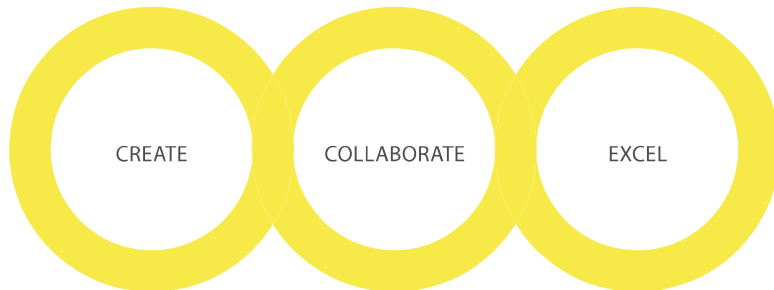
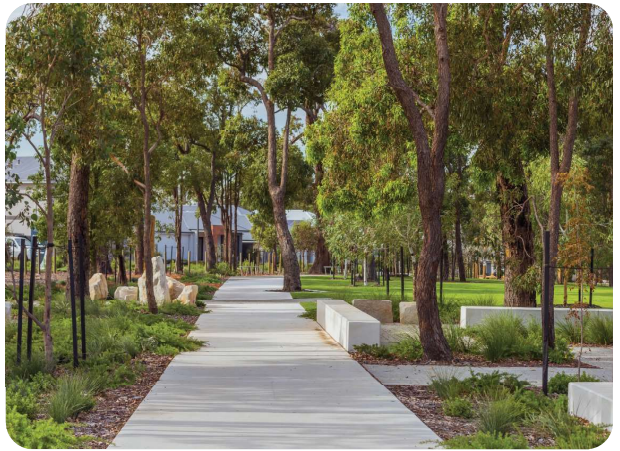
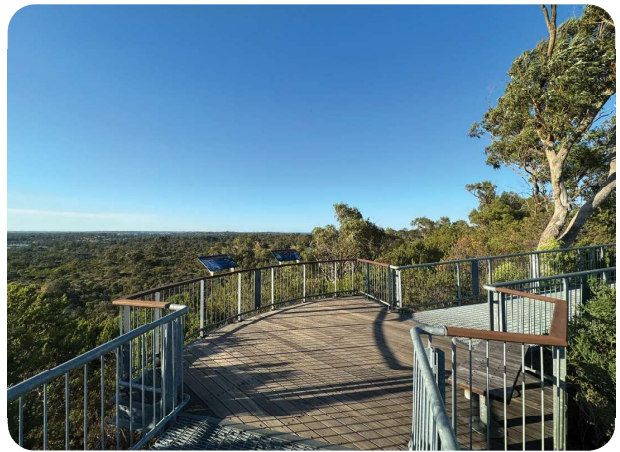
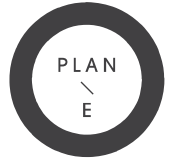


LANCELIN SOUTH

LOT 9001

VISUAL LANDSCAPE ANALYSIS AND VISUAL IMPACT ASSESSMENT



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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.



ISO 9001
QUALITY



1. INTRODUCTION

1.1 General

PLAN E have been appointed by VIMG to undertake the Visual Landscape Analysis and Visual Impact Assessment to help protect the tourist experience approaching the subject site. The site is located adjacent Indian Ocean Drive and Lancelin Road, just outside the townsite of Lancelin.

The purpose of this report is to identify and evaluate the visual landscape values of the subject site as identified in July 2025, and provide recommendations for managing the visual landscape values with proposed land development for the eastern edge of the subject site adjacent Indian Ocean Drive.

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.

The framework of this report is outlined by:

1. A detailed visual site analysis followed by the identification of key landscape values;
2. Outline management of these findings and provide recommendations associated with future site planning/design;
3. Provide final recommendations to help inform further development plans for the site.

1.2 Subject Site and Land Use Context

The subject site which will be referred to as lot 9001 (L9001), or 'the subject site' has existing land use zonings including predominantly 'Future Development' with a 'Conservation Area' and 'Landscape Protection Zone' identified. An Overall Development Plan (ODP) has been approved in 2014 for the majority of the land within L9001.

Refer Figure 1: Site Location Plan

Refer Figure 6: Zoning

Lancelin is 121 km north of Perth CBD and the subject site is 4km south of the Lancelin main town ship. The subject site is within the Lancelin local area within the Upper Coastal Subregion of the Shire of Gingin.

The site is bounded by Lancelin Road to the north, Indian Ocean Drive to

the East, Old Ledge Point Road to the west and the south.

A portion of the southern boundary between Indian Ocean Drive and Old Ledge Point Road has no road access and is bounded by the existing dunal landform and vegetation.

The subject site sits in a predominately existing natural dunal landform typical to the area, covered with a variety of native coastal vegetation. The first stages of the Lancelin South residential development including 51 lots is situated in the northwestern corner of the site at the intersection of Lancelin Road and Old Ledge Point Road.

The Shire of Gingin Local Planning Scheme No. 9 (September 2012) classifies the site as a 'Future Development' site, with two parcels of conservation land and a landscape protection zone along Indian Ocean Drive. The landscape protection zone does not restrict development, but calls for a considered site responsive urban design to minimise visual impact of development as seen from Indian Ocean Drive.

There is limited development around the site with the surrounding areas characterized by the continuation of the coastal dunal landform and vegetation. To the north of Lancelin Road the land is zoned a mix of Future Development and Rural. There is a small area of Public Use zoning on the western edge of this area adjacent to Lancelin Road, which includes the Lancelin Tip & Lancelin South Water Treatment Plant.

The western boundary from Old Ledge Point Road to the ocean and wrapping around on the south boundary the coastal dunes have been zoned as Parks and Recreation. Located in the northern section of this zone adjacent to Lancelin Road is the Lancelin Community Sports Centre and Golf Club. There is also a parcel of land within this area in the southwest corner which is zoned rural that includes lime and sand mining operations. The remainder of the southern boundary is zoned Conservation which extends south along Indian Ocean Drive to the Indian Ocean Drive and Ledge Point Road intersection.

To the east across Indian Ocean Drive is Seaview Park a residential development consisting of larger lifestyle lots set amongst areas of retained dunal landform and vegetation.

Refer Figure 01: Site Location

Refer Figure 02: Site Key Features

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 two Australian Institute of Landscape Architect (AILA) registered Landscape Architects with further supporting 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:

- Site inspection and analysis of the subject site as of July 2025;
- Desktop Review of background documents and reports including;
 - a. *Lancelin South Environmental Assessment by PGV Environmental (July 2014)*
 - b. *The Shire of Gingin Local Planning Scheme No. 9 (September 2012)*
 - c. *MNG access aerial and historical mapping*
 - d. *Heritage ID reference – Inherit provided by Department of Planning, Lands and Heritage*
- Contextual analysis of the visual landscape character as seen from Indian Ocean Drive and Lancelin Road as the priority 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.

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 at the time of inspection.



Plate 1 Site image, view of the subject site looking west with dune peak



Plate 2 Site image, Existing small farm located within the subject site



Plate 3 Site image, typical dunal vegetation looking west

2. LANDSCAPE EVALUATION: VISUAL ANALYSIS

2.1 Existing Landform & Topography

The landform consists of a series of naturally formed dunal valleys, ridges and peaks, that rise in elevation from RL 2.00 along Old Ledge Point Road in the west up to RL 60.00 along Indian Ocean Drive in the east. The elevation rise is generally consistent across the site from the west to the east.

Two distinct old dune ridge lines run north-south through the western portion of the site before the site rises to a series of dune peaks closer to Indian Ocean Drive. The highest of these peaks has an elevation of RL 66.00. One of these peaks forms a distinct point making it a prominent landmark feature in the southeastern corner of the site. This landmark dune can be seen from multiple points within the site and from the surrounding area. The ridge lines create a series of wider north-south valleys that rise in elevation with the site.

Refer Plate 1.

Even though the elevation change over the site is large, due to the size of the lot much of the site has a gentle rolling topography, with areas of steeper slopes associated with the ridge lines and higher dune peaks.

The same dunal landform continues outside the site boundaries with an increase in elevation to the north and east of the site. Due to this increase in elevation, areas within Seaview Park overlook the site and some have unobstructed ocean views.

The series of dune peaks and ridgelines along the southwestern edge of Indian Ocean Drive being higher than the road level provide a visual and physical buffer, limiting views into the site as seen from travelling cars.

The elevation gain across the site provides expansive views of the site, views to the coast to the west and up into Seaview Park to the east.

There seems to have been minimal disturbance or degradation to the natural landform through past land use, with access tracks and a small farm/agistment area located in the valleys following the landform and topography.

Lancelin South housign estate has been developed in a natural low flat location within the northwest corner of the site with minimal earth works undertaken. However, the recent expansion of this development has involved more extensive earthworks to flatten the landform and topography as it expands west and south.

Refer Figure 07: Landform

Refer Figure 08: Slope



Plate 4 Site image, typical dune landform profile



Plate 5 Site image, typical sandy Quindalup Dune soil profile with limestone deposits



Plate 6 Site image, gently undulating dunal landform

2.2 Existing Soil and Geology Type

The site is predominately located on the Quindalup Dune System. The Quindalup dunes are composed of unconsolidated sand (quartz grains) and shell fragments (Bolland, 1998). There is organic matter that darkens the surface layers in some locations. The shell fragments are mostly calcium carbonate, making the sand/soil most likely alkaline.

The land sub-zones have been mapped by the Department of Agriculture and Food and the site contains 3 soil phases of the Quindalup Dune system that are described below.

- Quindalup Oldest Dune Phase (211Qu_Q1) which occurs as a wall of sand with low relief, a smooth outline and a symmetrical cross-section. The soil profile is calcareous throughout, has organic matter to at least 30 cm, and white sand below, which shows cementation at about a metre below the surface. This land unit typically has organic matter to 10 cm with minimal cementation.
- Quindalup Third Dune Phase (211Qu_Q3) which has steeper slopes and greater relief. This land unit typically has organic matter to 10 cm with minimal cementation.
- Quindalup Sands (211Qu_Qs) are undulating landscapes with shallow calcareous sands and can have rock outcrops.

At various locations during the site visit surface outcrops of limestone were visible, indicating the potential for limestone rock outcrops. There is a small area on the eastern boundary of the site that is mapped in the Spearwood Dune System which are soils that are older than the Quindalup Dune System and made up of red/brown, yellow and pale yellow/grey sands (Bolland, 1998). The Spearwood soil on the site is mapped as:

- Spearwood Sh Phase (211Sp_Sh) which are weakly clayey yellow to yellowish brown sands over limestone at 1-2m.

(Sourced from Lancelin South Environmental Assessment by PGV Environmental, July 2014)



Plate 7 Site image, shell fragments on sandy surface



Plate 8 Site image, existing sandy tracks used by 4WD vehicles and pedestrians.

2.3 Existing Vegetation

The vegetation on the site was mapped at a broad scale by Shepherd (2009) and is classified as belonging to Association 1007 which is described as:

- Mosaic Shrublands; Acacia lasiocarpa and Melaleuca systema heath / Shrublands Acacia rostellifera and Acacia cyclops thicket (Shepherd, 2009).

According to Heddle et. al. (1980), the site occurs entirely within the Quindalup Vegetation Complex (which is a complex restricted to coastal dunes). Heddle et al. (1980) divided the Quindalup Vegetation Complex into two main alliances with the mobile and stable dune alliance (slightly inland) being located on the site.

A more detailed vegetation survey was undertaken by Ecoscape in 2006. The vegetation was described by Ecoscape (2008a) is listed below.

- Vegetation Type: Acacia xanthina / Spyridium globulosum
Associated Landform: Swales.
- Vegetation Type: Melaleuca systema / Scaevola thesioides / Acacia lasiocarpa
Associated Landform: Swales, slopes and crests.
- Vegetation Type: Melaleuca systema / Scaevola thesioides / Acacia lasiocarpa - Calothamnus quadrifidus or Dryandra sessilis
Associated Landform: Shallow sand over limestone .
- Vegetation Type: Melaleuca systema / Spyridium globulosum
Associated Landform: Swales.
- Vegetation Type: Mainly Weeds
Associated Landform: Swales.

(Sourced from Ecoscape, 2008a)

At the time of the survey undertaken by Ecoscape they rated the vegetation condition for much of the site as in very good to excellent condition. The vegetation condition at the time strongly mirrored the vegetation type. Because the degradation of the vegetation was associated with grazing, the areas that contained the most palatable vegetation had been grazed more heavily and therefore had a lower vegetation condition rating.

(Sourced from Lancelin South Environmental Assessment by PGV Environmental, July 2014)

Refer Figure 03: Vegetation Assessment

Refer Figure 04: Vegetation Type

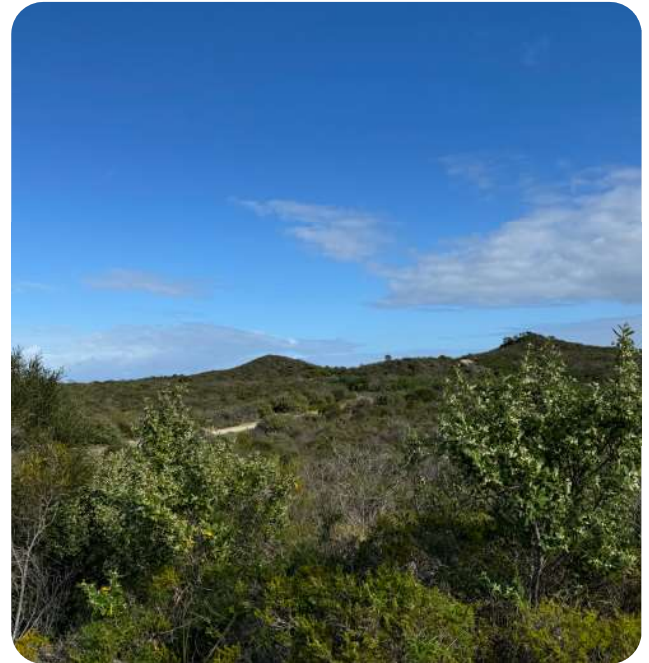
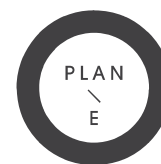


Plate 10 Site image, example of existing vegetation with Acacia and Melaleuca systema species



Plate 11 Site image, example of existing vegetation, Calothamnus quadrifidus with some Hardenbergia comptoniana



2.4 Existing Waterways or Bodies

There were no observed waterways or bodies of water on site during the site visit. However, during our desktop review of aerial imagery, there looks to be the possibility of a small seasonal water body located in a low point adjacent to the historical site of De Burgh's Well.

Refer Figure 02: Site Key Features

2.5 Existing Indigenous Cultural Heritage (Physical and Non-Physical)

The site is part of the wider listed Ledge Point historic Aboriginal Heritage area (Place ID 3237) As an area that was used as a camp and water source with no gender restrictions. The use of the site as a water source is reinforced by the local heritage site of De Burgh's Well (place number 17716) Located at a low point between the two north south ridge lines in the western half of the site.

De Burgh's Well consists of a well, tank and stock trough near two large Tuart trees within a large clearing. It was most likely part of 'deBurgh's Coast Run.' which ran along the coast as a route used for the movement of stock when searching for better pastures to fatten stock up during the winter months

There is also a more defined Ledge Point historic Aboriginal Heritage area (Place ID 3237 & 3354) just to the south of the site adjacent to Old Ledge Point Road. This area was used as a camp, water source and contains artefacts and scatter with no gender restrictions. While it is not within the site boundary it is important to note as it reinforces that the area is an important place on country for the local Yued Nyoongar People.

Refer Figure 05: Heritage Mapping

2.6 Existing Rural Activities

A small farm/agistment area is located near the southern boundary of the site. Including simple rural farm sheds/stables, stock yards and associated machinery, all framed by mature trees in planted wind rows. Larger fenced paddocks extend from the central area to the east, north and west, bounded by clear access tracks.

The activities look to have had minimal impact on the existing landform and topography although it is assumed that some vegetation clearing has been undertaken through either planned clearing or through the iterative impacts of grazing stock.

There is a distinct boundary along the eastern edge of the fenced paddocks along the access track between the disturbed open vegetation in this farm/agistment area and the undisturbed natural vegetation to the east.

No current stock presence was observed during the site visit. This along with the fencing looking unmaintained and vegetation starting to grow in the access tracks led to our impression that this area is no longer in use.

Refer Plates 2 & 13

2.7 Existing Mining Activities

There were no observed current or historic mining activities on site.

A sand and lime mining operation is located adjacent and outside of the site to the west of Old Ledge Road to the southwest. There have also been historic sand and lime mining operations outside of the site to the west and south of the site.

Adelaide Brighton Cement Ltd have a live mining lease over the large sand dune to the south of the site. This tenement extends up to Old Ledge Point Road to the north, east and the coast in the west. No activity was observed during the site visit, or activity that may impact the visual amenity of the subject site.

2.8 Existing Transport Routes

Informal access tracks follow the perimeter boundary of the site and thread through the site to the farm/agistment area and the historical site of De Burgh's Well. These tracks are a mix of hard packed site soil/sand and compacted limestone gravel and follow the landform topography of the site with minimal cut or fill.

The site is bounded by Lancelin Road to the north, Indian Ocean Drive to the East, Old Ledge Point Road to the west and the south.

Indian Ocean Drive is the main north south scenic coastal highway running from Perth to Dongara. It runs past the site from K.W. Road in the south to Lancelin Road in the north.

The road has a chip seal bitumen surface with wide shoulders that fall away from the road with no kerbing except around the intersections. There is a median island for lane separation in the lead up to and around the intersection with Lancelin Road.

Existing vegetation extends up the road verge to both sides of Indian Ocean Drive, except at the Lancelin Road intersection which is cut through the dunes. At the southern end of the site there are limited views of the site due to the height of the road being lower than the adjacent dune

landforms. The views open up over the subject site as you approach the Lancelin Road intersection as the road rises with the landform.

Open views between dunes across the site to the southwest are evident for south bound drivers along Indian Ocean Drive. The views are more limited for north bound drivers due to the orientation of the road and adjacent landform.

Even though the traffic volume was low during the site visit, due to the elevation of the road you could hear and see the road and traffic from locations within the site.

Old Ledge Point Road is a local road that connects Lancelin Road to Ledge Point to the southern boundary of the site. The initial portion of the road from Lancelin Road intersection is chip sealed it then becomes a gravel road. The vegetation extends up to the road edge, this along with the low elevation of the road generally limits views into the site.

While both Lancelin Road and Indian Ocean Drive could be seen and heard within the site. The existing landscape, including vegetation does provide a degree of acoustic and visual buffering from the traffic on these roads

2.9 Existing Infrastructure

Infrastructure within the site is limited to old rural fencing to the perimeter and to the farm/agistment area. Services to Lancelin South and an underground Telstra service that runs along the east and north boundary.

2.10 Other Items (Ephemeral)

A range of fauna was observed on site, from insects, snails, to kangaroos and several large flocks of birds. Indicating that the site in its current state supports a range of fauna and plays a role as a habitat corridor connecting the site to the surrounding undeveloped land.



Plate 12 Site image, intersection of Indian Ocean Drive and Lancelin Road



Plate 13 Site image, small amount of existing rural fencing on site



Plate 14 Site image, rural fence and signage adjacent Indian Ocean Drive.

3. THE EXISTING VISUAL CHARACTER

3.1 Landscape Character

The subject site is largely undeveloped and in a natural state consisting of rolling dunal landforms and the existing Mosaic Shrubland vegetation. It is a large area which combined with the 60m elevation gain from the west to the east means that the site has an open expansive feel. The shrubland vegetation that blankets the landform gives the site an overall uniformity with subtle variations to the landform and vegetation in valleys and in the lee of the dune ridges. This open expansive uniform rolling landscape character is the dominant visual and environmental asset of the site, bedding the subject site into the wider landscape.

The landscape character provides future opportunities for visual and environmental connections through the site that can work as public open space, buffers and habitat corridors within proposed development, to help mitigate the visual and environmental impacts of the development of the site.

Refer Figure 03: Vegetation Assessment

Refer Figure 04: Vegetation Type

Refer Figure 07: Landform

Refer Figure 08: Slope

3.2 Built Form Character

As the subject site and its surrounds have undergone minimal development there is limited built form character present. Lancelin South located in the northwest corner of the site is a traditional residential development consisting of approximately 51 lots that range in size from 700m sq up to 1200m sq. The development area has been fully cleared with approximately 50% of the lots already built on.

At the time of the site visit clearing and earthworks were underway to the north and south for future expansion of this estate. The built form is of a typical residential development consisting of standard single storey homes that are a mix of styles commonly associated with local builders. Most of the lots have additional free standing garages and sheds with mainly irrigated turf gardens. This means that the estate has a similar built form character to residential estates found in Perth, and future development with some adjustments could cater to a site specific response.

Seaview Park to the east of the site across Indian Ocean Drive is a large block lifestyle development consisting of large homes generally located in the center of the block. The homes are mainly rural style houses that often include additional buildings like sheds or other similar rural structures. The visual impact of this built form is somewhat mitigated by rural style building materials and some retained vegetation within each block. This creates a low-density rural character that is nestled within the rising landscape, and seems to align with the existing Lancelin town area.



Plate 15 Site image, example of existing vegetation with Acacia, Calothamnus and Melaleuca systema species

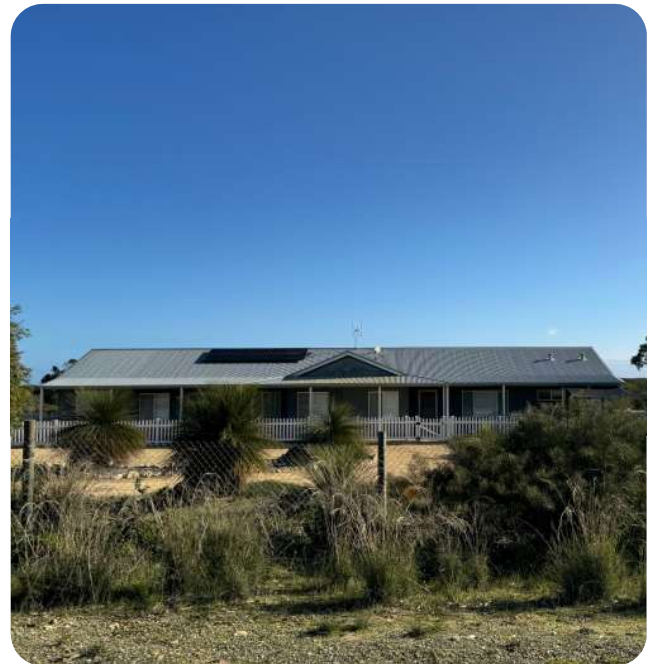


Plate 16 Site image, example of existing housing within Seaview Estate

As this estate gets further developed with more lots being cleared and developed this built form character will most likely evolve and change. Refer Figure 06: Zoning

3.2 Significant Sites

The subject site is part of the wider listed Ledge Point historic Aboriginal Heritage area (Place ID 3237) relating to the area being used as a camp and water source with no gender restrictions. There are no specific identified sites listed within the subject site related to this listing. It does mean that the site is an important place on country for the local Yued Nyoongar People. As such Plan E recommends that consultation is undertaken to determine the cultural significance of the site and how this can be observed and protected.

A local colonial heritage site 'De Burgh's Well' (place number 17716) is located in the subject site at a low point between the two north south ridge lines in the western half of the site. It consists of a well, tank and stock trough near two large Tuart trees within a large clearing. A seasonal water body sits on the northern edge of the clearing, reinforcing the use of the site as water source as listed in the wider Ledge Point historic Aboriginal Heritage area above.

3.3 Overall Landscape Experience of the Subject Site

Based on the assessment by the landscape architects that attended site, it is the view that the existing visual character can be described as predominantly that of an open expansive natural rolling dunal landscape with uniform low native shrubland vegetation cover.

The eastern portion of the site from Indian Ocean Drive to the small farm/agistment area is more densely vegetated with some visually prominent dune peaks but mainly open expansive views across the site to the west and southwest.

As you move west through the site a series of valleys formed by dune ridges open up where vegetation thins out through natural changes in vegetation type and possibly more coastal exposure. This change in vegetation allows for views south across the site along the valleys framed on either side by the dune ridges.

The ridge lines also provide some shelter from the predominate westerly weather patterns, where small pockets of larger shrubs/small trees can be found on the lee side of the dune and in the low points of the valley where there is seasonal water.

The further west you travel through the site and the elevation drops and the site opens out into a large valley running north south along the western boundary. The remainder of the subject site flattens out; the vegetation slightly increases in height with surrounding dune formations within and outside the site gently rising. Due the overall size of the site the landscape experience is still one of open expansive rolling dunal landscape with little variation.

Refer Figure 6: Site Opportunities



Plate 17 Site image example of existing housing within Lancelin South (source Google street view)



Plate 18 Site image example of combination of vegetation textures and colours



Plate 19 Site image overall landscape experience

4. KEY VISUAL INDICATORS

4.1 Viewing Locations of Significance

The dune forms, peaks and ridgelines do not form any major key visual indicators of the site, and only have subtle directing views, or framing view lines. There are no significant visual landmarks through vegetation or structures that exist, and the main infrastructure of visual dominance and viewing location of significance is Indian Ocean Drive itself.

Views of and into the site from Indian Ocean Drive (based on static views) vary from south to north due to the elevation change of Indian Ocean Drive in relation to the subject site. The views from Indian Ocean Drive into the subject site are limited along the southern edge due to the lower elevation of the road against the proximity and elevation of the dunes along the site boundary.

The location of these dunes in the foreground also limits long views across the site and if retained would screen future development of the site when travelling north and as viewed from the car.

Long views open up across the site as you travel north on Indian Ocean Drive closer to the intersection of Lancelin Road, framed by east west ridge lines running down into the site. This allows for open views between dunes across the site to the southwest for south bound drivers.

Due to their higher elevation and lower foreground dunes, development of the western portion of the site will be highly visible from the northern section of Indian Ocean Drive looking south, and from the intersection at Lancelin Road. There are expansive views of the subject site to the southwest as you travel west down Lancelin Road away from Indian Ocean Drive.

As Lancelin Road cuts through the dune ridge lines and drops in elevation these vistas are closed down and mainly focused along the edge of Lancelin Road.

Views of the subject site may have been restricted historically due to the drop in elevation and the height of the roadside vegetation along Lancelin Road. However, these views have opened up with the some clearing (possibly bush fire management) and earthworks being undertaken as part of the subdivision works.

Due to the low elevation and high roadside vegetation there are limited views of the site from Old Ledge Point Road into the subject site, except for where clearing and earthworks have been recently undertaken.

As the priority area of visual impact assessment is the eastern boundary of the site adjacent Indian Ocean Drive and the secondary area from the intersection of Indian Ocean Drive and Lancelin Road, PLAN E have viewed other areas of the site for context only.

As the entirety of the subject site is gently rolling dune formations, views to the ocean are provided at numerous vantage points. The protection of ocean views is not part of this assessment and the tourist experience when travelling along Indian Ocean Drive is the key area that has been assessed for viewing locations of significance.

Refer Figure 07: Landform

Refer Figure 09: Site Opportunities



Plate 20 Site image, view of subject site flooking west over Indian Ocean Drive

5. MANAGING THE VISUAL LANDSCAPE CHARACTER

5.1 Landscape Values

Lancelin is a highly valued holiday destination, loved for its relaxed beachside feel and surrounding natural attractions. Part of this experience is the drive down Lancelin Road after turning off Indian Ocean Drive. Driving down through the natural landscape past the subject site with the views out to the coast herald that you have arrived at Lancelin.

PLAN E believe that the key landscape value is the natural dunal landform with dune peaks and pockets of elevation that provide views out to the ocean to the west and southwest. While some of the higher dunes provide views inland, it is the coastal views that will be highly valued by the local residents and visitors to Lancelin.

The retention of the natural dunal landscape and the long views will be seen as a critical part of any development of the subject site and with context to urban development needs careful consideration of retention to mitigate built form visual impact.

The current proposed planning design does include vast areas of conservation spaces that will retain dune landform with its associated coastal vegetation. The land adjacent Indian Ocean Drive also falling within a dedicated Landscape Protection Zone encourages the retention of landform and coastal vegetation.

5.2 Potential Visual Impact

The landscape of the subject site is unique to the Lancelin area and is an important part of the feel of the township and coast particularly when experienced from Indian Ocean Drive and Lancelin Road. Local residents, visitors and holiday makers are drawn to the area by this ocean side landscape.

To date, urban development within the Lancelin townsite has expanded in a slow growth format with housing on larger lots that has catered for the lifestyle and tourism opportunities the town offers, relaxed and spacious. The more recent urban development within Seaview Park has been designed and constructed to maximise ocean views, and also considers the landform with lifestyle lots, sloped lots and site responsive built form.

To achieve a reduced visual impact generally, the design of the proposed built form development adjacent the identified Landscape Protection Zone will need to work with the landscape character within the Landscape Protection Zone. This can be done through using a

responsive site planning and design approach with regards to levels and earthworks, and also addressing built form recommendations. The site planning should respond to:

1. Retention of dune peaks within the Landscape Protection Zone adjacent to Indian Ocean Drive. The existing height and undulating form will provide a natural visual relief blocking urban development.
2. Retention of areas of good quality vegetation within the Landscape Protection Zone will provide a natural relief to visually block urban development. Integrating additional new planting (screen shrubs or trees) within the Landscape Protection Zone with species that compliment the retained vegetation will significantly add to a reduced visual impact from the development as seen from Indian Ocean Drive.
3. Ensuring the Landscape Protection Zone is not extensively cleared and earthworked. Where some dune depressions exist in this area, some additional fill with rehabilitation planting would assist in adequately screening proposed dwellings from being seen from Indian Ocean Drive. This needs careful planning and consideration to prevent damage to surrounding dunes.
4. Ensuring built form adjacent the Landscape Protection Zone is generally proposed with the top of roof heights to be at lower levels than Indian Ocean Drive. Dwelling design that mitigates the visual impact through mandated maximum building heights, mandated single storey dwellings and construction materials that can blend with the landscape (ie limited bright coloured materials or reflective materials) will reduce their visual impact.
5. If urban design is proposed and sited in areas of higher vision from Indian Ocean Drive, aim to screen built form through the use of native vegetation and trees to create a 'green screen' either on separate lots, or within the open space that is proposed between the Landscape Protection Zone and the road and housing development areas.

Refer Figure 14 for CLE Planning Design.

6. THE VISUAL MANAGEMENT MEASURES & RECOMMENDATIONS

6.1 Site Responsive Design and Design Best Practice

PLAN E believe that any proposed development plans for this site will need to be weighed carefully between the valued visual and landscape character and current best practice urban design. PLAN E acknowledge the existing approved ODP that covers the majority of the subject site, and provide the below suggestions for the interface of the development on the eastern boundary adjacent Indian Ocean Drive and within the Landscape Protection Zone.

The following are the development design framework areas that we feel would need to be included.

- A landform first approach that prioritizes the retention of the existing landform and vegetation directly adjacent Indian Ocean Drive. We believe that a band of land running the entire north-south extent of the subject site directly adjacent Indian Ocean Drive at contours +55m AHD to +60m AHD should form the basis of the Landscape Protection Zone boundary.
- Site responsive local roads adjacent the western edge of the Landscape Protection Zone aligned to the contouring of the site whilst considering existing surrounding level change. This does not preclude earthworks but would prevent a flat 'cookie cutter' earth working approach applied. Pedestrian friendly zones and connection to key community nodes and open space should also consider the landform in this areas and encourage walkability along the western edge of the Landscape Protection Zone.
- The extent of the Landscape Protection Zone along Indian Ocean Drive should also connect to a section running adjacent Lancelin Road to protect the visitor experience at this intersection. Where possible, these landscape buffers should also connect to areas of public activity through further open spaces inside the future development.
- House design and proposed materiality will need to be detailed within design guidelines or local development plans for the urban development adjacent the Landscape Protection Zone.
- Amalgamating areas of public open space, conservation areas, landscape buffers and active open spaces into larger parcels, instead of small unuseable pockets of green space.
- Bush Fire Management through the allocation of low fuel buffer zones and increased construction standards for housing to mitigate fire risk instead of clearing vegetation to reduce Bushfire Attack Levels.



Plate 21 Image: Seaside Estate utilises coastal species with coastal colour built form materiality to soften built form impact



Plate 22 Project Image: Seaside Estate example of parkland blending, new coastal style landscape with existing vegetation



Plate 23 Project Image: Trinity estate example of parkland blending, new coastal style landscape, built form and existing vegetation

6.2 Built Form Recommendations

Adjacent the Landscape Protection Zone, PLAN E have identified an area of the proposed development that should have built form design guidelines prepared to assist future dwelling LDP approvals, to help minimise the visual impact of the housing development.

With particular reference to roof height and pitch, building heights shall be a maximum of 5m from lot level to top of roof pitch. This will restrict house product to single storey only.

Roof pitch angle (where even roof plane design such as standard gable roof), should not exceed 25 degrees. The general preference however is for roof pitch's to have standard 14-18 degree "low pitch" options.

Where flat or skillion roof designs are proposed, generally the angle should be within a 5 degree to maximum 35 degree angle, to again minimise roof height and dominance. A general design approach should ensure that roof forms and lines are designed so they are compatible with the house design so that they do not draw major visual attention.

For dwellings that may opt for alternative roof designs (such as curved roof profiles) they remain allowable as long as they can adhere to the maximum height recommendation of 5m.

Pergolas, patios, sheds and garages shall also adhere to the same height and roof pitch recommendations.

With reference to current standard builder home products, the standard single storey product generally has a finish floor level to ceiling height of 2.6-2.8m. This then enables a ceiling to top of roof pitch maximum height of 2.2m-2.4m to ensure the overall house design remains at or under the 5m maximum height restriction.

To help minimise the visual impact of housing, roof colours outlined in design guidelines should be limited to colours found in the natural landscape setting as found in the adjacent retained areas of the Landscape Protection Zone.

Roof colours should have a matt finish and a textured profile with the preference of colorbond products over tiled products. Roof colours should generally be the same for each lot, so dwelling, patio, garages and sheds should all have the same colour and roof type to prevent any major visual differences.

Roof colours should also appear compatible to the built form materials to also ensure there is no major visual attention drawn to the home.



Plate 24 Image: Example of skillion roof at max height, with remaining built form heights lower (from colorbond)



Plate 25 Image: Example of house product with low roof pitch (by Shire Building Design)



Plate 26 Image: Example of patio height lower than total roof pitch height (from colorbond)

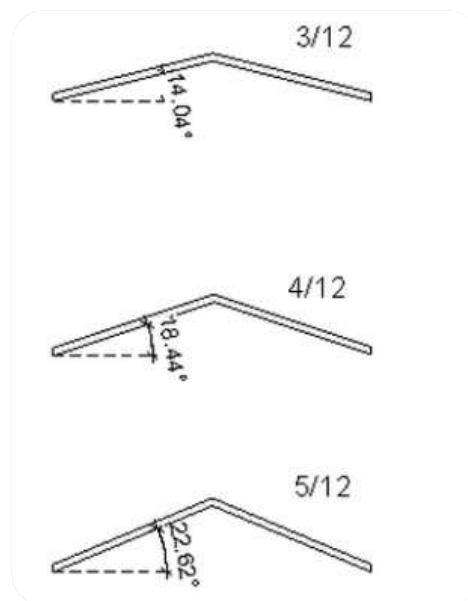


Plate 27 Image: Preferred low roof pitch profiles

Plates 27 Example of colours and textures found in the existing landscape setting, that can have colorbond roof colours aligned with.



Dover White™



Surfmist®



Classic Cream™



Paperbark®



Southerly®



Evening Haze®



Pale Eucalypt®

6.3 Landscape Protection Zone Recommendations

Indian Ocean Drive is currently 100km/hr road, averages 3146 vehicles/day – (source MRWA trafficmap) which requires a road safety clear zone width of 13.5m – 10m from road edge. This safety zone should not have any non frangible items (such as walling or structures), additional earthworks or large tree planting as this would pose as a safety issue. Beyond this safety zone however, the addition of earth work shaping to soften slopes, or fill any areas where visual impact into the development may be seen, with additional screen planting will help maintain a landscape visual barrier between Indian Ocean Drive and the proposed development.

Fill and earth working between existing dune peaks will provide additional screening when rehabilitated with endemic species, providing a naturalized enhancement along Indian Ocean Drive. After reviewing 3D mapping of existing levels along Indian Ocean Drive with the proposed height of housing, Plan E have provided recommended areas where we believe this strategy should be applied in or adjacent the Landscape Protection Zone.

Refer Figures 15-26

The addition of fill between existing dune hollows should be installed to a depth of +1m - +4m to block direct views of the housing abutting the Landscape Protection Zone when seen from Indian Ocean Drive. Screen planting for rehabilitation purposes to earthworked areas or in any existing degraded dune areas shall be of local endemic species that will not create any increase in bush fire attack levels, but also act as a vegetated screen when established. The following species are endemic to the site and would blend with the existing dune formations and vegetation if planted in mixes or no more than 3 of the same species next to each other. Plant mixes create a naturalised finish and will soften the vegetated landscape through the differing forms, textures, leaf and flower colours.



Acacia lasiocarpa



Banksia sessilis



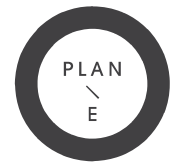
Calothamnus quadrifidus



Melaleuca systema



Scaevola thesiodes



6.4 Visual Management Measures

PLAN E have determined that to mitigate the potential visual impact of urban development the following key objectives need to be proposed as part of a revised local structure plan or local development plan.

A landscape first approach that prioritizes the retention of the existing landform and vegetation along Indian Ocean Drive within the subject site, referred to as the Landscape Protection Zone. The recommendation is the retention of a zone of dune landform that meanders in width, (but has no less than 50m between the Indian Ocean Drive Road Reserve boundary and proposed development within the subject site).

This zone requires a combination of retained dune formations and retained vegetation plus enhanced rehabilitation planting to areas that need additional fill within dune hollows.

As the contours are irregular this does create a varying shaped zone along the eastern site boundary which once protected and enhanced will maintain the visual landscape quality as seen from Indian Ocean Drive. This area of land recommended for retention will need discussion with future stakeholders for potential community use plus ongoing maintenance and management. The Design team appointed on the project will need to also evaluate value of landform and landscape retention with maintenance objectives including bush fire management.

Built Form restrictions, with maximum roof heights and recommended low roof pitch, plus landscape sensitive built form materials for proposed houses adjacent to the Landscape Protection Zone.

Through the 3D mapping process, Plan E advise that a series of proposed housing cell blocks have built form restrictions implemented through design guidelines or as part of local development plans.

Refer Figures 27 & 28

6.5 Summary

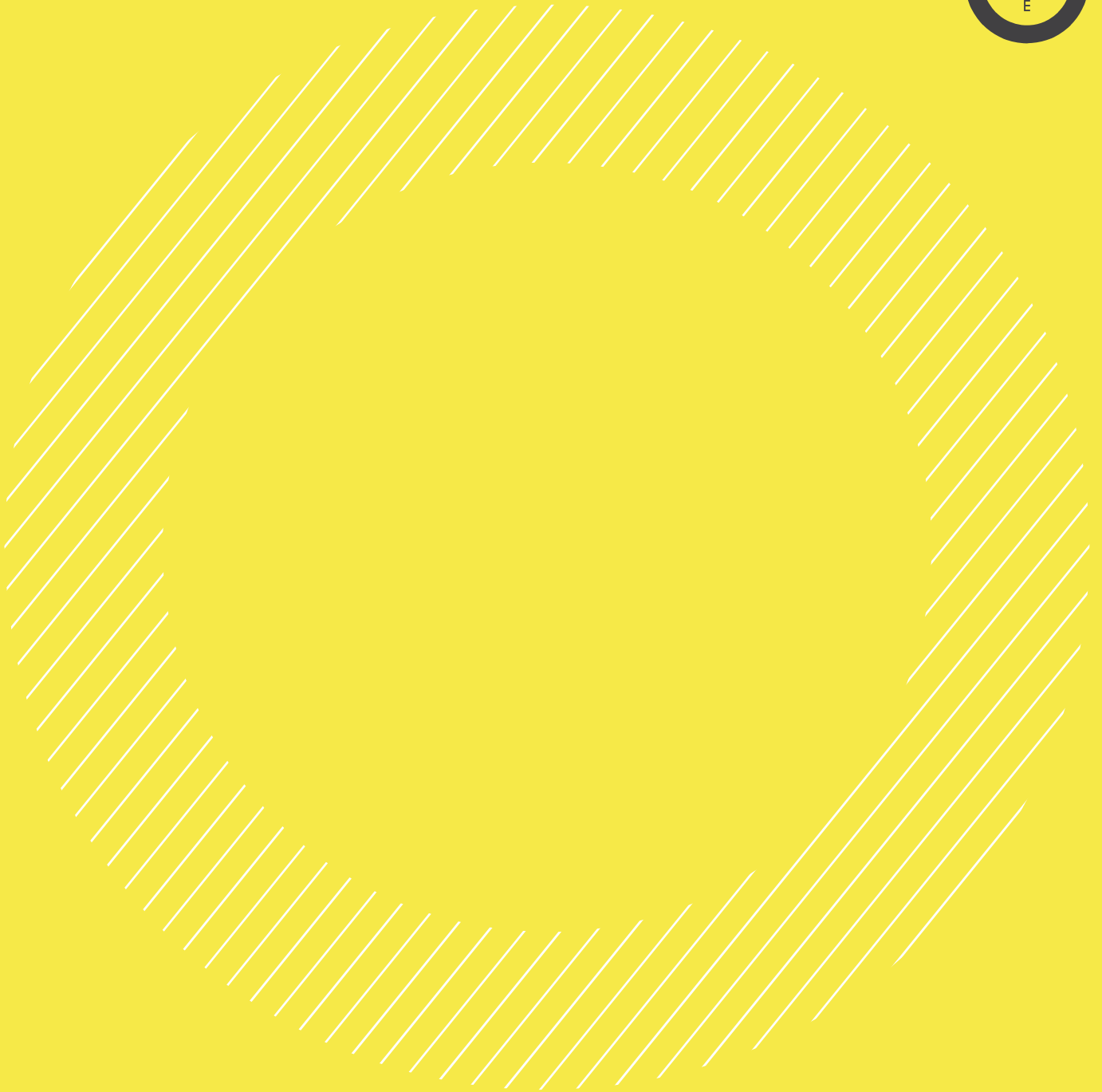
The subject site has visual and landscape values that cant be ignored in any planning and design of future development. The location, landscape character and elevation of the subject site particularly along Indian Ocean Drive make it sensitive to future urban development, which can lead to significant visual impact to the site, detriment to the surrounding area and experience of Lancelin.

The site offers a unique opportunity to explore alternatives to the typical approach to land development that if embraced will truly embed the development in the site and its surroundings. Building on, and enhancing the unique landscape and 'feel' of Lancelin, this development has the opportunity to promote site responsive urban development that would enhance the existing Lancelin township.

This visual landscape assessment remains the professional independent advice from PLAN E Landscape Architects.

The recommendations included are provided to assist in reducing the visual impact of development to protect the tourist experience, and provide recommendations to reduce the visual impact of development within the landscape protection zone.

This report is subjective as over time landform and vegetation change, as can planning policies and best design practice. This report does not address any potential future hazards such as climate change, coastal erosion, severe weather events or catastrophic fire events, and remains an analysis and recommendation only report consistent with site conditions as at July 2025.



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