LEGEND

- IRRIGATED ROLL-ON TURF.
- NON-IRRIGATED REHAB PLANTING.
- IRRIGATED LOW FUEL PLANTING. NEW SHADE TREES PROVIDED.
- DRAINAGE BASIN WITH SWALE PLANTING.
- RETAINED EXISTING VEGETATION WITH SIGNIFICANT TREES TO BE RETAINED
- SITE BOUNDARY
- EXISTING TRAILS RETAINED WITH DEDICATED CONNECTIONS PROVIDED VIA SAWLEY CLOSE

01 EXISTING TRAIL OR CLEARED BUSH FIRE TRACK. FORMALISED WITH CRUSHED LIMESTONE & INFORMAL STEPS

02 TRAFFICABLE MAINTENANCE ACCESS PATHWAYS. 3M WIDE & 4 M VERTICAL CLEARANCE.

03 FORMAL CONCRETE PATHS & STEP ACCESS.

04 PICNIC TABLES WITH SHELTERS PROVIDE VIEWING LOCATIONS AND REST AREAS

05 PLAYGROUND

06 RETAINING WALLS REQUIRED TO HELP REDUCE IMPACT ON EXISTING VEGETATION AND LANDFORM

07 REINFORCED CONCRETE PATHWAYS FOR FIRE TRUCK ACCESS

08 COMPACTED GRAVEL FOR ACCOMMODATING LARGE TRUCKS

GOLDEN BAY LANDSCAPE MASTERPLAN

PREPARED FOR CAPE BOUVARD

LANDSCAPE CONCEPT - OVERALL PLAN

AUGUST 2024

JOB NO. 2306601

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C1.101

REV F

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PLAN E
LANDSCAPE ARCHITECTS
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WEST LEEDERVILLE WA 6007
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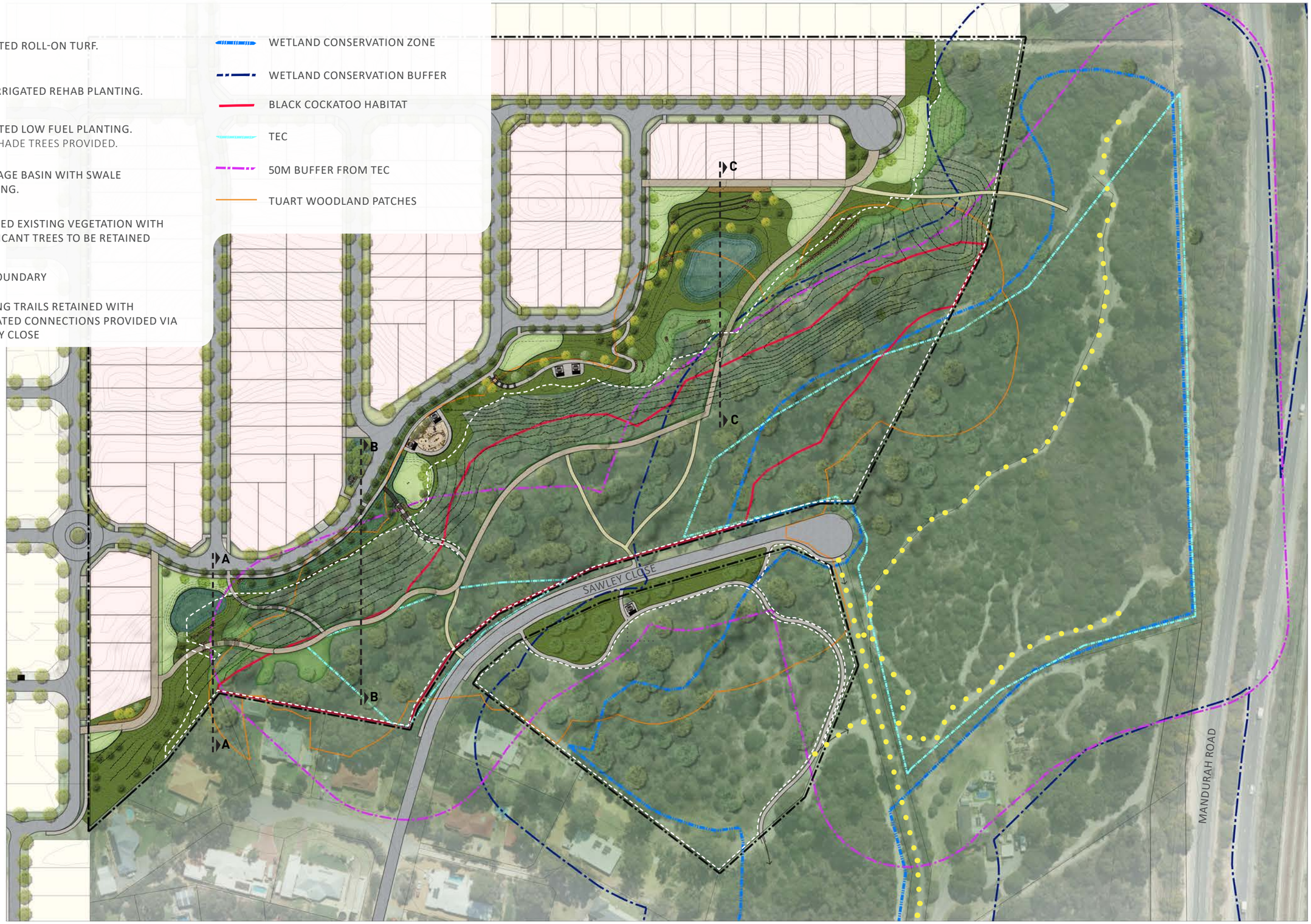
LEGEND

- IRRIGATED ROLL-ON TURF.
- NON-IRRIGATED REHAB PLANTING.
- IRRIGATED LOW FUEL PLANTING. NEW SHADE TREES PROVIDED.
- DRAINAGE BASIN WITH SWALE PLANTING.
- RETAINED EXISTING VEGETATION WITH SIGNIFICANT TREES TO BE RETAINED
- SITE BOUNDARY
- EXISTING TRAILS RETAINED WITH DEDICATED CONNECTIONS PROVIDED VIA SAWLEY CLOSE
- WETLAND CONSERVATION ZONE
- WETLAND CONSERVATION BUFFER
- BLACK COCKATOO HABITAT
- TEC
- 50M BUFFER FROM TEC
- TUART WOODLAND PATCHES



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LANDSCAPE CONCEPT - OVERALL PLAN

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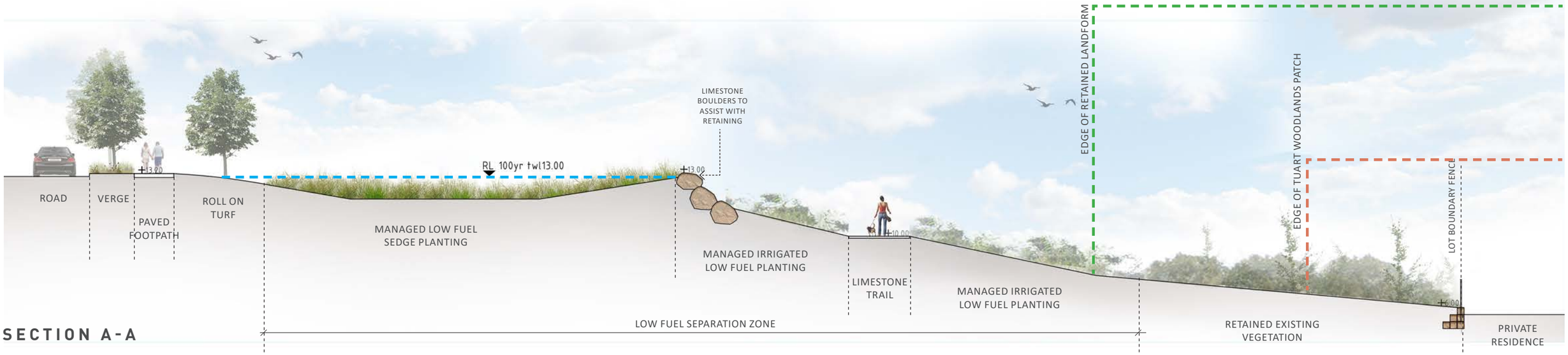

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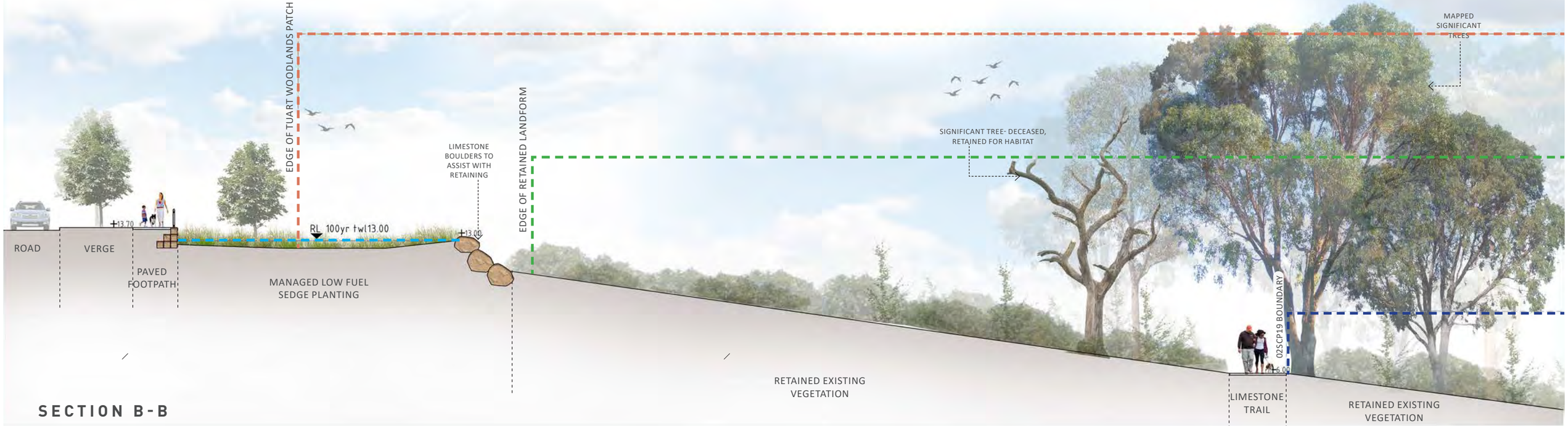

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GOLDEN BAY LANDSCAPE MASTERPLAN

PREPARED FOR CAPE BOUVARD

LANDSCAPE CONCEPT - SECTIONS

AUGUST 2024

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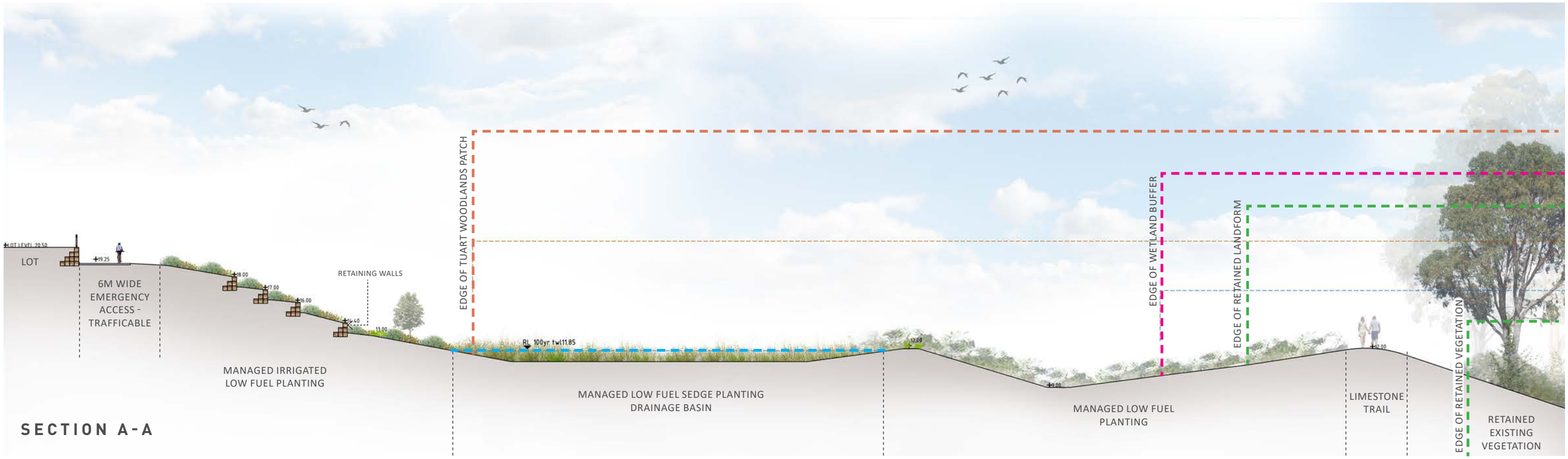

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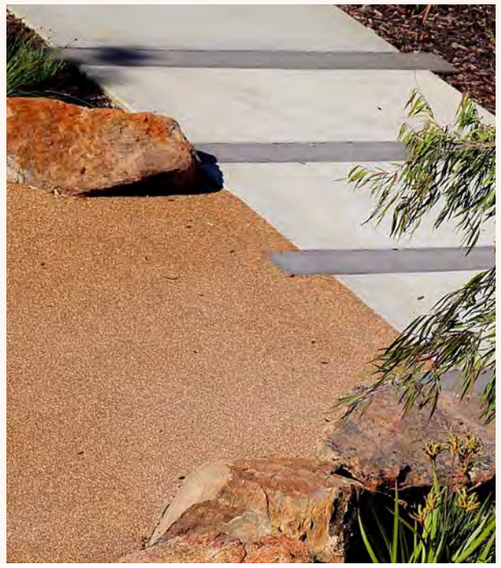
HARD LANDSCAPE THEMING



GOLDEN BAY LANDSCAPE MASTERPLAN

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SOFT LANDFSCAPE THEMING







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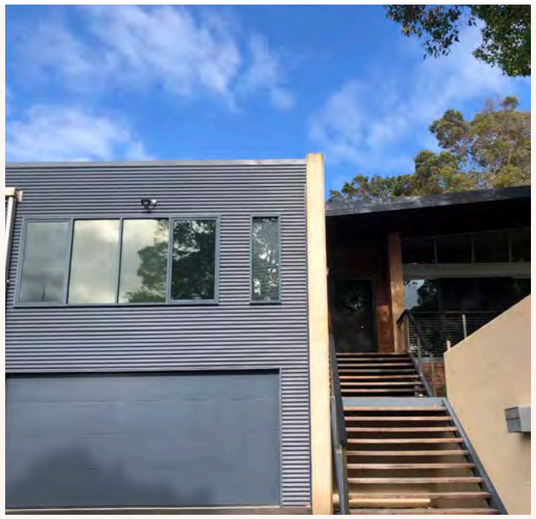

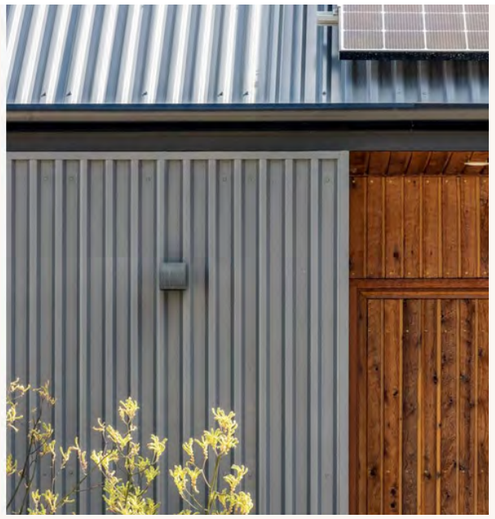

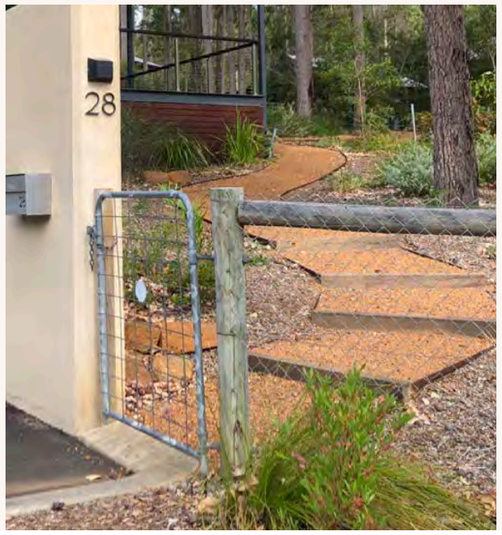

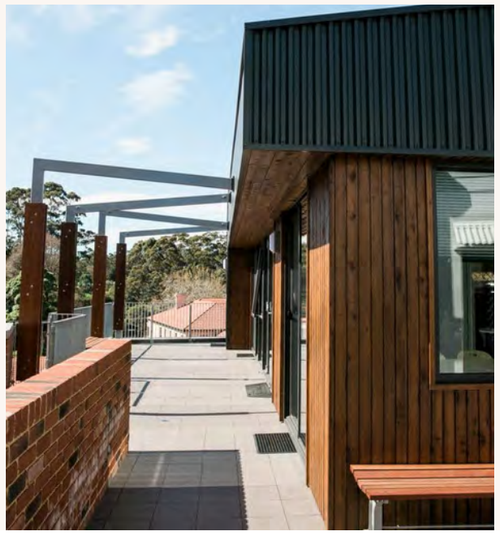

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PREPARED FOR CAPE BOUVARD

LANDSCAPE CONCEPT - IMAGERY
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GOLDEN BAY

SAWLEY CLOSE PRECINCT

VISUAL LANDSCAPE ANALYSIS AND VISUAL IMPACT ASSESSMENT

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CONTENTS

PLAN E

ISO 9001 QUALITY

1. INTRODUCTION

1.1 General

Plan E have been appointed by Cape Bouvard to undertake the Visual Landscape Analysis and Visual Impact Assessment in support of the proposed development of the site. The site is located in what is termed by the City of Rockingham as 'Precinct 1E Golden Bay Lots'. In this document the site will be referred to as Golden Bay, Sawley Close Precinct or the subject site.

The purpose of this report is to identify and evaluate the visual landscape values of the subject site as identified in March 2024, and provide recommendations for managing the visual landscape values. Once these values are outlined, an impact assessment of the proposed structure plan can be undertaken.

Plan E have prepared this document with reference to:

The Department of Planning and Infrastructure and Western Australian Planning Commissions Nov 2007 Visual Landscape Planning in Western Australia, a manual for evaluation, assessment and siting design;

AND

The Western Australian Government Environmental Protection Act 1986 Version 09-01-00 December 2021.

The framework of this report is outlined by:

1. a detailed visual site analysis followed by identification of key landscape values;

2. outline management of these findings and provide recommendations associated with site planning/design;

3. review the proposed structure plan undertaken by Urbis with visual impact assessment; and

4. provide final recommendations.

1.2 Subject Site and Land Use Context

The Golden Bay Sawley Close Precinct is located within the City of Rockingham local council area and is close to Mandurah Road to the east, existing PEET Golden Bay residential development to the west, and existing Secret Harbour residential development to the north. Sawley Close is sited in the middle of the subject site and is a cul-de-sac road with existing larger residential lots and existing adjacent Bush Forever land.

Refer Figure 1: Site Location Plan

The subject site currently includes seven larger sized lots already zoned urban (approximately 1.7Ha - 3.2Ha in size). These urban zoned lots have undulating landform varying in slope gradients due to the natural dunal land formation. Urban actvities surround the site on the north, east and south, with the Bush Forever parcel (Sawley Close Nature Reserve) between the subject site and Mandurah Road. Turtle Swamp or Trenant Park Gardens conservation open space is located towards the south of subject site which currently provides a great green and open space link to the community.

The total area of the subject site is 16.7Ha with a site width (east-west) of 500m at the widest point and length (north-south) of 425m at the longest point.
The landform at this site currently undulates from a high point of +28.00m AHD above sea level in the north to a low point of just +2.00m AHD above sea level in the south.

The distance to the subject site from Rockingham City Centre is 16km. Within a wider context the significant community infrastructure around the subject site includes:

- Comet Bay College (2km to the north);
- Golden Bay Primary School (1.6km to the west);
- Rhonda Scarrott Oval (1.5 km to the west);
- Secret Harbour Golf Club (3.6km to the north):
- Secret Harbour Shopping Centre (2.7km to the north):

Further amenity to this site includes the following:

- Golden Bay Foreshore (2.2km to the west);
- Lark Hill Sports Complex (4.4km north from subject site);
- Lake Walyungup and Open Space Reserve (10.5km north from subject site);

The subject site is surrounded by a variety of existing residential developments that include education, commercial and community facilities plus open space amenity (both natural and manufactured). This lends the subject site to providing attractive living and lifestyle opportunities which have been employed through the PEET Golden Bay and Satterley Secret Harbour residential developments.

Plate 1 Site image , view of adjacent PEET Golden Bay development to the west of the subject site.

1.3 Pre-requisites for Visual Impact Assessment

This report including all technical information, drawings, figures and photographic recording has been reviewed or undertaken by one Australian Institute of Landscape Architect (AILA) registered Landscape Architect with two supporting experienced Landscape Architects.

Landscape Architects critically assess the natural and urban landscape character to determine the best opportunities the subject landscapes present.
As part of this study Plan E have completed the following:

1. Site inspection and analysis of the subject site as of 22nd March 2024;

2. Desktop Review of background documents and reports including;

a. The City of Rockingham Planning Policy No.3.1.1, Rural Land Strategy July 2020;
b. Strategen Environmental Level 2 flora and vegetation survey and black cockatoo habitat assessment, January 2017;
c. Strategen JBS&G Sawley Drive, Golden Bay -Tuart Woodlands Assessment, September 2019.

3. Contextual analysis of the visual landscape character as seen from surrounding key vantage points. Photographic records and key site assessment plans are included in this report to document the findings graphically and to support the descriptive text analysis.

Plate 2 Site image, existing residential development within Sawley Close Precinct

Plate 3 Site image, view to existing residential development within Secret Harbour

2. LANDSCAPE EVALUATION: VISUAL ANALYSIS BY PLAN E

2.1 Existing Landform & Topography

The subject site as mentioned undulates from one high point (dunal hill) of +28.00m above sea level in the north of the site to a low point of just +2.00m above sea level in the south (and south of Sawley Close). A visual but wider ridgeline at +20.00-25.00m above sea level is present winding through the middle of the subject site which reinforces the visual undulating landform consistent with Spearwood dune formations. The topography of the site is not largely visually identifiable due to dense tree and shrub coverage from Mandurah Road (east), but all other compass points (N, S & W) the landform is highly visible. Refer Plate 4.

Plate 4 Site image west side of subject site looking towards dunal landform

From historical aerial mapping, areas of the site were cleared for general access, site management and bush fire management purposes dating back before 2009. Tracks have been degraded and in areas carved into the dune formations however the site has not been fully cleared and earthworked so still has a natural rolling dunal form. The native vegetation coverage is currently stabilising the dune formations well, preventing shifting of sand via natural environmental processes. Refer Plate 5.

Plate 5 Site image, existing cleared areas for bush fire management.

The natural landform to the periphery of the site (on the residential developed areas) has been largely flattened to allow for urban development, which has then left large slopes (5m) particularly at the PEET Golden Bay site boundary as a jarring interface.

2.2 Existing Soil and Geology Type

The subject site is predominantly a Spearwood Dune formation with Spearwood soil systems that contain high permeability and low nutrient content. Surface soil was extremely dry and dusty at the time of site visit with light grey to light yellow sands seen. Minimal topsoil build up could be seen from areas along the eastern interface with PEET Golden Bay. Refer Plate 6.

Plate 6 Site image of soil profile with limited topsoil build up

No Karst formations, underground caves or natural rocky outcrops have been identified that may affect the visual or sub surface landform or soils, however further review at subsequent planning stages will need to be completed.

2.3 Existing Vegetation

This site is split into two main vegetaion complexes with further smaller complexes identified. The northern and upper dune slopes mainly consist of Acacia species and coastal heath, with the lower and southern portion of the site as Eucalyptus gomphocephala (Tuart) Woodland, with pockets of Banksia complex. A centrally located pocket of Meleluca species within the south is evident in the lowest point of the site and adjacent the Bush Forever Site. Refer plates 7, 8, 9.

Overall vegetation coverge is good to very good with the southern portion of the site (straddling both sides of Salwye Close) showing excellent diversity and health which indicates a great opportunity for retention.
No threathened flora species have been identified to date within the subject site, however a Threatened Ecological Community of Tuart Woodland has been identified with 5 Patches observed and 3 being deemed to meet TEC diagnostic criteria by JBS&G in 2019.
Refer Figure 3 Vegetation Mapping and Figure 5 Site Opportunities Plan

The visually dominant species within the Tuart Woodland areas identified on site were, Eucalyptus gomphocephala (Tuart), Melaleuca rhaphiophylla and Banksia littoralis.

The visually dominant species within the Acacia complex areas identified on site were, Acacia saligna, Acacia rostellifera, Melaleuca systena and Olearia axillaris.

Plate 7 Site image, existing vegetation in north of subject site : Acacia complex

Plate 8 Site image, existing vegetation south of Sawley Close: Melaleuca complex

Plate 9 Site image, Sawley Close south, (from Sawley Close), Tuart Woodland with Banksia complex

The visually dominant species within the Melaleuca complex areas identified on site were, Melaleuca rhaphiophylla and Juncus kraussi.

The height of the groups of Tuart trees remain the visually dominant species and green element in this landscape. These trees have large trunk diameters, are tall, have high open canopies and engender a skyline dominance. These trees provide a green visual barrier of the site from Mandurah Road, but also within the site when underneath the canopies and within Sawley Close.
There are a few single declined or deceased large tree specimens on site that have evident hollows for fauna.
Refer Plate 10.

The interface along Mandurah Road presents a dense vegetated belt of Acacia species, Melaleuca trees, Tuart trees and Banksia species that are within the existing Bush Forever reserve. The dense vegetation completely screens the subject site from Mandurah Road which is the closest arterial transport route to the subject site. This Bush Forever vegetation provides a green visual connection to the subject site along the Mandurah Road streetscape. The visual assessment is that the Mandurah Road interface has an existing positive visual amenity due to the existing vegetation that will remain on site and visually conceal the subject site from eye level on Manurah Road.

Weed coverage exists across the site but is particularly dominant along the road edges of Sawley Close and at the end of the cul-de-sac. These areas have a higher frequency of movement which may be contributing to seed spread, but there are heavily vegetated pockets of Buffalo Grass that will need management to prevent further growth.
Refer Plate 12.

Generally the existing vegetation presents in good condition with some wind affected Acacia (that is still stabilising the landform) and some large tree skeletons (still providing habitat). Plan E highly recommend a full arborist inspection of existing trees as termite activitiy was observed in some Tuart trees which may contribute to health decline.

Plate 10 Site image, example of existing tree with fauna hollow

Plate 11 Site image, view of site from west indicating the two major vegetation complexes (Tuart background, and Acacia foreground)

Plate 12 Site image Weed species evident located at end of cul-de-sac

2.4 Existing Waterways or Bodies

The subject site has an existing Multiple Use Wetland located at the low point in the Sawley Close Open Space area. (The mapped wetland boundary is shown in the Appendix A : Landscape Concept Package).

No other existing waterways or water bodies that provide significant visual, cultural or environmental value were identified. Surface drainage or surface runoff currently occurs across the sloped landform but is stabilized so no significant erosion was evident. Surface runoff to the natural low point at +2.00M AHD indicates a seasonal detention area via the Melaleuca species and sedge plants present.

There is also no visual evidence of salinity at ground level through salt pans or deceased vegetation. Ground water will need a thorough investigation for quality and if extracted will need to have a minimal impact on existing vegetation and the mapped wetland to ensure environmental health and value is maintained.

2.5 Existing Rural Activities

Minimal evidence of any previous grazing or rural actities are present. The Sawley Close residential precinct having larger lots has small scale hobby and urban farming within their lots. No evidence of livestock were present and no rural infrastructure such as shelters and drinking troughs, fencing or stock sheds were present on the subject site.

Small scale vege gardens, chicken coops and fruit trees were observed on individual land holdings within the Sawley Close precinct and combined with cottage gardens present more of a peri-urban feel. However, there is no visual evidence of commercial scale agricultural practices occurring across the subject site. Refer Plates 13 & 14.

Plate 13 Site image example of existing Sawley Close garden

Plate 14 Site image example of existing Sawley Close small scale rural activity

2.6 Existing Mining Activities

There are no current mining activities underway on the subject site nor evidence of any previous mining or sand mining activities.

No assessment for contaminated lands has been undertaken and should be to determine any pockets of buried waste or historic mining activities that may contribute to contaminated land or groundwater at this site.

2.7 Emergency Access

Numerous cleared tracks and trails exist within the subject site and to the periphery of the site for emergency access purposes. These existing tracks are also used by pedestrians and bike riders but are concealed and provide very poor passive surveillance which is leading to anti-social activities. Refer Plate 15.
Alcohol cans, rubbish and asbestos dumping were evident at the time of site visit, with burn outs on the road substantiating this statement. Refer Plates 16 & 17.

The existing emergency access trails do provide access and community amenity that should be made safer and more useable as permanent fixtures in the landscape. This can be achieved by increasing passive surveillance by installing new viewing points overlooking trails, selective pruning of vegetation from edge of trails and adding further connecting pathways.
By creating emergency access pathways that can also act as community trails prevents uneccessary clearing and has a lower impact on the existing landscape.

2.8 Existing Urban Fabric

The subject site has 3 quite different urban character residential developments to the periphery.
The most beneficial from a visual landscape perspective is the Sawley Close and Trenant Park Garden residential development. The Sawley Close development is within this subject site and along the southern border and has the following key visual characteristics:

- Larger country style lots with larger 'homestead' style houses, some appear architecturlaly designed.

Plate 15 Site image Emergency Access from Sawley Close cul-de-sac head

Plate 16 Site image Asbestos dumping on Sawley Close verge

Plate 17 Site image Sawley Close cul-de-sac head

- Cottage style gardens, with vege patches or small hobby activities such as chicken coops.

-Retained trees within verge areas or on lots complimenting the streetscape and front of lot presentation. High cast shade and high urban canopy.

-Rural style materials for driveways and front fencing.

-High sense of pride and high level of maintenance of houses and front yards that present well and create the feeling of a unique, bespoke community enclave.

Refer Plates 18 & 19.

Plate 18 Site image example of existing Sawley Close Precinct residential development

Plate 19 Site image example of existing Sawley Close Precinct residential development

In comparison the PEET Golden Bay residential development located to the west of the subject site has the following key visual characteristics:

- Smaller lot sizes with smaller houses and shorter setback from road.

-Project Home builds, with coastal colour and materials in houses, fencing and front of lot materials.

- Lack of street trees and urban canopy, front landscapes are generally sparsely planted and dry.

- Low level of pride and presentation (albeit this development includes State Housing and affordable housing options).

Plate 20 Site image PEET Golden Bay residential development example.

-Dominance of vehicles parked to house frontages.

- High level of rubbish and dumping at boundary of site and spilling onto the subject site.

- Development presents new but tired although very recent and feels somewhat unsafe even when streets are open and urban network is well planned.

Refer Plates 20 - 22

Plate 21 Site image PEET Golden Bay residential development

Plate 22 Site image PEET Golden Bay residential development

Lastly the Secret Harbour residential development located along the northern boundary of the subject site has the following key visual characteristics:

- Medium sized lots with house builds in line with 2008-2009 styles, being more traditional (brick and tile) some architectural embellishment to front of houses and more varying materials and colours.

- Streetscapes have developed over time, with a mid level of street tree growth providing some urban shade canopy.

- Medium to high level of pride and maintenance of front of properties.

- Development feels well used and 'settled' with a level of safety and security. Refer Plate 23.

Plate 23 Site image Secret Harbour residential development example (Greeson Parkway)

2.8 Existing Transport Routes

The existing vehicle network is car dominant due to surrounding local roads already constructed. The road infrastructure in place servicing the site includes:

- Low order local road Sawley Close to the south and into the subject site. Kerbed and kerb-less in locations, no pedestrian footpaths and wider road reserve creating a more rural feel. Generally low speed environment with cul-de-sac end. Refer Plate 24.

- Local road Bidgemia Road to the west of the subject site in PEET's Golden Bay, new residential road, kerbed with verge footpaths. A number of cul-de-sac heads also end just before the subject site for future local road connection. These streets are highly engineered and have a low visual aesthetic value at present due to being less established. Generally low speed environment. Refer Plate 25.

Access to the site is via Dampier Drive from the south, with Mandurah Road the closest key transport route. Mandurah Road is the closest arterial route that has a 100km/hr speed limit, dual lane and is car and truck dominant. Sound from this traffic is heard within the subject site however the road cannot be seen from within the subject site due to the dense vegetation buffer in the Bush Forever site.
Measured travelling along Mandurah Rd at the speed limit, the subject site takes approximateky 50 seconds to pass the length, so there is little opportunity to gain a good view due to the speed and the dense existing vegetation from this vanatge point.

No rail or immediate proximity to rail was observed.
Minimal bus movement was observed however Dampier Drive and Allatoona Avenue in Golden Bay hold the closest public transport bus route within a close walkable catchment from the western boundary of the subject site.

Bike activity was observed in the subject site with informal pump tracks created in the Tuart Woodland area. We observed that the community in PEET's Golden Bay were using pedestrian footpaths to ride bikes. Refer Plate 26.
Informal pedestrian connectivity is provided along existing cleared tracks and trails within the subject site. As mentioned previously in the report walk trails are being used along Emergency Access routes.

Plate 24 Site image, Sawley Close local road

Plate 25 Site image, PEET Golden Bay Bidgemia Rd, local road

Plate 26 Site image, informal bike pump tracks made in the Tuart Woodland area.

3. THE EXISTING VISUAL CHARACTER

3.1 Landscape Character

The landscape character being largely defined by the existing vegetation and sloping landform are the most dominant visual and environmental asset of the subject site. These two characters are tied together and should be retained together where possible.
With the ability to retain landform with Tuart Woodland, this vegetation will have a higher survival rate and will provide the environmental and visual relief in the landscape from further residential development.
The height of the Tuart treeline rises above the height of the dune formations in areas which provides a green screen seen from the higher points of the site.

The Environmental Protection and Biodiversity Conservation Act 1999 (EPBC) applies to the subject site with one (1) Threatened Ecological Community (TEC) having been identified on this site:

- Tuart Woodland TEC

  Refer Figure 3: Vegetation Mapping and Figure 4 Landscape Visual Character Mapping

  Refer Plates 27-29

The location of Tuart Woodland being in the lower portion of the site not only enhances the existing Sawley Close residential precinct but provides a visual and environmental classification of high conservation status.

Plate 27 Site as seen from western boundary - circled is the Tuart Woodland TEC

Plate 28 Site image example of Tuart Woodland patch on south side of Sawley Close

Plate 29 Site image example of Tuart Woodland patch on north side of Sawley Close

3.2 Significant Sites

The subject site has one (1) registered site of cultural significance based on survey data (MNG). This is related to the Multiple Use Wetland with the connecting parcels of Bush Forever. These areas are already earmarked for retention and will remain undeveloped. Refer Figure 2: Site Constraints Plan

This land currently sits on Whadjuk land and Plan E recommend ahead of development a local elder is consulted to determine any finer cultural significance that should be observed and protected.

3.3 Overall Landscape Experience of the Subject Site

Based on the assessment by the landscape architects that attended site, it is our view that the existing visual character can be described as:

- The northern area is dunal with rolling topography and gentle to steep sloping form in locations. This part of the site is open and exposed to the environmental elements but provides great views extending out of the subject site.
  Refer plate 30.
  The southern portion varies from enclosed densely woodland vegetated areas, densley vegetated wetland areas with pockets of open clearings and single stands of mature trees. This creates two very different experiences and vegetated zones. *Refer plate 31.*
- Views of the site from the dune tops and ridgeline are expansive of the existing Golden Bay development, and are dominated within the subject site by the Tuart woodland vegetation.
- The texture of the landscape can be seen as soft where densely vegetated, to rough and rigid where Acacia coastal heath is present. The Acacia vegetated north can be described as exposed and harsh with prickly textures and little protection from sun and wind. The areas beneath the Tuart and Melaleuca trees are well protected from sun and wind, and provide a sense of security and softness. *Refer plates 32 & 33.*
- The dominant colors are those of light greens-browns for the Acacia heath to deeper greens for the Tuart

Plate 30 Site image example of dunal topography

Plate 31 Site image example of combination of vegetation textures and colours

Plate 32 Site image example of soft vegetated textures and colours

and Melaleuca areas (seen in typically dry sclerophyll species). *Refer plate 32.*

- The landscape experience does feel balanced within the subject site as there always remains a visual connection with the Tuart woodland that is the dominant visual feature and then the supporting green buffer from the Bush Forever sites.

  The surrounding urban character to the subject site being residential developments provide a stark contrast between the urban and vegetated character. The subject site almost creates an oasis of a quiet and harmonious space within the surrounding urban character, particularly at the low area in the south of the site.

- Movement is busy along Mandurah Road and Dampier Drive, yet within Sawley Close and the subject site movement is slow, calm and quiet.

- The pattern of the existing land in plan view is regular lot sizes with relatively rectangular configuration however the fall of the land and spread of vegetation retains the undulating natural feel. The lot boundaries are only defined visually by cleared fire breaks (no fencing).

- Having a high scenic value from the higher dune locations, and direct views of the existing bush forever site which provides a green edge that enhances the subject site and provides a green linkage into the subject site.

Refer Figure 6: Photo Location Plan

Refer Figure 7a, 7b & 7c: Photo Locations

Plate 33 Site image example of rough and rigid vegetated textures

Plate 34 Site image contrast between urban development and subject site

4. KEY VISUAL INDICATORS

4.1 Viewing Locations of Significance

Landscape indicators are visually dominant physical landmark objects that embody the landscape character whilst covering a high percentage of a persons visual perception.

The formalae for how this site is viewed is from:
a. Within Sawley Close.
b. From PEET Golden Bay development.
c. From the existing cleared tracks and trails within the site.

There is no clear vision from Mandurah Road or Dampier Drive due to dense vegetation blocking clear views.
There is no clear vision from the existing Secret Harbour houses that back onto the site (this is fully fenced off with 1.8m high solid fencing).
There are certain locations that a 'snapshot' of the site can be seen as encapsulating its key visual indicator or landmark. Plan E identified the following key high visual value and excellent landmark features unique to the site:

- The dune heights (approximately RL +25.00 AHD) and the associated dunal ridgeline (approximately +20.00-25.00m AHD) and topography rolling down towards Sawley Close.
- The Tuart Woodland trees located at the southern end of the site.
- The vegetation belt in the Bush Forever site adjacent the subject site.

4.1.1. Key Visual Landmark 1 - Dune heights and Ridgeline

The high point (dune) of +28.00m above sea level in the north of the site is not the dominant landform landmark as the surrounding landform undulating around +25.00m AHD plus the ridgeline at approximately +20.00-25.00m AHD form the dominant landform landmarks.

These dunal landform landmarks are visually observed from points along Sawley Close and Bidgemia Road, but not seen from Mandurah Road.

The Acacia coastal heath vegetation on the dune and ridgeline high points is visually abbrasive due to being exposed to the elements. Acacia are short lived and can re-generate from seed bank in topsoil but as there are no existing trees in the high dune points the landform is the key visual indicator present

Refer Figure 2: Site Constraints Plan

Refer Figure 5: Site Opportunities Plan

4.1.2. Key Visual Landmark 2 - Tuart Woodland Trees

The vegetated green belt in the south and lower levels of the subject site presents as the dominant vegetated landmark. The large Tuart trees dominate the visual landscape due to their height and canopy spread. The understory here has some denser pockets with Melaleuca and Banksia tree canopies providing a lower level of shade. This combination of species provides a unique visual element providing a dense, shaded and protective green pocket.
The landform rises from the road edge on Sawley Close so some of the trees here also present as taller than they really are due to being partway on the slope.
Plan E consider the retention of the landform and vegetation in this location of very high importance.

These groups of Tuart trees with their supporting Melaleuca and Banksia are also identified as significant for Carnaby Black Cockatoo foraging and breeding trees. Most of the Tuart trees look to be in good health with little branch drop, minimal tree death or leaf browning evident. Hollows in the tree branches have been observed indicating breeding and roosting is present.
Plan E consider the retention of the trees in this location of very high importance as a key visual indicator and landmark.

4.1.3. Key Visual Landmark 3 - Vegetated belt in the adjacent Bush Forever Site

The vegetated green belt adjacent the subject site and also Mandurah Road presents as a further dominant vegetated landmark. This protects the subject site from direct views from Mandurah Road and provides a key green link into the subject site via the existing cleared tracks.
Although there are some Tuart trees here, pockets of more Melaleuca species plus understory shrubs create a green screen from eye level.
Plan E understand this parcel of land will remain as Bush Forever and therefore retained supporting the subject site as key views will remian obscured from Mandurah Road minimising any change to visual landscape from this vantage point.

5. MANAGING THE VISUAL LANDSCAPE CHARACTER

5.1 Landscape Values

The landscape characteristics we believe the community values are landscaped spaces for public access and recreation with retention of existing vegetation.
This may be a combination of public open space areas with retained trees and parkland landscaping, plus conservation spaces with community facilities and a focus on environmental protection.

As the subject site is very close to an abundance of existing recreation facilities, public open spaces and foreshore areas, the existing community is not lacking this level of amenity. If however there was a variety of open spaces provided to the public within the subject site this would offer a much higher local community value.

At this stage all areas of the site except Sawley Close road reserve and the Sawley Close open space are private landholdings zoned urban. The vegetation and landform that we deem of high value are currently accessible to the public which they have openly acknowledged provide a visual, environmental and recreational benefit. This is a positive community view of the subject site as it stands.

The private landholdings could be subdivided and developed for areas of public access via public open space and conservation space combined with urban development to blend the subject site into the surrounding urban fabric.
This blend of residential and public open space including landform and vegetation retention will manage and maintain the visual landscape character of the site.

As the vegetation and landform are the visually dominant characters combined with high environmental value, these should be considered as a driving factor for any re-development plans for the site.
Heritage values of the Perth Ecological link and habitat protection for Black Cockatoos and Tuart TEC's are also highly valued from those environmentally and socially conscious members of the community.

5.2 Site Responsive Design vs Best Practice

Plan E believe that any proposed development plans or designs for this site will need to be weighed carefully between the highly valued visual and environmental elements against current best practice urban design. Some of the best practice urban design framework areas would include:

- Site responsive urban design with roads and development areas aligned to the contouring of the site whilst considerign existign surrounding level change. This does not preclude earthworks, but would prevent a flat cookie cutter planning approach applied to the entire site.

- Water Sensitive Urban Design, with on site storage of runoff and site drainage through swales and rain gardens, and limited detention basins proposed within public open space.

- Consideration of provision of more than the minimum 10% requirement of public open space allocation within urban developments.

- Australian Standards for tree retention and protection. Tree and Root Protection Zones to be identified and retained in areas of public open space or conservation where possible.

- Bush Fire Management, increased construction standards for housing and the mitigation of fire risk through managed landscape buffers and low fuel zones.

- Universal access for all abilities and ages. Any development plans should promote public access for all ages and abilities.

Stakeholder input will be critical to help manage the visual landscape character with any proposed development plans. Site responsive design may mean typical standards need to be assessed for a compromise between site values and local council or government agency standards.

Engagement with local community groups to keep them informed of any development proposals and how these have been determined with the visual landscape character at the helm will need to be communicated.

5.3 Outline the Visual Management Objectives

Plan E have determined that if this site is developed into residential landholdings, to retain the landscape character the standard 10% retention of land dedicated for public open space is required as a minimum. If possible this open space should be located where vegetation and landform have the highest value and visual benefit.

The management objective here is to change a number of private landholdings to public open space specifically for the retention of trees, vegetation and landform, and that will link to the existing Bush Forever site forming a greater green linkage.
A percentage of the site can be developed into residential use to blend the existing urban fabric into the landform and subject site in a sensitive manner. *Refer plates 30 & 31*

To prevent impact on existing residents in Sawley Close, this portion of the site should maintain its existing character with no further residential development or new road networks directly adjacent. The current local road here should have pedestrian connections provided to ensure better community connectivity with its surrounds.
As much due diligence should be undertaken reviewing the subject site (aiming to work with the existing contouring) will assist maintaining key views directed towards the retained vegetation character.

As with any urban expansion or proposed structure plan development, urban design will consider the sites visual and environmental values.
Should this site be fully redeveloped or subdivided with the minimum public open space contribution, the visual and environmental values may not be managed appropriately.

Plate 35 Image: Apsley Development: example of built form and retained trees

Plate 36 Image: Archerfield Park Bushmead example of useable open space with retained trees and park amenity

Plate 37 Image: Myella estate, example of parkland blending with conservation area

6. THE PROPOSED STRUCTURE PLAN

6.1 General

Urbis have prepared a draft structure plan that includes the location of public open spaces, conservation areas, and residential lots.

The location of public open space and conservation spaces are driven by the identified visual landscape character and environmental assets. The importance to retain the dune landform plus Tuart TEC Woodland trees is included in the development proposal.

The propsoed open space areas protect the environmental values and reinforces the ecological and green link to the existing bush forever site.

Refer Figure 8: Proposed Structure Plan

6.2 Proposed Visual Impacts

The transect of the proposed structure plan would show the gradual blend of urban lots with good solar orientation leading towards a large open space that will have retained landform heights of the ridgeline. This will help minimise the visual impact of urban development as the ridgeline will remain a visual buffer.

The view of the site when viewed from Sawley Close will generally be in line with how the site currently presents as trees will be retained and limited works in Sawley Close will be undertaken.

Through the analysis of the proposed roads shown connecting into Bidgemia Road on the western boundary, these will change the visual character along this site interface with a more subtle level change than what exists. The visual impact in this location will be the greatest as this western boundary will be developed with both urban form and managed parkland. As such the existing vegetated sand dunes along this boundary will not remain and this dunal character will be pushed further into the subject site.

As there are no access points from the north of the site, the houses in Secret Harbour having their yards backing onto the subject site may have some views altered if new residential development of 2 storeys falls on their boundary. These lots all have solid dividing fences installed so at present clear views of the site would be from upper floors of these houses.

As views are not owned, this could be a difficult conversation if the Secret Harbour residents on this northern boundary wish to ensure that their views are not altered. Plan E recommend further community consultation with these residents so they are aware of potential impacts if the site adajcent their boundaries is developed with houses of 2 or more storeys.

Generally, any proposed residential built form on the subject site should remain at good set backs from the streetscape. This is to ensure that street trees and landscaped front yards can be installed to minimise impact of built form, particularly if 2 or more storeys high.
Built form that minimises the prominence of garages, carports and driveways should also be considered to prevent these structures dominating the streetscapes.

Soft landscaping treatments should be sympathetic to the existing colors, textures and species found on this site and should be promoted as the dominant streetscape feature through prescribed front landscape garden designs.
Links between urban developed areas, streetscapes, open space and parkland areas through the use of consistent site specific plant species will enhance the precincts presentation and visual amenity.
Having control over the visual and environmental outcome for a proposed development on this site will be key to soften the visual impact and maintain the visual character.

Refer Appendix A, Landscapce Concept Package

7. THE VISUAL MANAGEMENT MEASURES & RECOMMENDATIONS

7.1 Visual Management Measures

The Urbis Structure Plan includes the following key visual features imperative for a good redevelopment design outcome:

1. Site Responsive Design: retaining dunal landform within public open space.

2. Environmentally Responsive Design: retaining TEC Tuart Woodland within public open space.

3. Shift from Business as Usual: Less high density urbanization with slightly larger lots considered.

4. Road network that works with the contouring of the site, minimizing impact along existing Bidgemia Road and PEET Golden Bay development.

5. Generally providing more than the required 10% POS provision.

6. Consideration that their will be minimal visual impact from travellers along Mandurah Road of proposed development.

However, the areas where risk of increased visual impact within the proposed design may need further consideration have been identified as:

1. Potential views altered from Secret Harbour residents on northern boundary. Communication and design outcome will need due diligence and management.

2. Local council design policies driving gradients of POS, drainage areas and new roads could create a larger impact on levels and clearing, particularly 1:6 gradients for public open space. Local council design policies around public open space gradients could increase clearing of existing vegetation intended for retention. Retaining structures and steeper gradients may need to be adopted in locations to maintain as much of the existing landscape character in POS.

3. Lack of clear Design Guidelines for any development sites / built form would have a significant impact on the visual urban character.

4. Planning for Bush Fire Prone Areas, may have an impact on the landscape and urban outcome, with low fuel zones widths possibly being extensive, and how they can be treated could affect the visual landscape.

7.2 Recommendations

The Golden Bay Sawley Close area has visual and environmental benefits that must be considered in the master planning of future development. The site not having any significant earth works carried out previously with significant trees present does offer a natural landscape asethetic that is becoming increasingly rare across urban development sites.

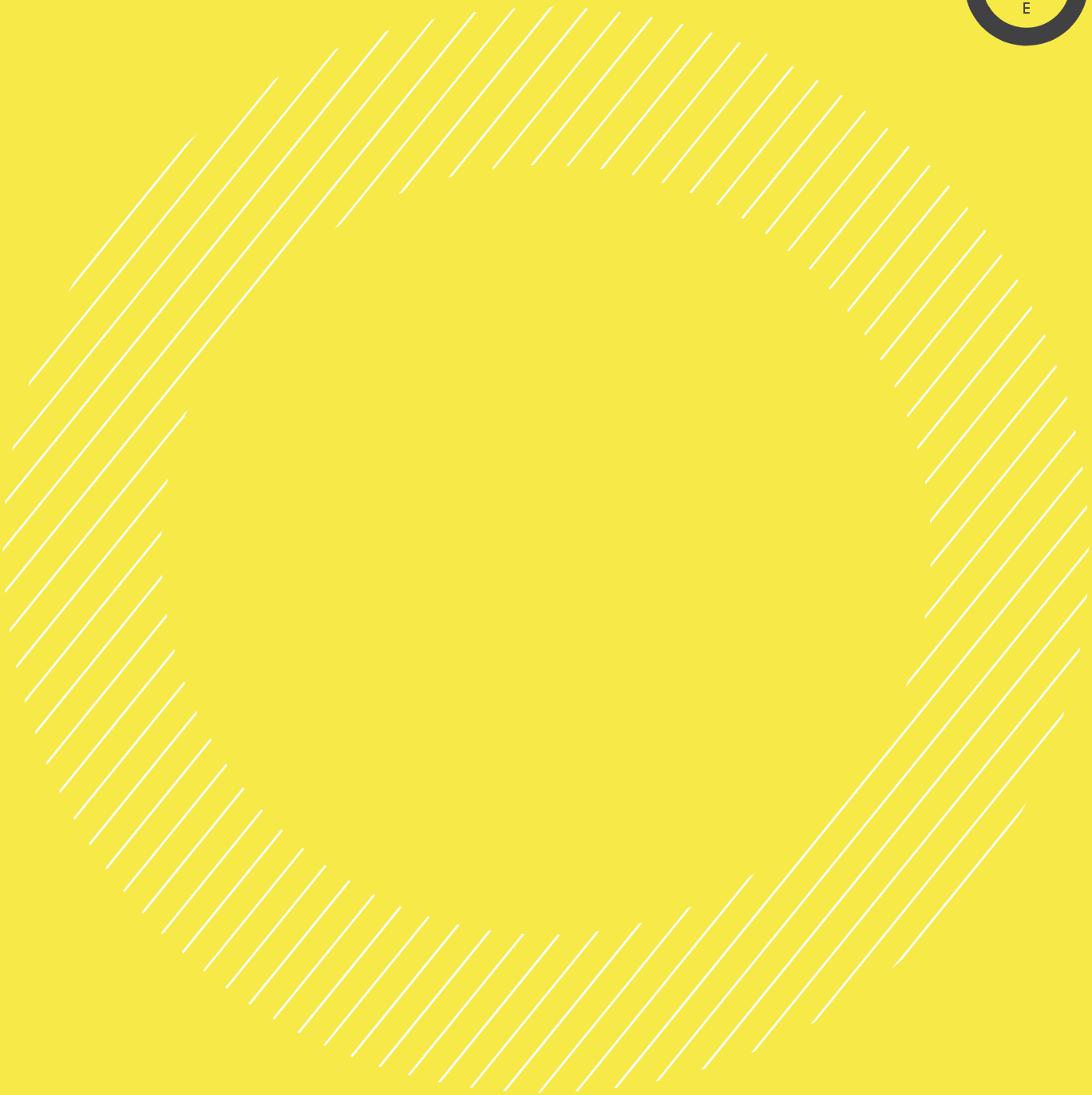
Locating open space for the purpose of retaining landform and vegetation will maintain the landscape character and minimise visual impact from existing Sawley Close residents.
Locating open space adjacent the existing Bush Forever site will also create a larger green and ecological link that will provide environmental and community benefits.

To enable development of the land for residential purposes, there will need to be a compromise between urban development and open space (parkland) development with conservation areas.
This then needs to be acknowledged with recommendations on monitoring tree health (pre and post any site works) to ensure efforts to retain significant tree species is maintained.

This visual landscape analysis and visual impact assessment cannot pre-empt future changes in government policy, vegetation or environmental classification, or bush fire policy yet it has identified what character is of visual importance.

Plan E would like to acknowledge the traditional owners of this land, past, present and emerging.
We strive to achieve the best landscape architectural outcomes for all people within our communities.

PLAN
E



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MELBOURNE:
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COLLINGWOOD VIC 3066
PHONE: +61 3 8391 3313

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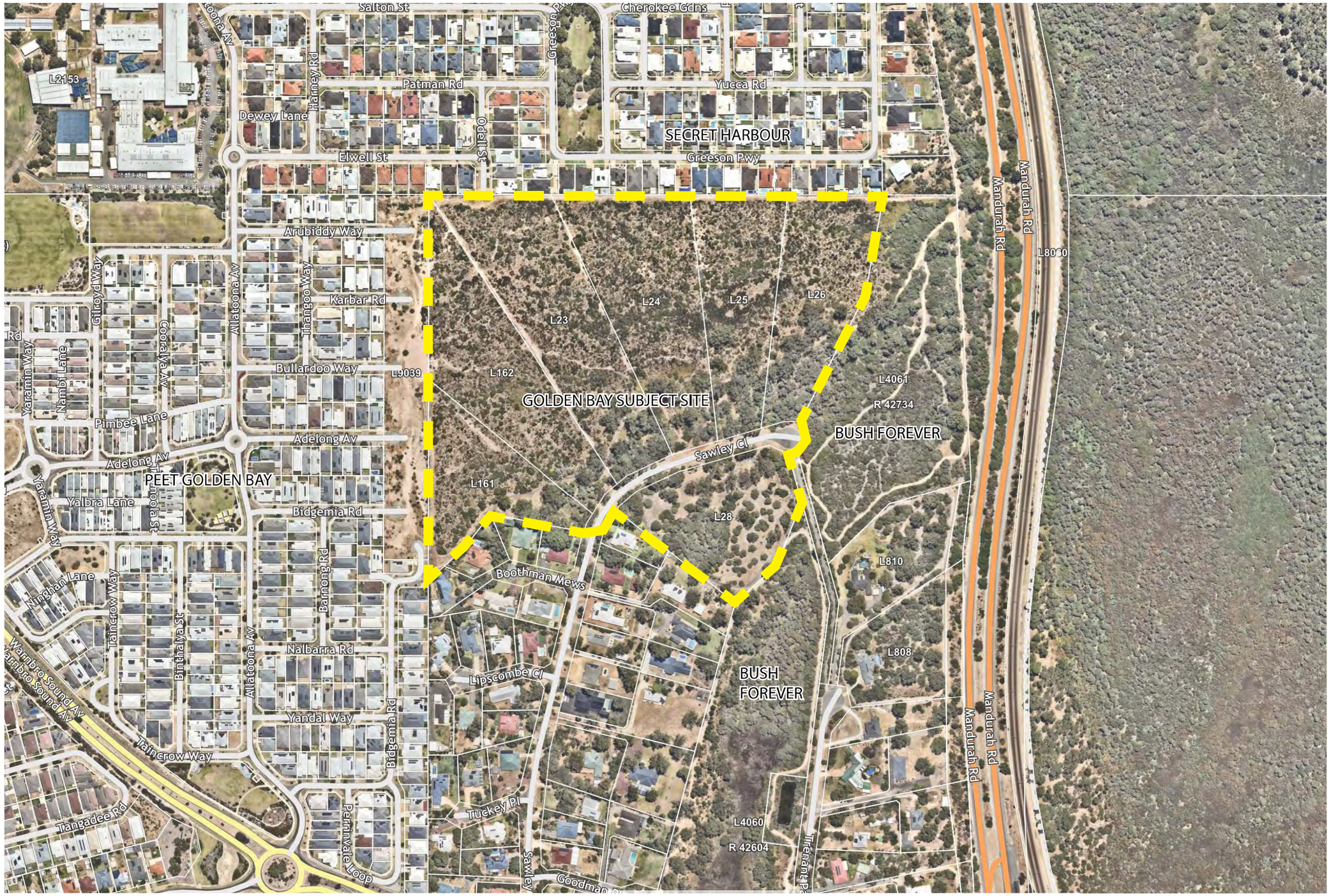
FIGURE 1: SITE LOCATION PLAN



AERIAL SOURCE MNG MAPS

GOLDEN BAY, SAWLEY CLOSE PRECINCT: VISUAL LANDSCAPE ANALYSIS AND VISUAL IMPACT ASSESSMENT

PREPARED FOR CAPE BOUVARD
AUGUST 2024

JOB NO. 2306601
1:4000 @ A3

M1.101 REV A

0 40 80 120 200m

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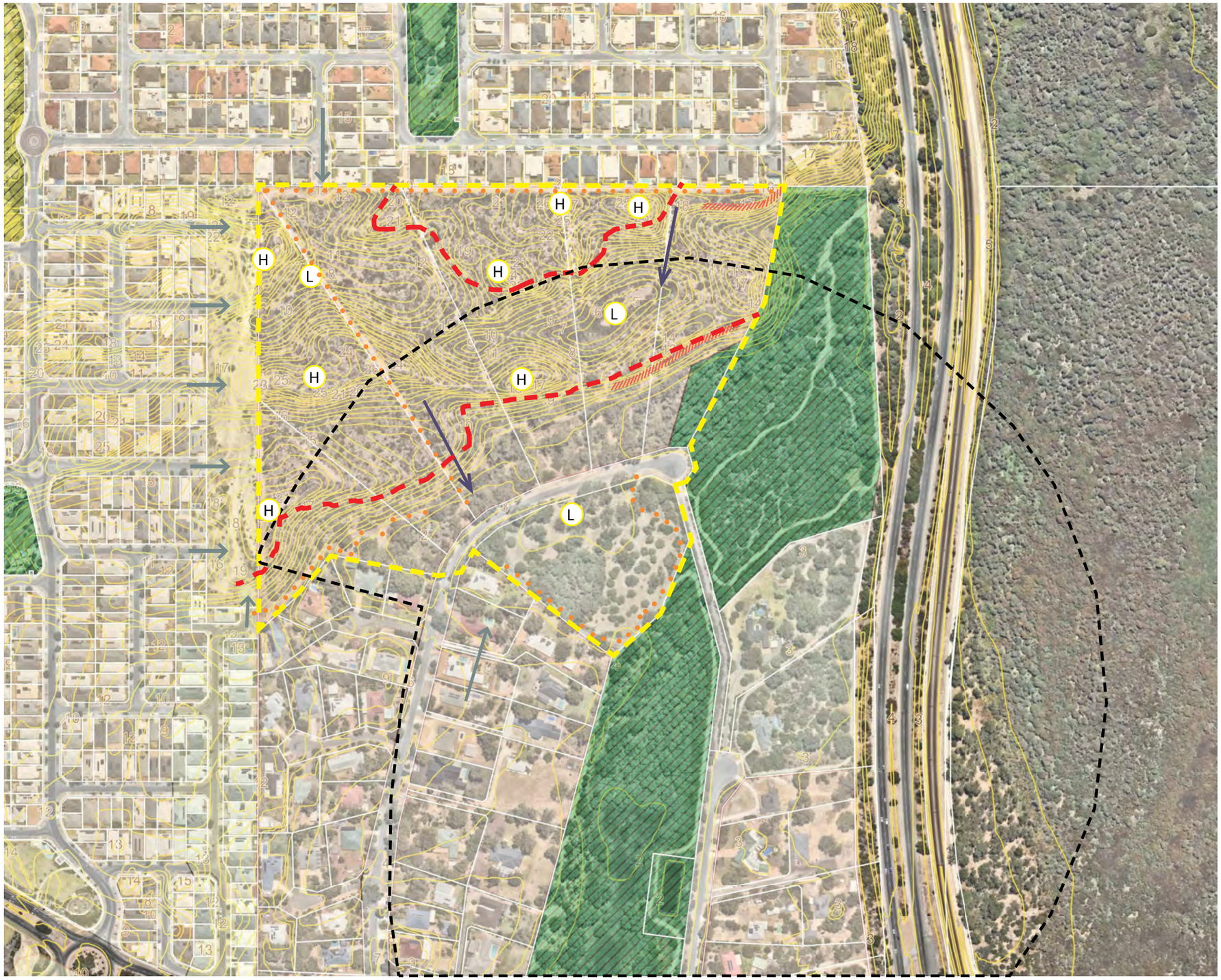
FIGURE 2: SITE CONSTRAINTS PLAN



LEGEND

- SUBJECT SITE
- EXISTING ROAD ACCESS
- FALLS ACROSS SITE THROUGH GULLY OR DEPRESSION
- EXISTING CONTOURS @ 2M INCREMENTS
- RIDGELINE
- STEEP EMBANKMENT MAX SLOPE 1:3
- CLEARED BUSH FIRE ACCESS TRACKS
- ABORIGINAL HERITAGE SITE : (SOURCE MNG MAPS)
- EXISTING CONSERVATION OPEN SPACE (ZONED)
- H SITE HIGH POINT
- L SITE LOW POINT

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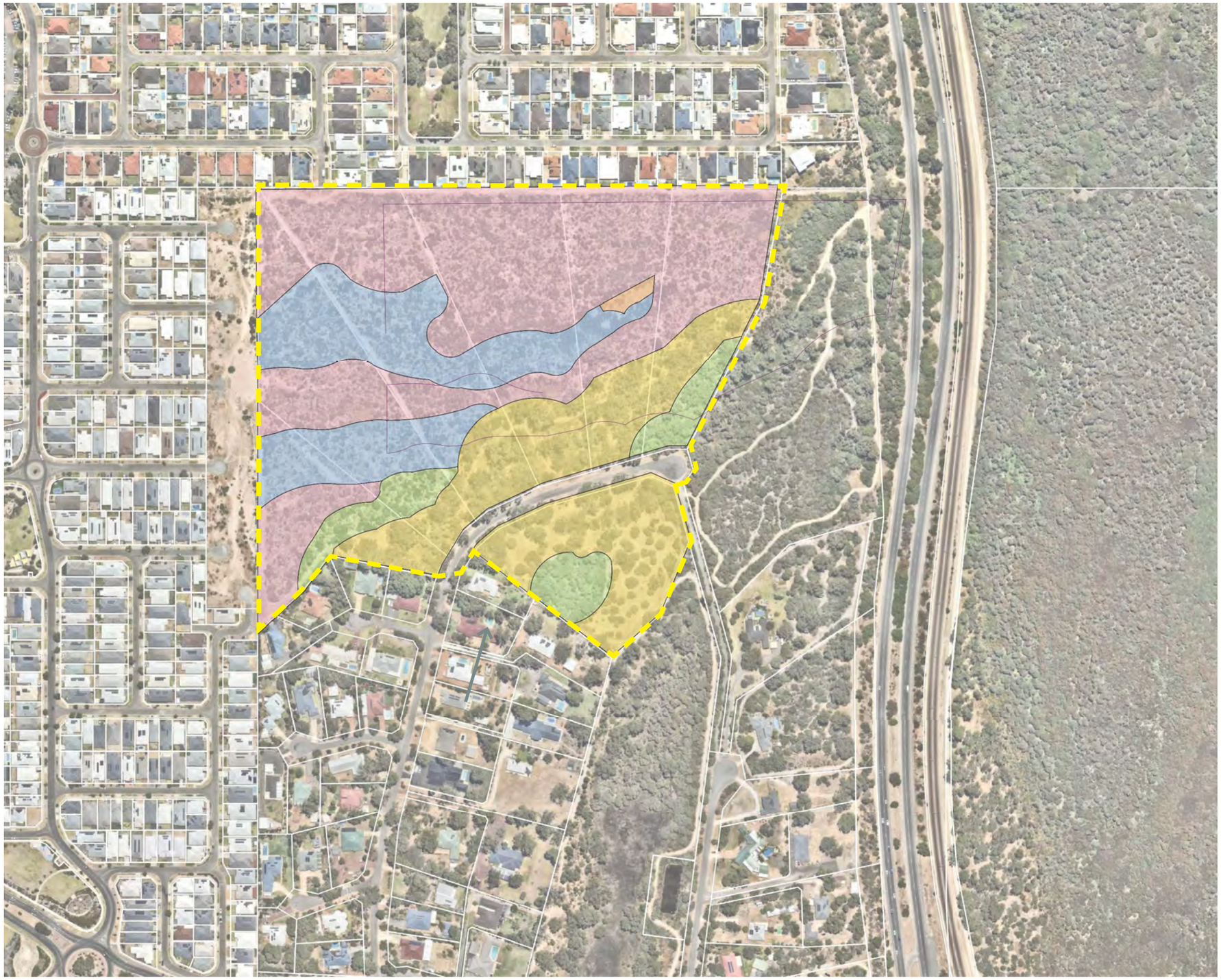
FIGURE 3: VEGETATION MAPPING



LEGEND

SUBJECT SITE

VEGETATION CONDITION

VT 1 - OPEN WOODLAND OF EUCALYPTUS, MELALEUCA AND BANKSIA OVER SCRUB ON DAMP, SANDY LOAM SOILS.

VT 2 - WOODLAND OF MELALEUCA WITH EMERGENT EUCALYPTUS ON DAMP, SANDY LOAM SOILS.

VT 3 - OPEN HEATH OF ACACIA AND SPYRIDIUM OVER ACANTHOCARPUS, MELALEUCA AND INTRODUCED GRASSES ON SANDY SOILS OF DUNE SLOPES AND CRESTS.

VT 4 - CLOSED SEDGELAND OF LEPIDOSPERMA GLADIATUM TO OPEN HEATH OF ACACIA ROSTELLIFERA AND SPYRIDIUM GLOBULOSUM OVER *BROMUS DIANDRUS AND *LOLIUM SP. IN DUNE SWALES.

VT 10 - CLOSED TO VERY OPEN HERBLAND OF *BROMUS DIANDRUS, AUSTROSTIPA FLAVESCENS AND SENECIO PINNATIFOLIUS WITH EMERGENT ACACIA ROSTELLIFERA AND SPYRIDIUM GLOBULOSUM IN DUNE SWALES.

SOURCE: STRATEGEN LEVEL 2 FLORA AND VEGETATION SURVEY AND BLACK COCKATOO HABITAT ASSESSMENT

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FIGURE 4: LANDSCAPE VISUAL CHARACTER MAPPING

LEGEND

- SUBJECT SITE
- BLACK COCKATOO POTENTIAL FORAGING HABITAT
- T — TUART DOMINANT - WITH HOLLOWS TEC
- B — BANKSIA PRESENT
- RETENTION OF CONTOURS EXISTING SLOPES AND MAINTAINS VISUAL LANDSCAPE CHARACTER
- RETENTION OF EXISTING VEGETATION MAINTAINS VISUAL LANDSCAPE CHARACTER

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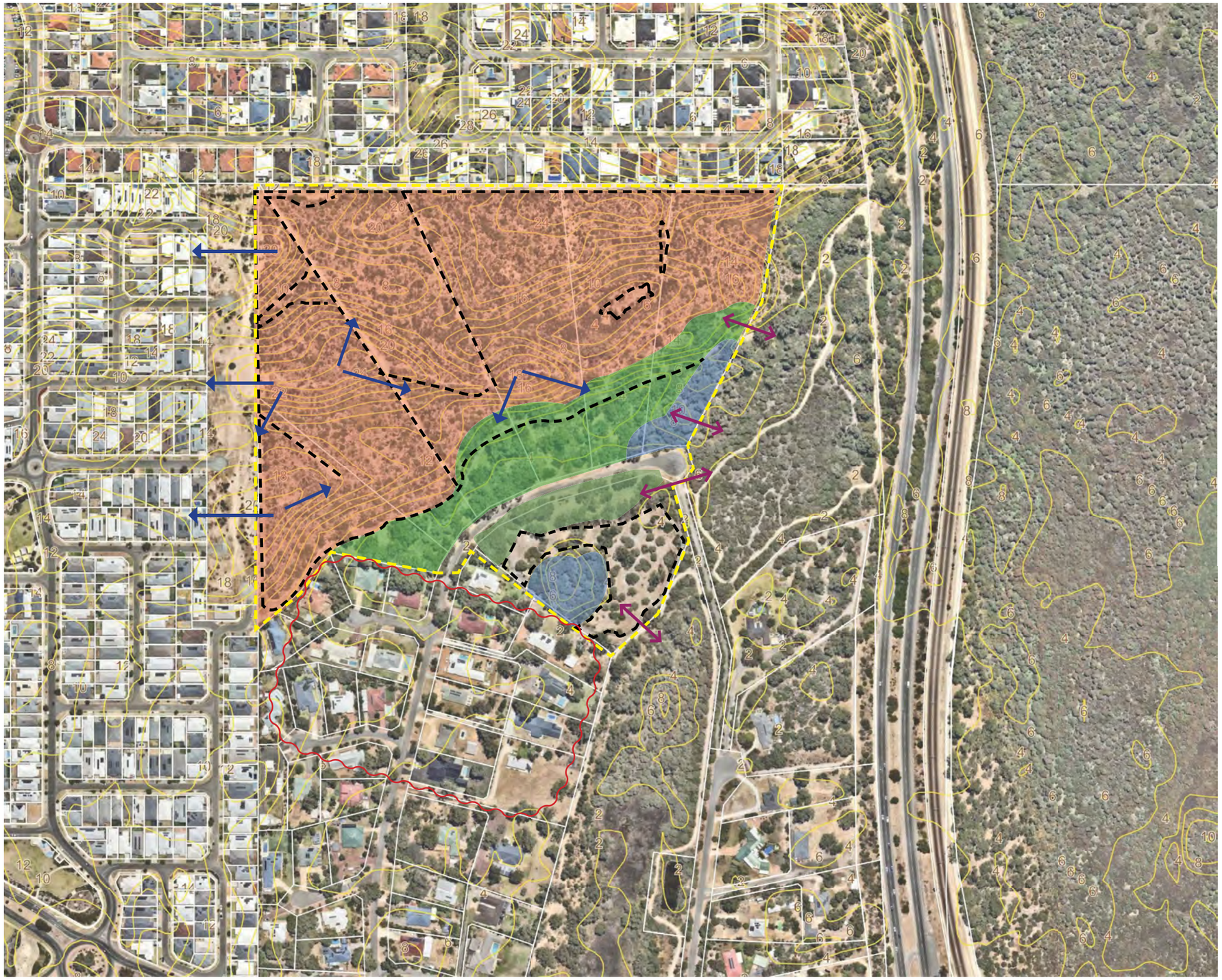
FIGURE 5 : SITE OPPORTUNITIES PLAN



LEGEND

- SUBJECT SITE
- TUART WOODLAND THREATENED ECOLOGICAL COMMUNITY TREES. VERY GOOD CONDITION
- MELALEUCA TREES WORTHY OF RETENTION. VERY GOOD CONDITION
- ACACIA COASTAL HEATH, GENERALLY FAIR CONDITION HOWEVER POCKETS OF POOR CONDITION
- COMPLETELY DEGRADED AREAS
- SWEEPING VIEWS / VIEW CORRIDOR
- SAWLEY CLOSE RESIDENTIAL ENCLAVE,PREMIUM RESIDENTIAL DEVELOPMENT
- ECOLOGICAL LINK TO EXISTING BUSH FOREVER

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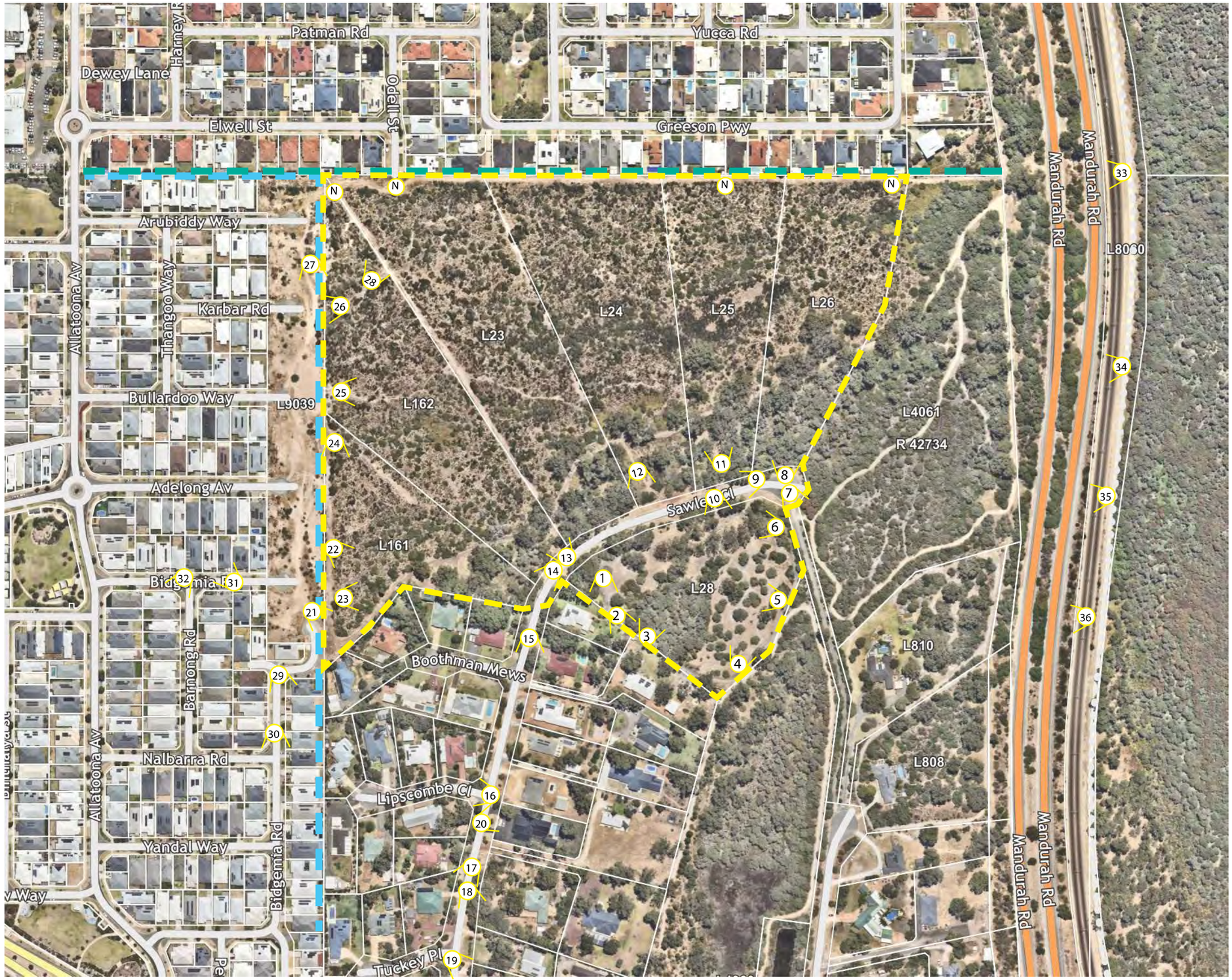
FIGURE 6: PHOTO LOCATION PLAN



LEGEND

- EXTENT OF SUBJECT SITE
- 1 IMAGE NUMBER AND DIRECTION
- PEET GOLDEN BAY BOUNDARY
- SECRET HARBOUR BOUNDARY
- N NO ACCESS

GOLDEN BAY, SAWLEY CLOSE PRECINCT: VISUAL LANDSCAPE ANALYSIS AND VISUAL IMPACT ASSESSMENT

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FIGURE 7A :PHOTO LOCATIONS

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FIGURE 7B :PHOTO LOCATIONS

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FIGURE 7C :PHOTO LOCATIONS

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33 (@ 100KM/HR)

34 (@ 100KM/HR)

35 (@ 100KM/HR)

36 (@ 100KM/HR)

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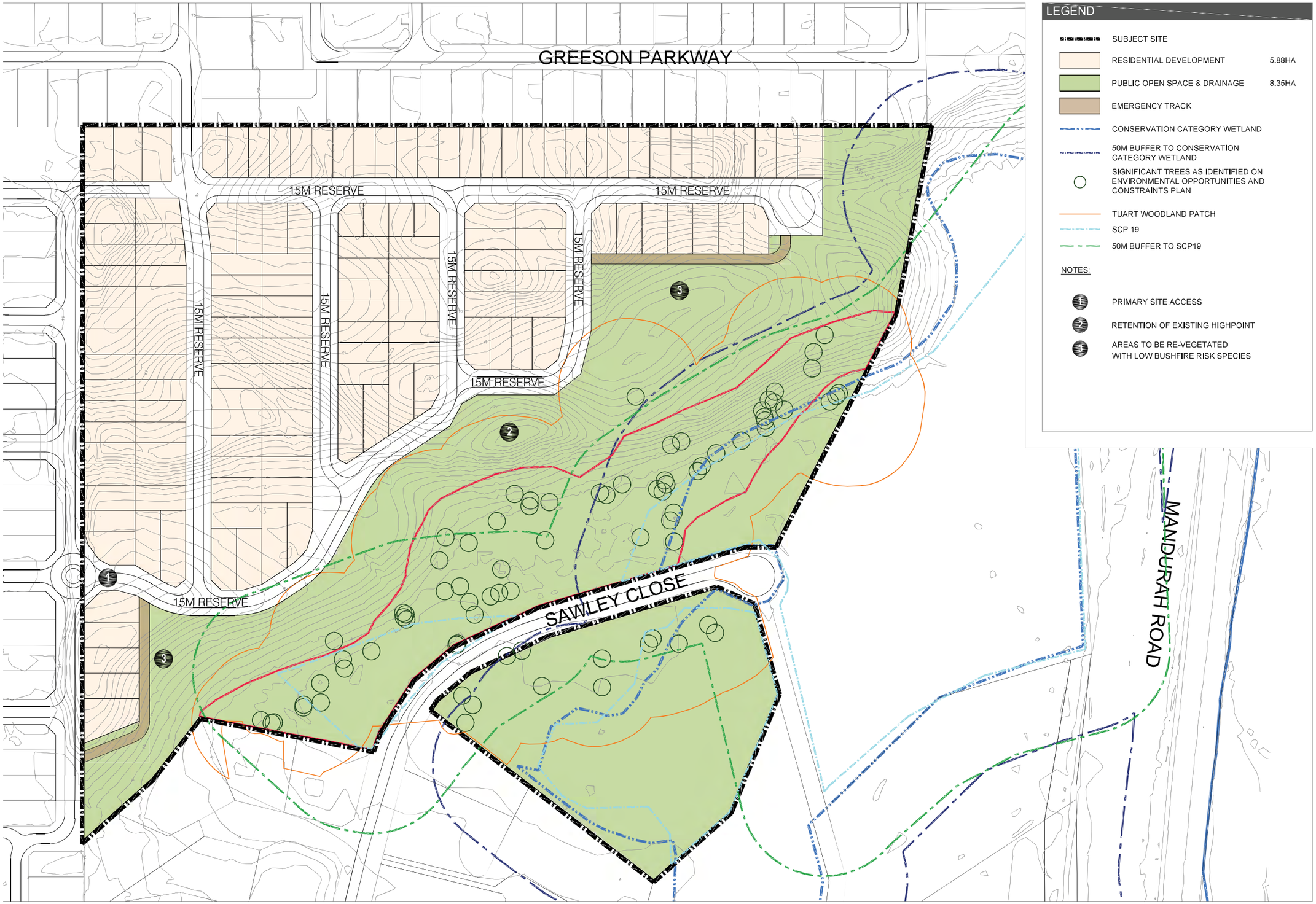
FIGURE 8: PROPOSED STRUCTURE PLAN: URBIS



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