfill site towards 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
- Detail views to adjoining rural residential developments

Figure 7 Viewing angles to views beyond the site

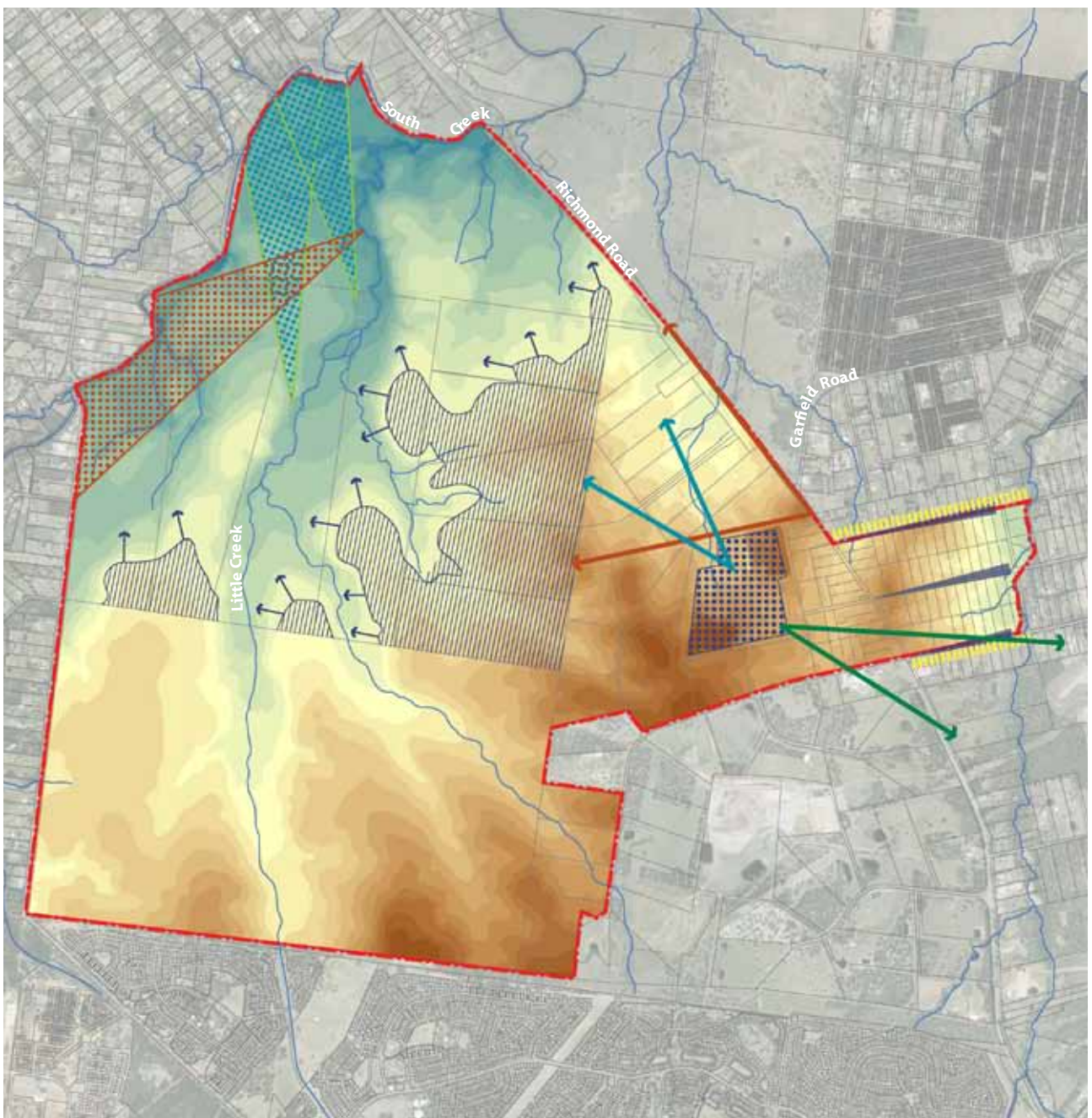


Figure 8 Views beyond the site

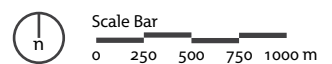




Plate 25 Panorama from elevated grazing land to the Blue Mountains



Plate 26 Framed view to Blue Mountains from the landfill site



Plate 27 Rural residential development west of Richmond Road near the Garfield Road turnoff, with sweeping views to the Blue Mountains beyond

- / The edges of the South Creek floodplain, from which discrete views to the Blue Mountains are available, where there is sufficient distance between the observer and the South Creek riparian corridor, over which the view can be seen
- / The north-western corner of the landfill site. This location provides a lesser expanse of view than seen from the grazing land due to adjacent tall vegetation, but nonetheless provides a visually compelling and substantial framed view of the Mountains. An increased elevation of the Mountains is seen from this location over that from the grazing land, due to the increased elevation of the landfill site (refer Plate 26). Importantly, with controls over development and tree height within the foreground of this view, the elevation from this site should be sufficient to maintain the view to the Mountains over proposed urban development;
- / Richmond Road near the intersection with Garfield Road West, when travelling north, and adjacent rural residential development (refer Plate 27). As with the view from the grazing land, without the incorporation of specific viewing corridors, this view to the Mountains will be lost to development.

Eastern Creek floodplain / Schofields / Quakers Hill area:

A strongly confined, focal view is available towards the Eastern Creek floodplain and Schofields / Quakers Hill area:

- / Through a gap in the landfill site batter screening vegetation within the south-east corner (refer Plate 23); and
- / Looking east along the more elevated sections of Vine Street West, Grange Avenue and South Street (refer Plate 29).

Vine Street West / South Street edges

Foreground views of adjacent rural residential development are available beyond the site boundaries, to the northern side of Vine Street West, and to the southern side of South Street.

South Creek floodplain

Looking north from Richmond Road near to the Clydesdale Estate entry. The view is revealed after passing through a substantial cutting immediately to the south of this point, and is an important visual corollary to the view of the floodplain within the site.



Plate 28 District views from the south-east corner of the landfill site towards the Schofields area



Plate 29 Focal point view down Vine Street West looking east to the Schofields area

1.3.4.2 Views within the site

Key views within the site are depicted in Figure 9, and comprise the following:

From within the grazing land

Views across the area are predominantly open, although regularly punctuated by many individual paddock trees across the area. Views to the edges of the grazing land are all effectively defined by remnant forest or planted stands of trees. These edge conditions generally preclude views beyond the area, except where viewed over these to the Blue Mountains. This edge vegetation comprises:

- / The forest edge of the Llandilo natural Area to the south;
- / Roadside vegetation along Stony Creek Road;
- / The riparian corridor of South Creek, and to a lesser extent that of the Little Creek;
- / Vegetation beyond the site boundary of the Richmond Road edge; and
- / A range of vegetation remnants and plantings to the eastern boundary of the area.

A minor view is available to the east through a gap in the vegetation, upslope to a high point of rural residential development and the landfill site near the Garfield Road West and Richmond Road intersection.

From within the landfill site

Views are screened in all directions by batter tree planting and adjacent forest regrowth, with the exception of the above mentioned framed view to the east, and the framed view to the Blue Mountains from the north-west corner.

Views to the south of the site

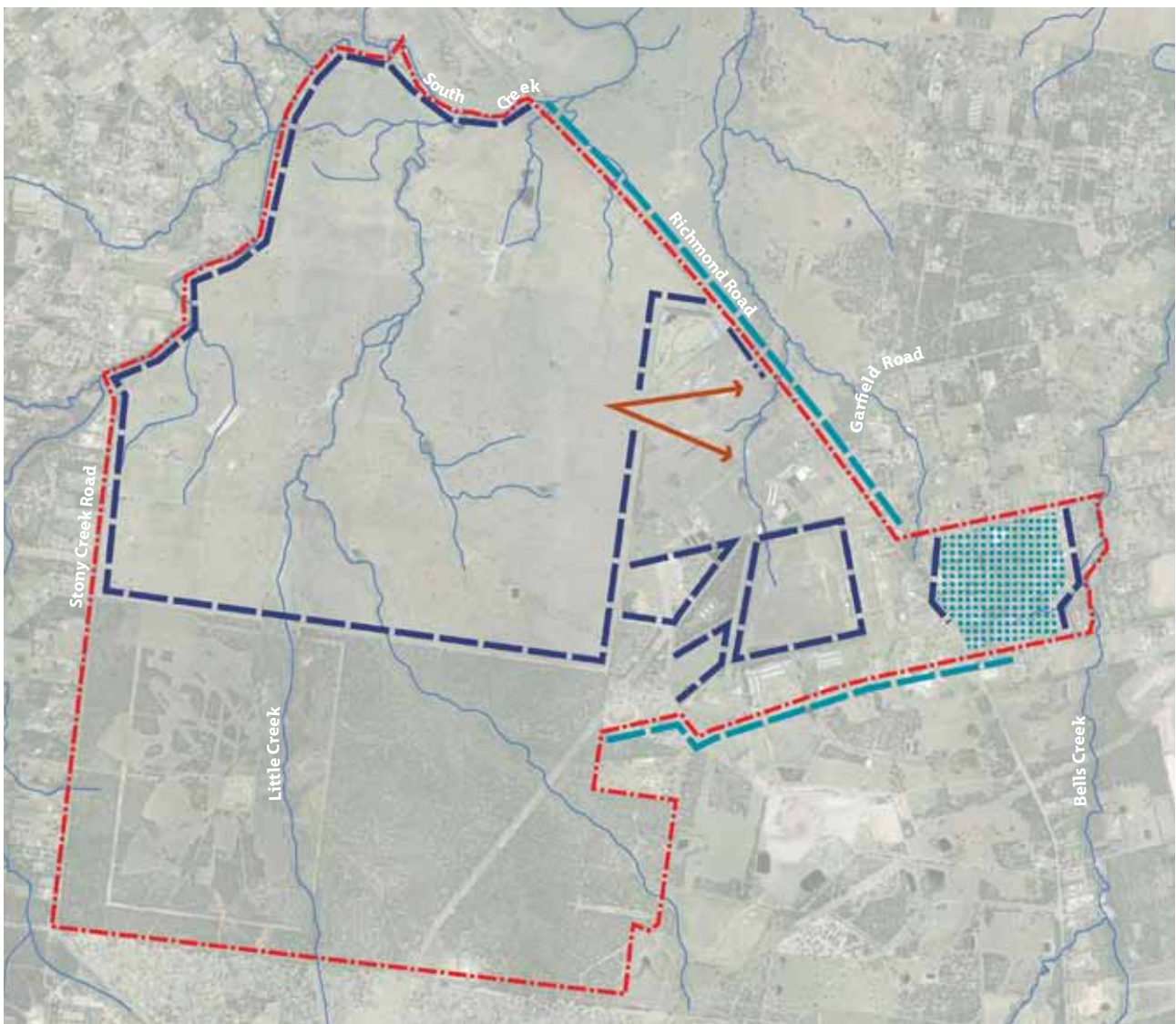
Views to the south of the site from rural residential development to the south and south-west of the landfill site are severely truncated by adjacent re-growth forest cover, as are views to the east from the rural residential development to the north of the landfill site.

Views within the eastern precinct

Views within the eastern precinct comprise a mix of smaller open and enclosed spaces, in response to a patchwork of tree cover throughout this area

Melaleuca grove

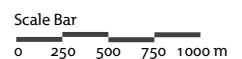
Enclosed views within the Melaleuca Grove (refer Plate 8).



Legend

- Watercourses
- - - Site boundary
- ↔ View through trees to Garfield Road West / Richmond Road intersection high point
- - - Boundaries within the Site screened by vegetation
- - - Views beyond the Site boundary substantially defined by adjacent tree cover (including vegetation distant from the boundary)
- ■ ■ Mix of open and enclosed views within rural residential development due to tree cover

Figure 9 Views from within the site



1.3.4.3 Clydesdale House

As described above (refer Chapter 1.3.3.1), Clydesdale was intentionally located on a low rise within a 'lowland' / floodplain setting to ensure broad vistas from the house across the property, and the landscape beyond; and conversely, views back to the visually prominent and impressive house and garden from Richmond Road. Key views to and from the house are described below (refer Figures 10 and 11).

Views to Clydesdale House

Key views to Clydesdale House are obtained from (refer Figure 10):

- / Richmond Road (viewing distance of between 750m and 1,100m). The key view to the house is obtained when travelling north along Richmond Road, as the South Creek floodplain opens up to the motorist after emerging from a substantial road cutting near the estate entry. From this direction, the house is initially viewed at an angle of approximately 45° from the road alignment (refer Plate 31), increasing to 90° off the road alignment at the approach to the bridge, a distance of some 800m from the start point. Over this distance, the north-east face of the house is viewed partially between large garden trees. However, by the time of reaching the bridge crossing of South Creek, much of the house has been lost to view by a dense grove of tall garden trees.

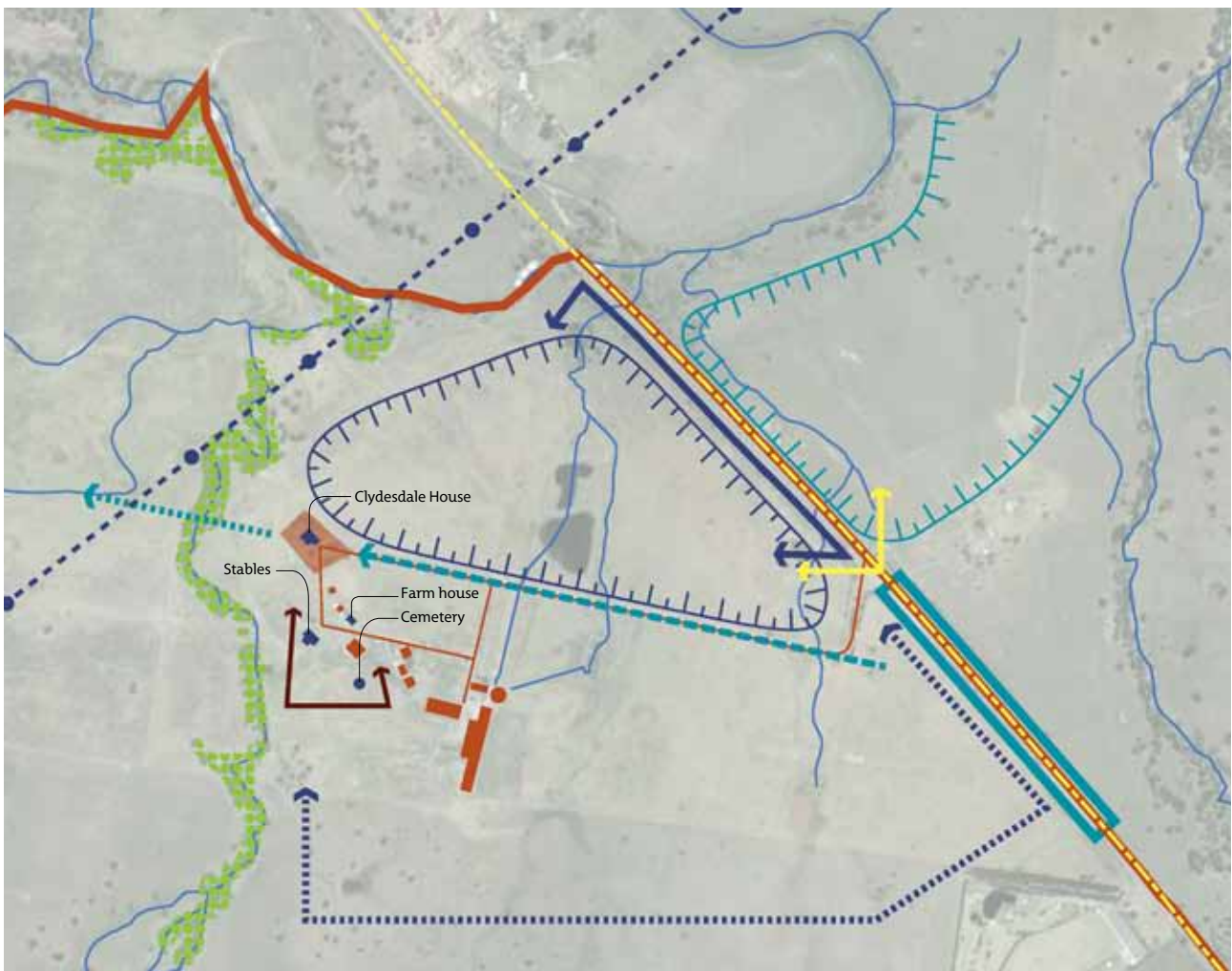
As is apparent from Plates 30 and 31, views to the house are substantially obscured by trees within the house garden.



Plate 30 Aerial photo of Clydesdale House and garden. Note the multiple exotic trees planted in close proximity to the house, which limits views to the surrounding landscape



Plate 31 Detail view to Clydesdale House from Richmond Road



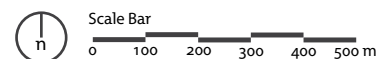
Key plan



Legend

- Site boundary
- Watercourses
- Richmond Road
- Richmond Road cutting
- - Transmission lines with lattice towers
- ◆ Clydesdale House and garden
- ◆ Heritage items associated with Clydesdale House
- ▢ Views towards Clydesdale House from vicinity of stables and cemetery
- ◆ Other buildings associated with Clydesdale House
- Clydesdale House driveway
- ← Revealed view to floodplain when travelling north after exiting road cutting
- ← Open floodplain
- Remnant riparian vegetation with intermittent cover to South Creek and Little Creek
- ← View along residential entry avenue towards Clydesdale House and to Blue Mountains beyond

Figure 10 Existing views to Clydesdale House



The view to the house from Richmond Road when travelling south is considered far less important than that obtained when travelling north. When travelling south, the house is screened from view until having crossed South Creek, by which time observers within the quickly moving vehicle need to turn their heads 90° to see the house, and thereafter look back over their shoulders to see the receding view

Morris and Britton (2000) note that for the cultural landscape type Lowland model, of which Clydesdale is an example:

“As a result of the relative lack of elevation of the house, the background landscape may assume greater significance such that it is important to retain unencumbered both the space in front of the homestead and the space between the homestead and the background landscape”, and

“... there is often sharp contrast between the main homestead group and the surrounding rural landscape in terms of density and / or type of vegetative cover.”

Morris and Britton conclude from the above that *“particular attention should be given to the compositional relationship between the homestead group and the landscape visible beyond and around it when viewed from key locations.”*

As can be seen in Plates 32 and 33, the house and its garden, including tall exotic / non-endemic tree plantings, exhibits a distinctive visual character comprising diverse line, form, colours and texture, which is in strong contrast to the homogenous line, form, colour and texture of the predominantly casuarina riparian corridor backdrop, and sporadic specimens of homogenous glaucous green, floodplain eucalypts.

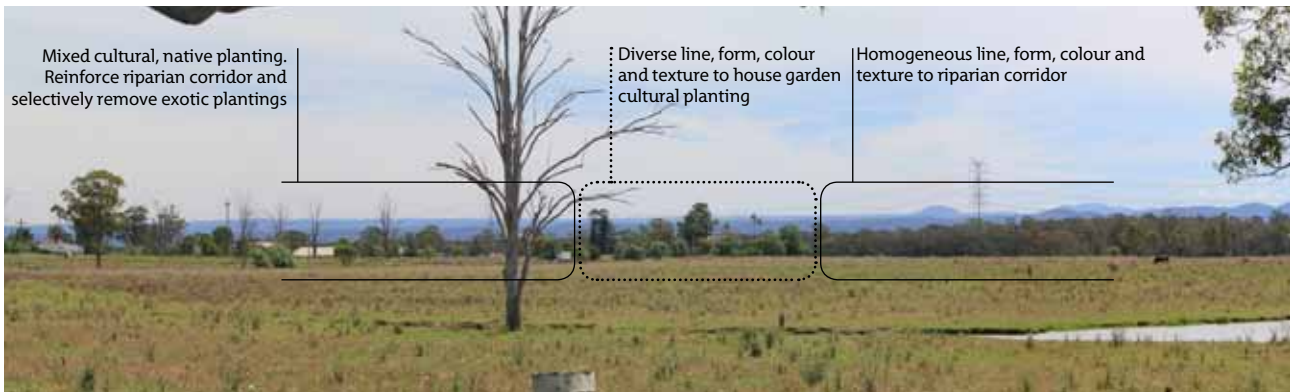


Plate 32 Cultural house garden planting



Plate 33 Detail of cultural house garden planting. Note the visual contrast between the house garden planting and the riparian corridor

As is also clear from Plate 33, the Blue Mountains comprise a further visually compelling homogeneous 'blue', predominantly horizontal component of the backdrop, against which the house, and elements of the house garden such as the Washington Fan Palms and Jacaranda stand out in sharp relief. The Washington Fan Palms in particular comprise signature landscape elements for the house and broader estate;

- / The entry drive (viewing distance of up to 1.1 km): The entry drive currently provides limited views of the house due to a combination of viewing distance from the beginning of the entry drive, and screening by the house garden. However, the entry drive does provide a substantial vista to

the Blue Mountains when viewed from the eastern end and adjacent floodplain areas (refer Plate 34);

- / The area of the stables and cemetery (viewing distance of between 200 m and 300 m): This area provides views back to the house set within the context of the house garden (refer Plate 21). The farm road between the stables and the house provides a narrowly framed view through the Little Creek riparian corridor to the Blue Mountains (refer Plate 35);
- / General views to the house are available from nearby grazing land within the south-east quadrant.



Plate 34 View along the entry drive to Clydesdale House with backdrop of the Blue Mountains



Plate 35 Framed view from Clydesdale Estate to Blue Mountains

Views from Clydesdale House

Generally, due to the north-west / south-east orientation of the house, views from the house are focussed from the south-west, through north to the north-east of the house. The south-west face of the house has few windows and offers limited viewing opportunities in this direction. Additionally, the existing upstairs balconies to the north-east and north-west faces of the house focus views in these directions. The balcony in the past also extended along the south-west face of the house, proving a focus for views in this direction. This balcony is proposed to be reinstated as part of the re-development of the house.















Key views from Clydesdale House are obtained to (refer Figure 11):

- / Little Creek riparian corridor. The proximity of the Little Creek riparian corridor to the house (approximate range 150 m - 250 m) creates a strong visual boundary to the house through the south-west to north sector;
- / Views through gaps in the Little Creek riparian corridor to extensive tracts of the South Creek floodplain beyond, from the south-west and north-west faces of the house;
- / Richmond Road and floodplain area adjacent to the entry drive; and
- / The stables, and a framed view of South Creek seen through a gap in the Little Creek riparian corridor (refer Plate 36).



Plate 36 Framed view from Clydesdale House to stables in middle ground and floodplain beyond

Legend for Figure 11

-  Site boundary
-  Watercourses
-  Richmond Road
-  Transmission lines with lattice towers
-  Heritage items associated with Clydesdale House
-  Other buildings associated with Clydesdale House
-  Clydesdale House driveway
-  Remnant riparian vegetation with intermittent cover to South Creek and Little Creek
-  View corridor from track between Clydesdale House and stables through riparian corridor to Blue Mountains
-  Existing views from Clydesdale House through gaps in riparian corridor
-  Focal view to stables and floodplain beyond
-  Open views to floodplain and Richmond Road
-  Enclosed views to riparian corridor
-  Primary viewshed from Clydesdale House

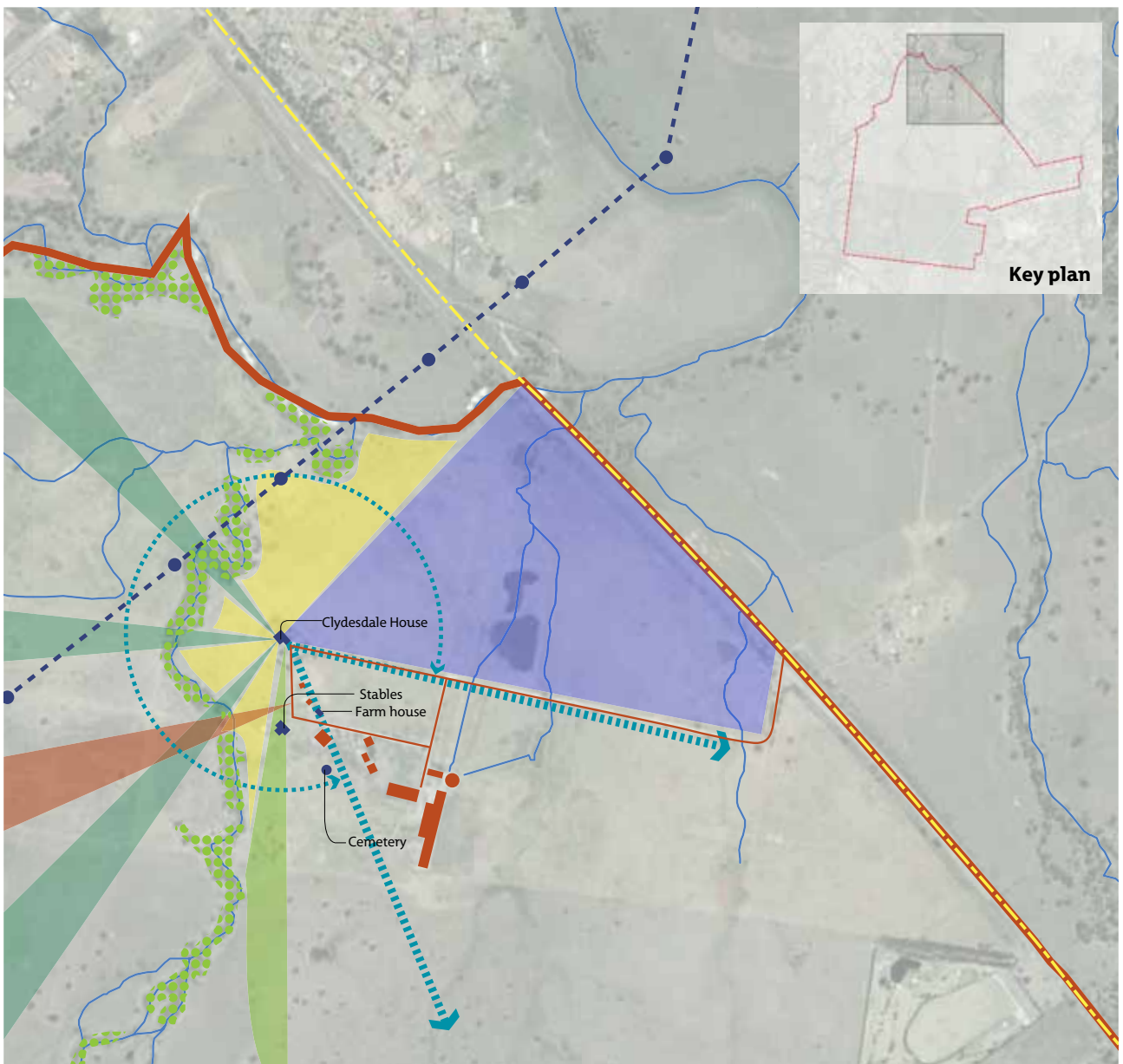


Figure 11 Existing views from Clydesdale House

