

# Lancelin South

Visual Impact Assessment Figures | JANUARY 2026 (D)



LEGEND

— SUBJECT SITE BOUNDARY

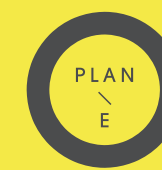
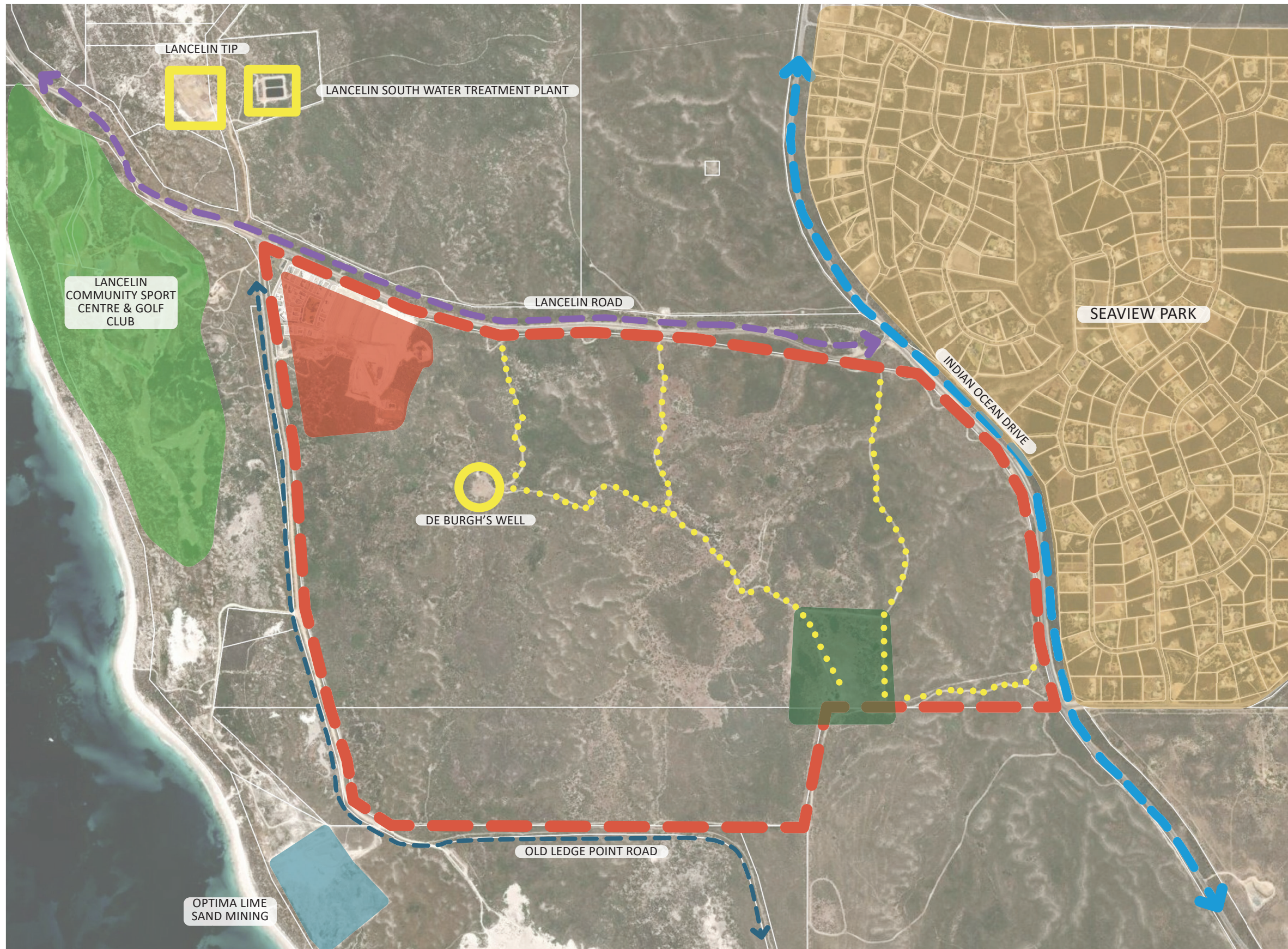


FIGURE 02 | SITE KEY FEATURES



LEGEND

- - - SUBJECT SITE BOUNDARY
- ↔ COASTAL HIGHWAY
- - - REGIONAL ROAD
- ↔ LOCAL ROAD (GRAVEL)
- SITE TRACKS - 4WD ACCESS
- SITE FEATURE
- PUBLIC INFRASTRUCTURE
- RESIDENTIAL LIFESTYLE DEVELOPMENT
- PARKS AND RECREATION
- COMMERCIAL ACTIVITIES
- LANCELIN SOUTH DEVELOPMENT
- FARM/AGISTMENT AREA

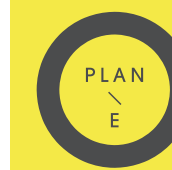
LANCELIN SOUTH  
PREPARED FOR VIMG WA DEVELOPMENT PTY LTD

LANDSCAPE VISUAL IMPACT ASSESSMENT  
AUGUST 2025

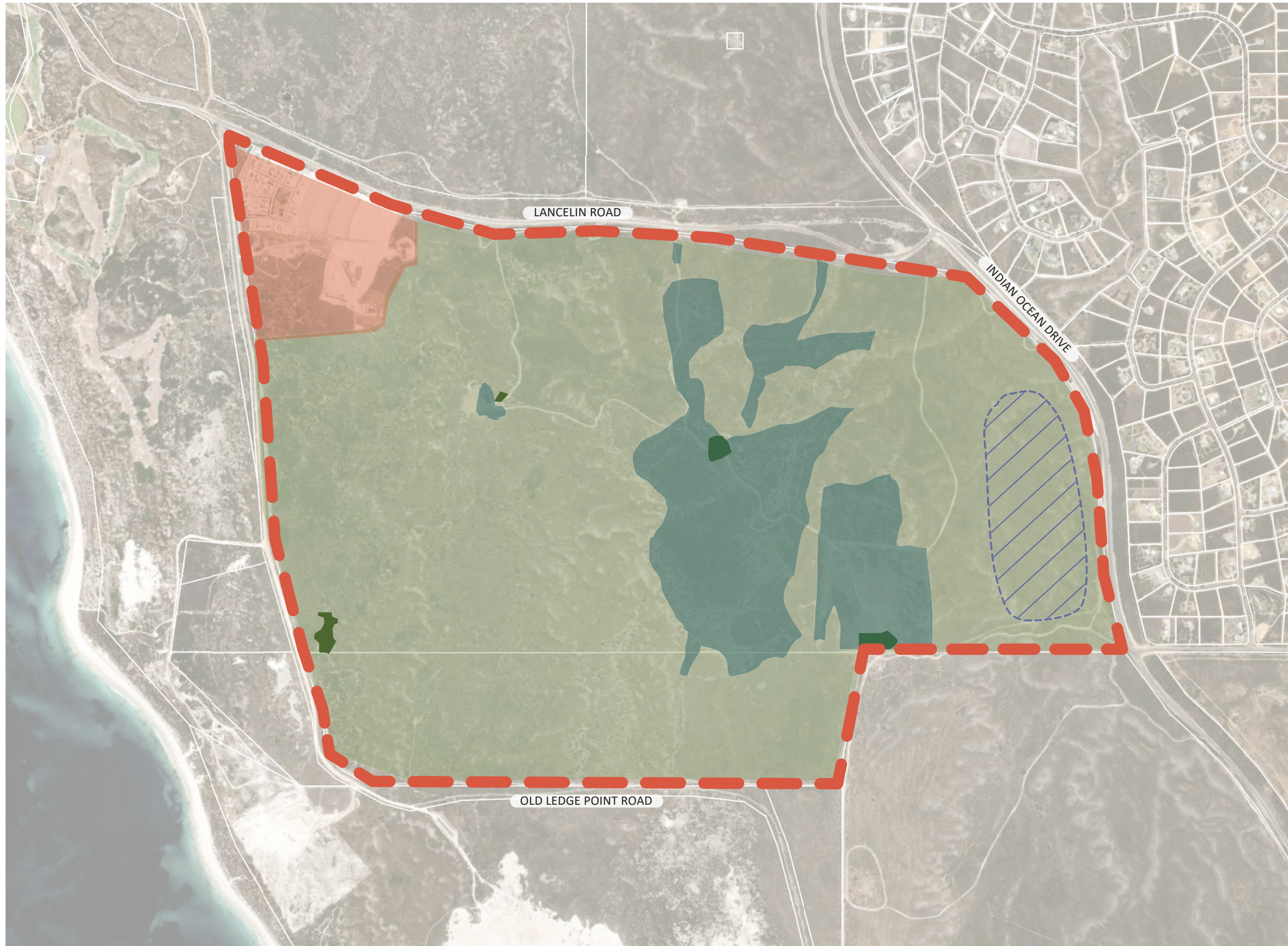
JOB NO. 2507601  
1:15,000 @ A1

M1.102  
0 34 68 1020 1700m  
REV A

COPYRIGHT THIS DOCUMENT IS AND  
SHALL REMAIN THE PROPERTY OF  
PLANE

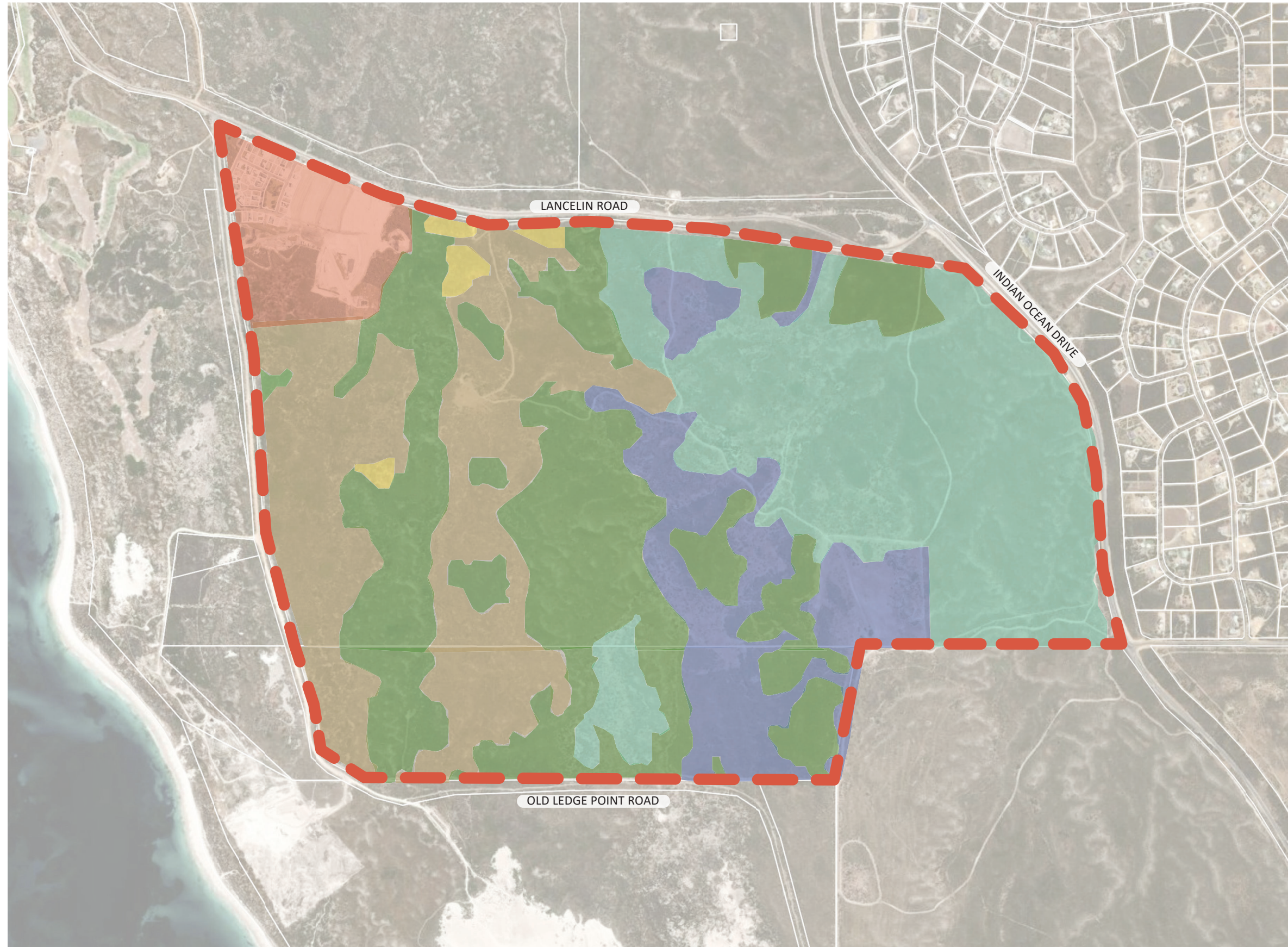


LANDSCAPE ARCHITECTS  
LEVEL 1 278 RAILWAY PARADE WEST LEEDERVILLE 6007  
T: (08) 9388 9566 E: mail@plane.com.au



- LEGEND**
- - - SUBJECT SITE BOUNDARY
  - DENSE COASTAL SHRUB VEGETATION
  - GROVES OF COASTAL SHRUB VEGETATION WITHIN AREAS OF GRASSLAND
  - TREES EXISTING: NATURAL AND PLANTED (OPPORTUNITY FOR RETENTION)
  - ▨ AREA OF NOTICEABLE WEED INFESTATION, MANAGEMENT REQUIRED
  - CLEARED LAND WITH NO OR MINIMAL RETAINED VEGETATION





LEGEND

- - - SUBJECT SITE BOUNDARY
- ACACIA XANTHINA/SPYRIDIDIUM GLOBULOSUM
- MELALEUCA SYSTEMA/SCAEVOLA THEISOIDES/ACACIA LASIOCARPA
- MELALEUCA SYSTEMA/SCAEVOLA THEISOIDES/ACACIA LASIOCARPA - CALOTHAMNUS QUADRIFIDUS OR DRYANDRA SESSILLIS
- MELALEUCA SYSTEMA/SPYRIDIDIUM GLOBULOSUM
- MAINLY WEEDS
- LANCELIN SOUTH CLEARED AREA (APPROXIMATE AREA ONLY)

Reference doc:  
 'Lancelin South Environmental Assessment  
 PGM Environmental July 2014'






**LEGEND**

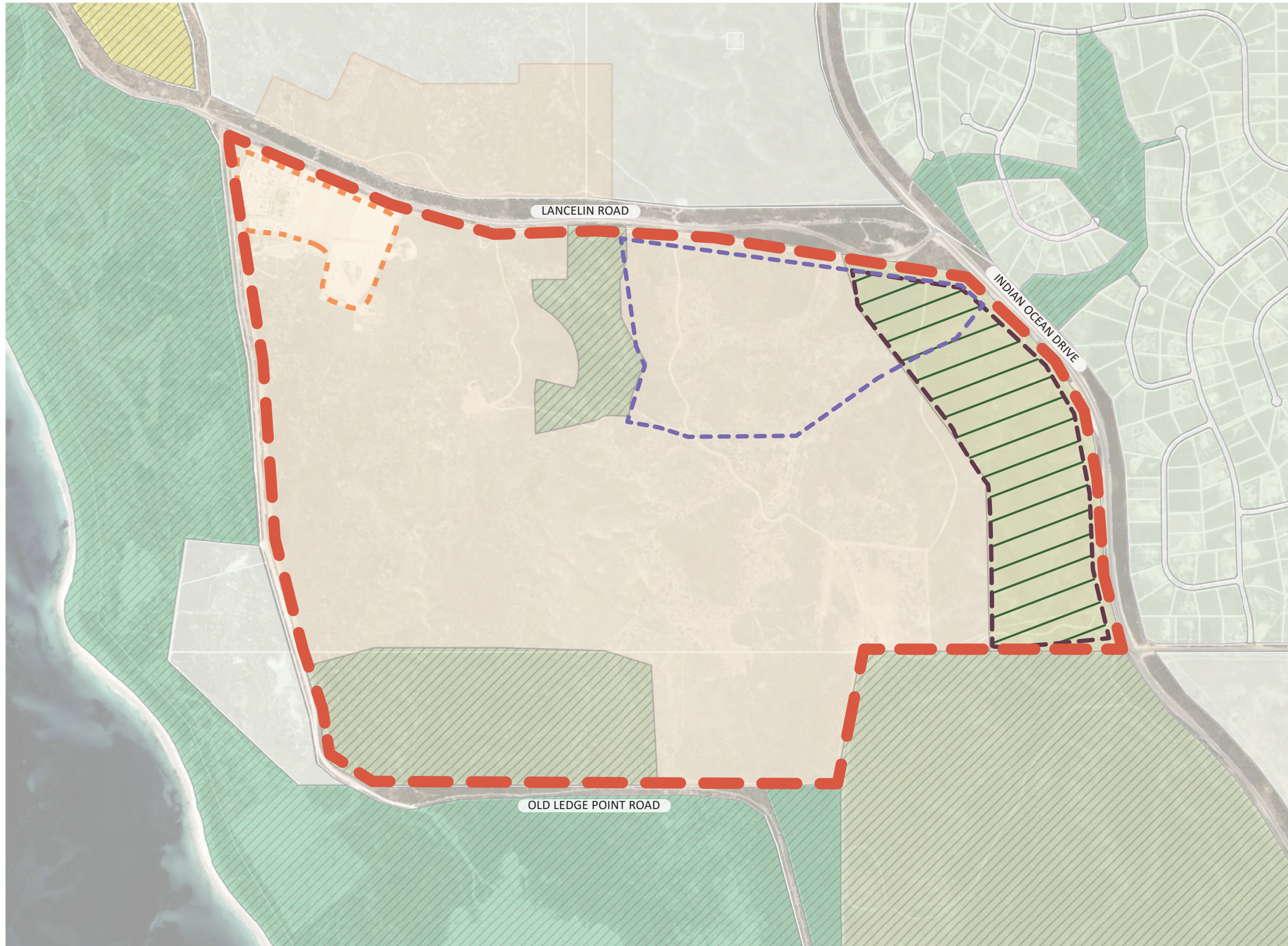
- - - SUBJECT SITE BOUNDARY
- ABORIGINAL CULTURAL HERITAGE LODGED PLACE, TYPE - CAMP, WATER SOURCE, ARTEFACTS/ SCATLER ID3237,3354
- COLONIAL HERITAGE - DE BURGH'S WELL
- GENERAL ABORIGINAL HERITAGE, TYPE - CAMP, WATER SOURCE ID3237





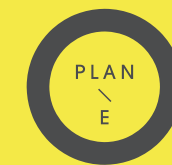
PLAN  
E

**LANDSCAPE ARCHITECTS**  
LEVEL 1 278 RAILWAY PARADE WEST LEEDERVILLE 6007  
T: (08) 9388 9566 E: mail@plane.com.au



LEGEND

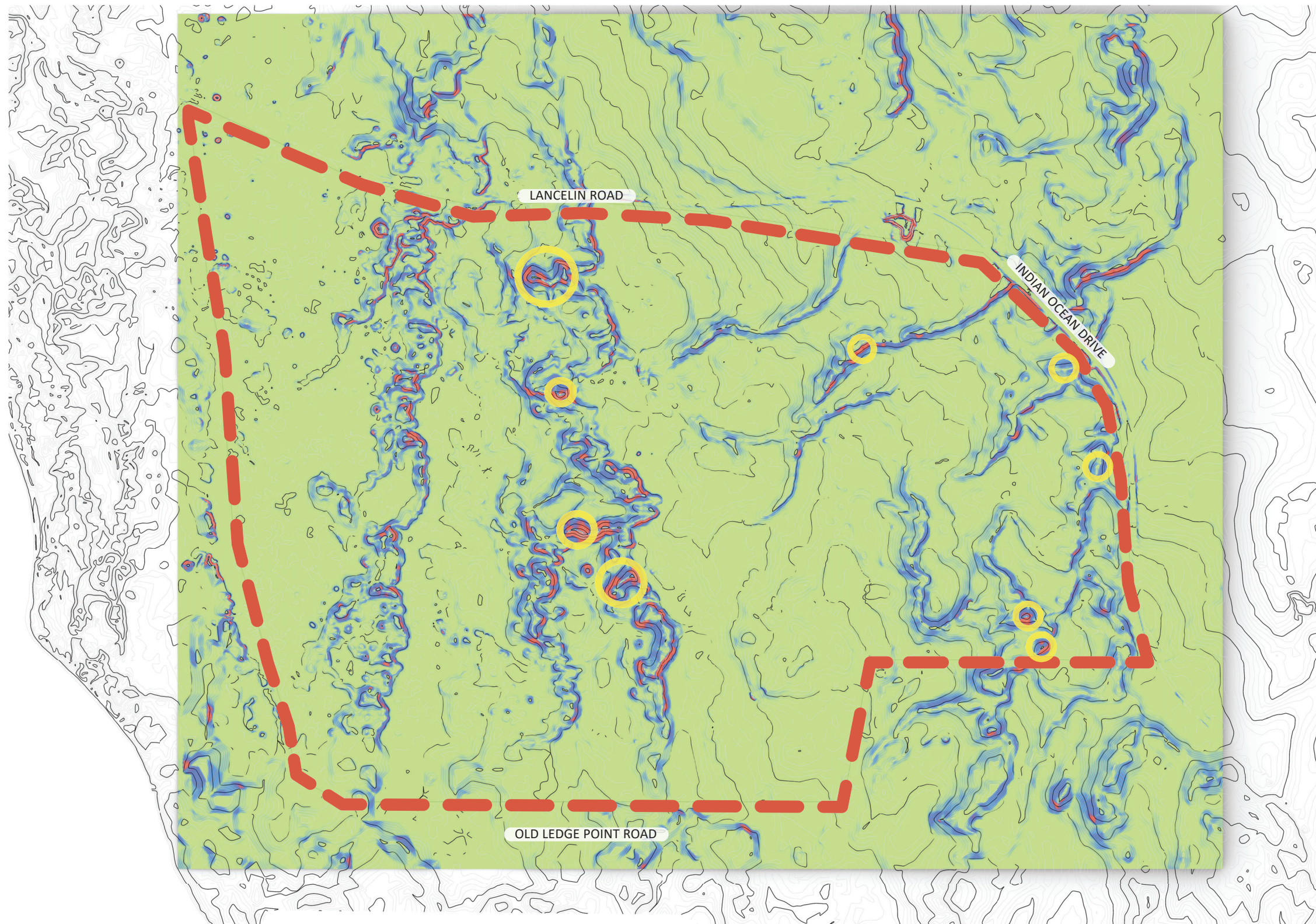
- SUBJECT SITE BOUNDARY
- CONSERVATION
- FUTURE DEVELOPMENT
- GENERAL RURAL
- LANDSCAPE PROTECTION ZONE
- PARKS AND RECREATION
- PUBLIC USE
- EXISTING DEVELOPMENT
- EXISTING 2018 APPROVED LANCELIN SOUTH ST2 STRUCTURE PLAN BOUNDARY: includes existing visual impact assessment by Ecoscape.





- LEGEND**
- - - SUBJECT SITE BOUNDARY
  - - - RIDGELINE, PROVIDES LANDFORM VISUAL RELIEF
  - - - VALLEY, OPENS FOR EXPANSIVE SITE AND COASTAL VIEWS
  - - - KEY VIEW CORRIDORS FROM INDIAN OCEAN DRIVE AND LANCELIN ROAD (NOTE THESE ARE FROM A STATIC VIEWPOINT AND VIEWS ARE SIGNIFICANTLY REDUCED WHEN VIEWED FROM VEHICLE MOVEMENT)
  - H HIGH POINTS ALONG RIDGELINES
  - L LOW POINTS ALONG VALLEYS

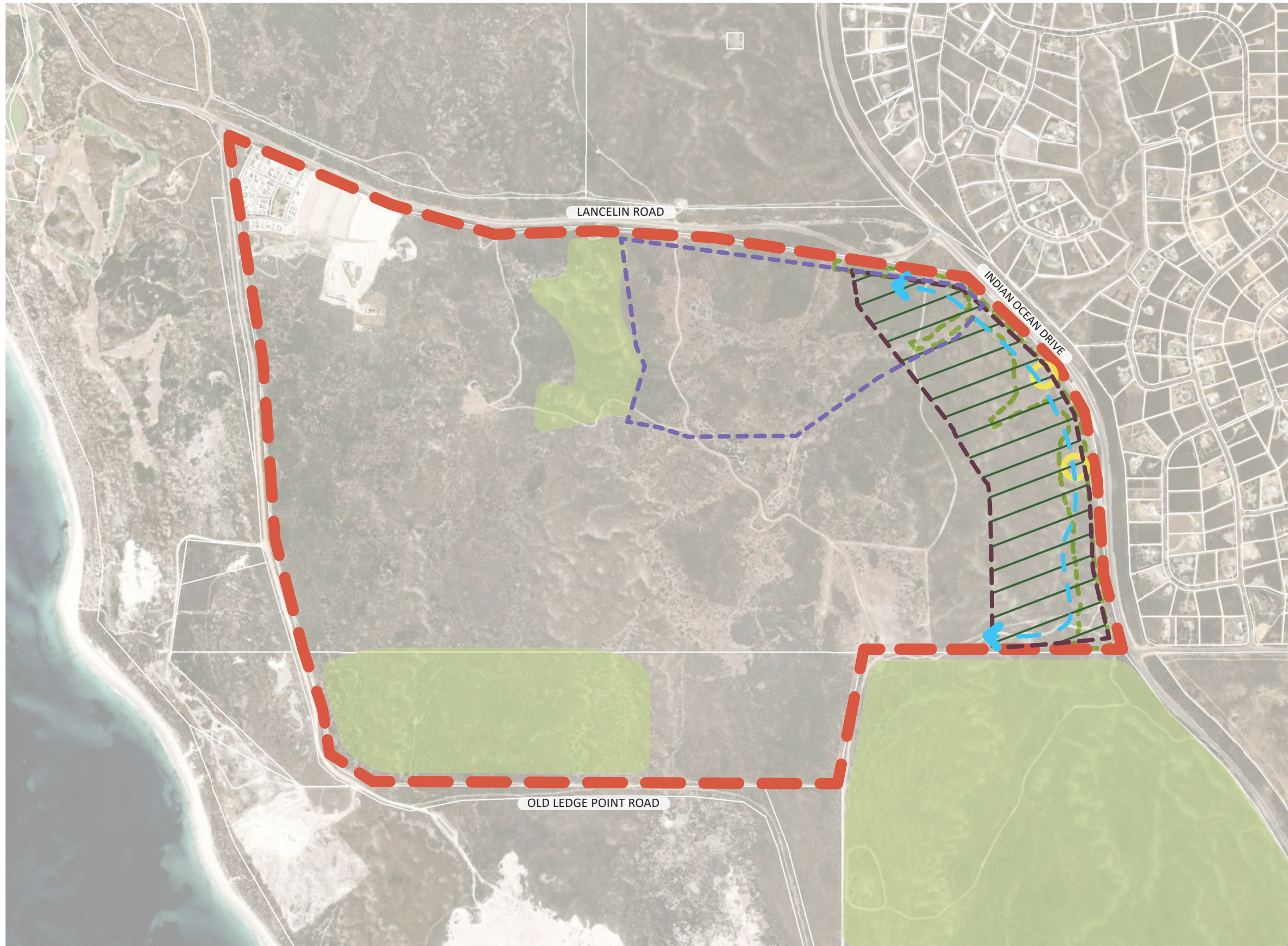




**LEGEND**

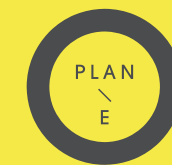
- - - SUBJECT SITE BOUNDARY
- STEEP SLOPES
- MODERATE SLOPES
- GENTLE SLOPES
- EXISTING DUNE PEAK





LEGEND

- - - SUBJECT SITE BOUNDARY
- CONSERVATION LAND USE (ALREADY ZONED)
- - - RECOMMENDED EXTENT OF RETAINED LANDFORM AND VEGETATION TO PRESERVE VISUAL LANDSCAPE QUALITY, AND PROTECT LANDSCAPE SCENIC VALUES ALONG INDIAN OCEAN DRIVE. LANDFORM RETAINED TO CONTOUR LEVELS +55mAHD-+60m AHD (OR ABOVE WHERE DUNE PEAKS EXIST).
- EXISTING LANDSCAPE PROTECTION ZONE
- LANDMARK DUNE LANDFORM: AIM TO RETAIN WHERE POSSIBLE.
- <- -> OPPORTUNITY FOR COMMUNITY RECREATIONAL TRAIL NETWORK.
- - - EXISTING 2018 APPROVED LANCELIN SOUTH ST2 STRUCTURE PLAN BOUNDARY: includes existing visual impact assessment by Ecoscape.





LEGEND

- - - SUBJECT SITE BOUNDARY
- ① IMAGE NUMBER AND DIRECTION
- - - EXISTING 2018 APPROVED LANCELIN SOUTH ST2 STRUCTURE PLAN BOUNDARY: includes existing visual impact assessment by Ecoscape.

LANCELIN SOUTH  
PREPARED FOR VIMG WA DEVELOPMENT PTY LTD

LANDSCAPE VISUAL IMPACT ASSESSMENT  
JANUARY 2026

JOB NO. 2507601  
1:17,000 @ A1

M1.109  
0 34 68 1020 1700m  
REV D

COPYRIGHT THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF PLAN E



LANDSCAPE ARCHITECTS  
LEVEL 1 278 RAILWAY PARADE WEST LEEDERVILLE 6007  
T: (08) 9388 9566 E: mail@plane.com.au

FIGURE 11 | PHOTO LOCATIONS



1



2



3



4



5



6



7



8



9



10



11



12

FIGURE 12 | PHOTO LOCATIONS



13



14



15



16



17



18



19



20



21



22



23



24

FIGURE 13 | PHOTO LOCATIONS



25



26



27



28



29



30



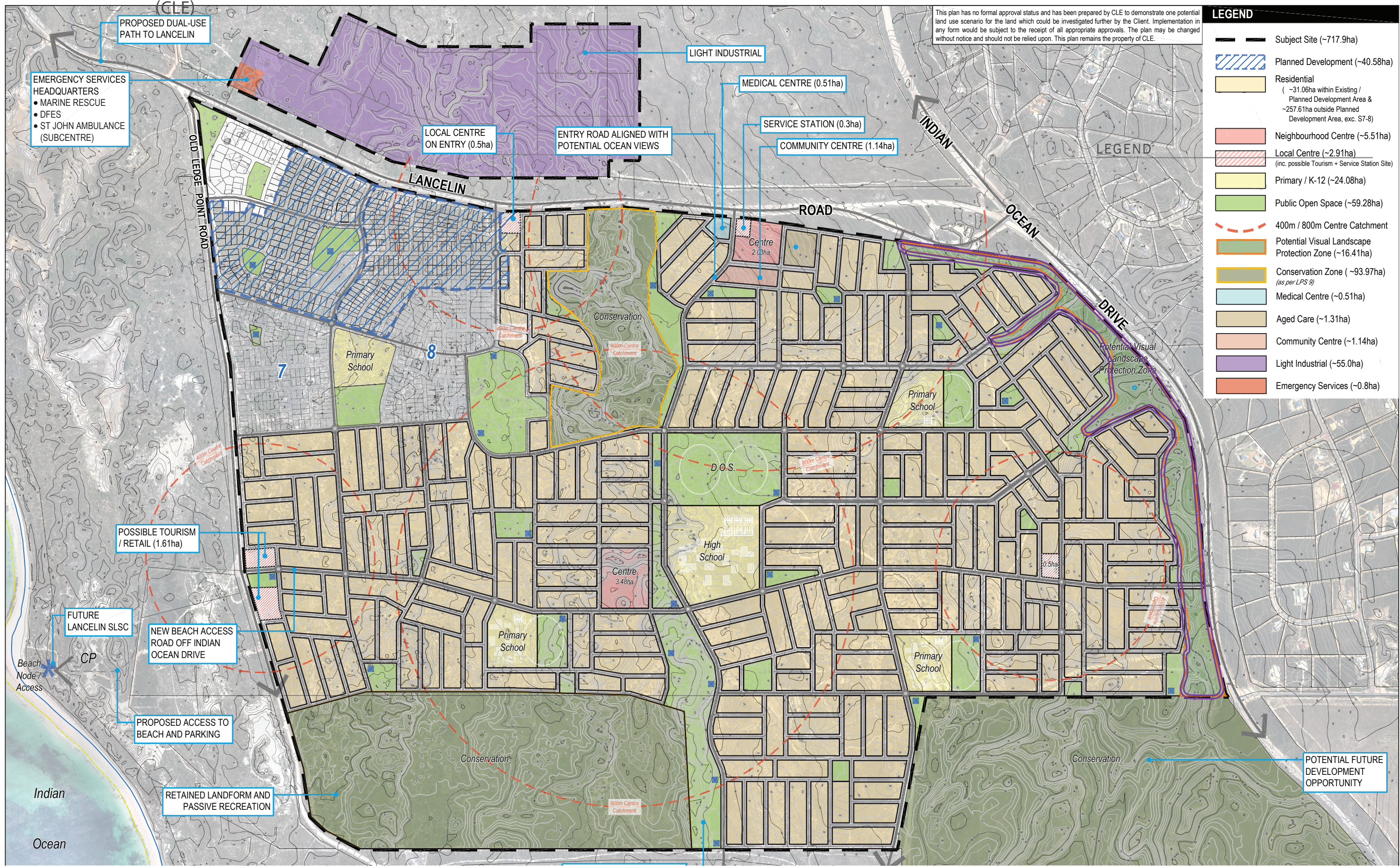
31



32



**FIGURE 14** | PROPOSED SUBJECT SITE PLANNING DESIGN



**LANCELIN SOUTH**  
PREPARED FOR VIMG WA DEVELOPMENT PTY LTD

LANDSCAPE VISUAL IMPACT ASSESSMENT  
JANUARY 2026

JOB NO. 2507601  
1:16,000 @A1

M1.109

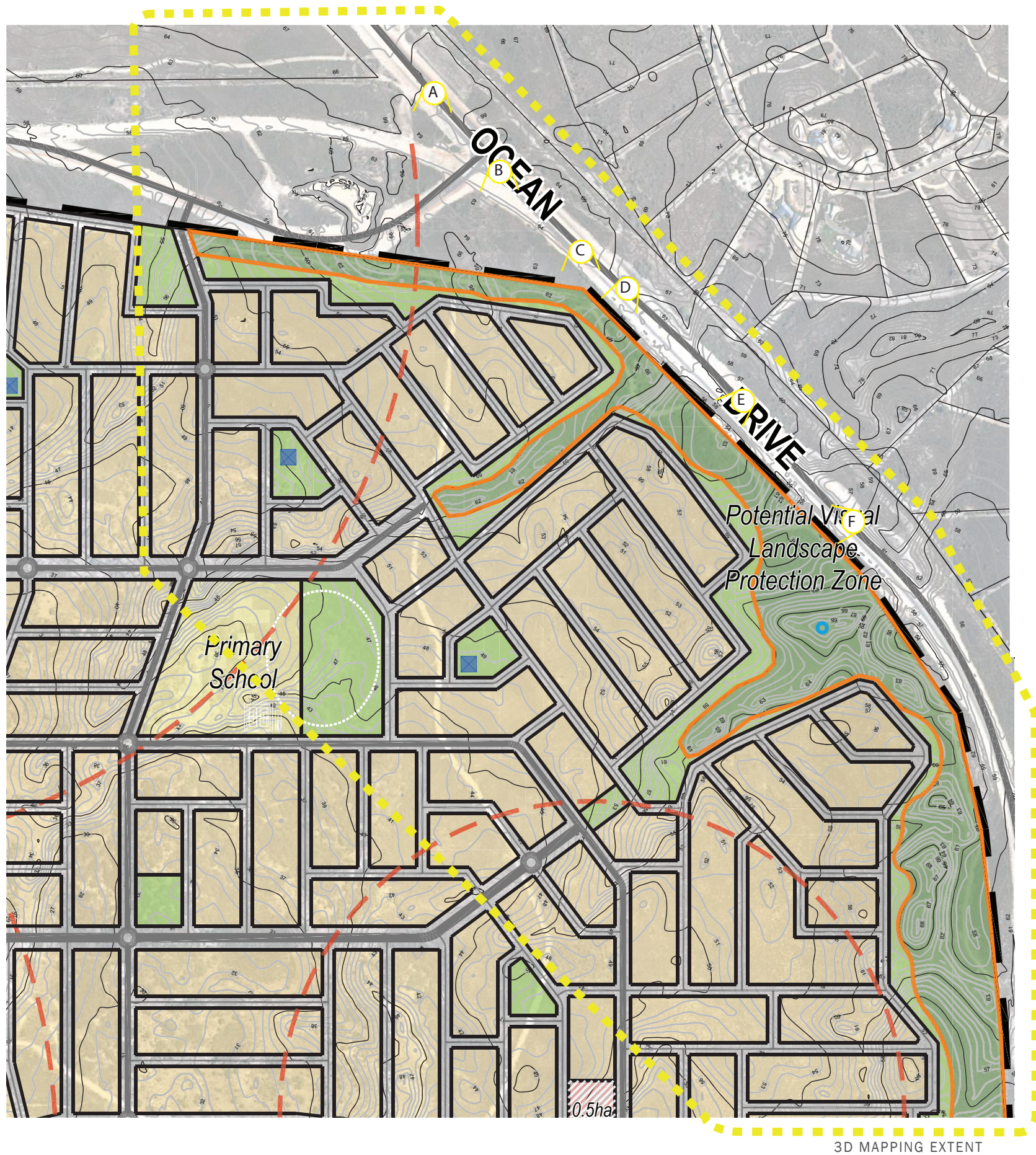
REV D

COPYRIGHT THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF PLAN E



**LANDSCAPE ARCHITECTS**  
LEVEL 1 278 RAILWAY PARADE WEST LEEDERVILLE 6007  
T: (08) 9388 9566 E: mail@plane.com.au

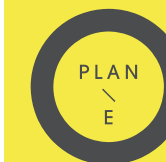
FIGURE 15 | 3D MAPPING LOCATION PLAN

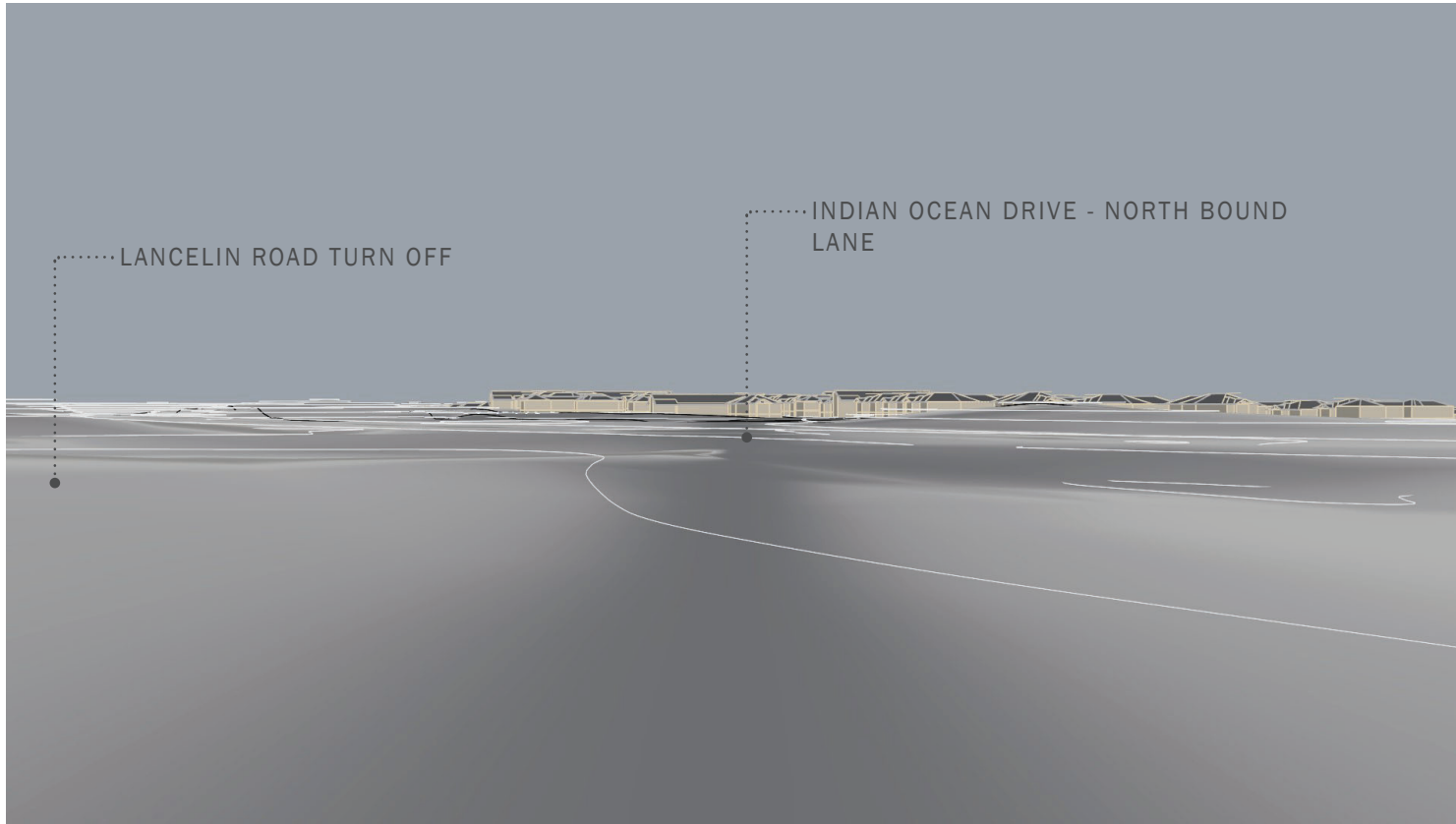


LEGEND

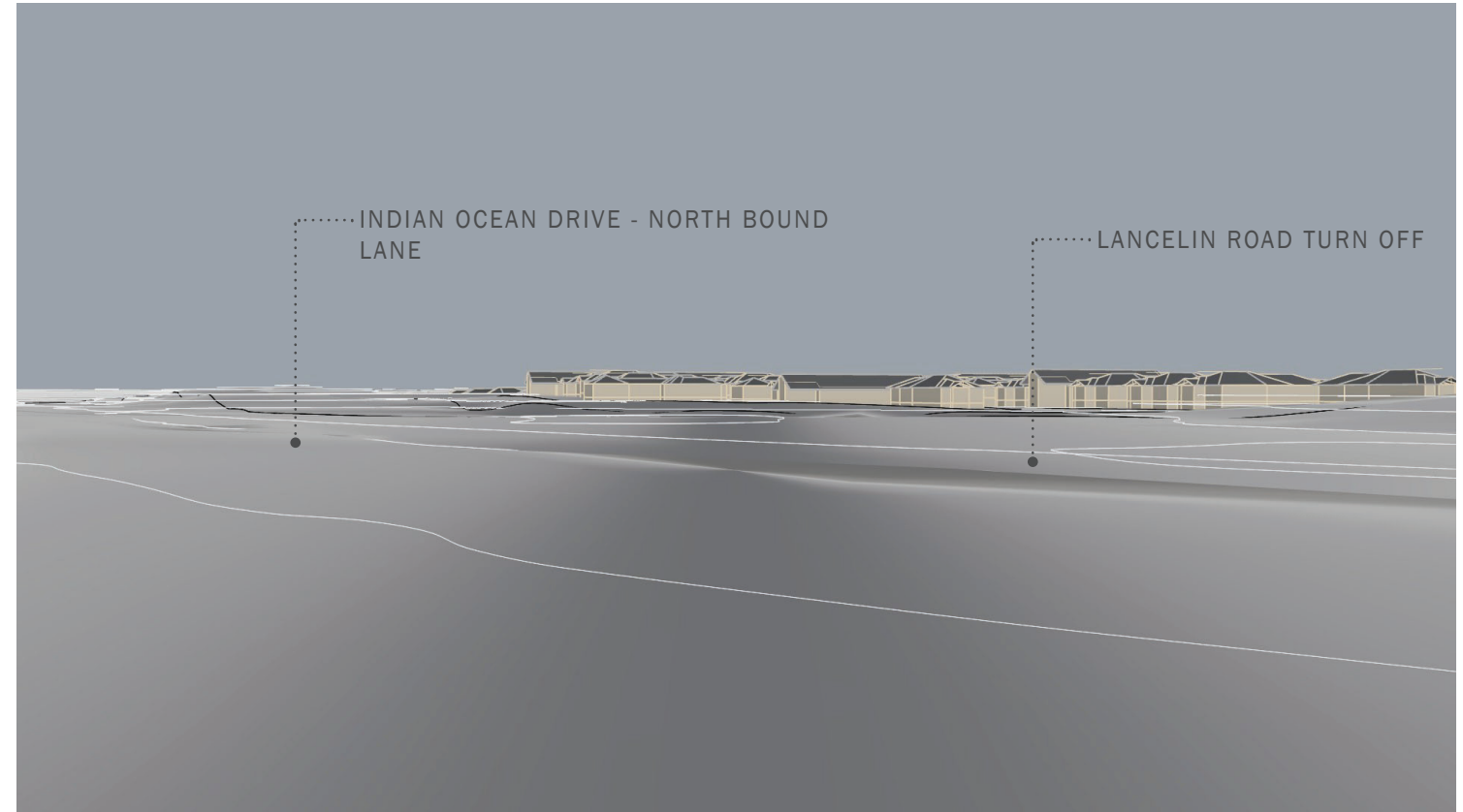
- EXTENT OF 3D MAPPING TO DETERMINE RECOMMENDATIONS FOR THE LANDSCAPE PROTECTION ZONE AND ADJACENT DEVELOPMENT
  
- A
 LOCATION OF 3D VIEWSHED OF EXISTING CONTOURS MAPPED WITHIN THE LANDSCAPE PROTECTION ZONE AND WITH DEVELOPMENT LEVELS MAPPED, WITH PROPOSED HOUSING, AS VIEWED FROM INDIAN OCEAN DRIVE (FROM STANDARD CAR LEVEL HEIGHT)

3D MAPPING EXTENT





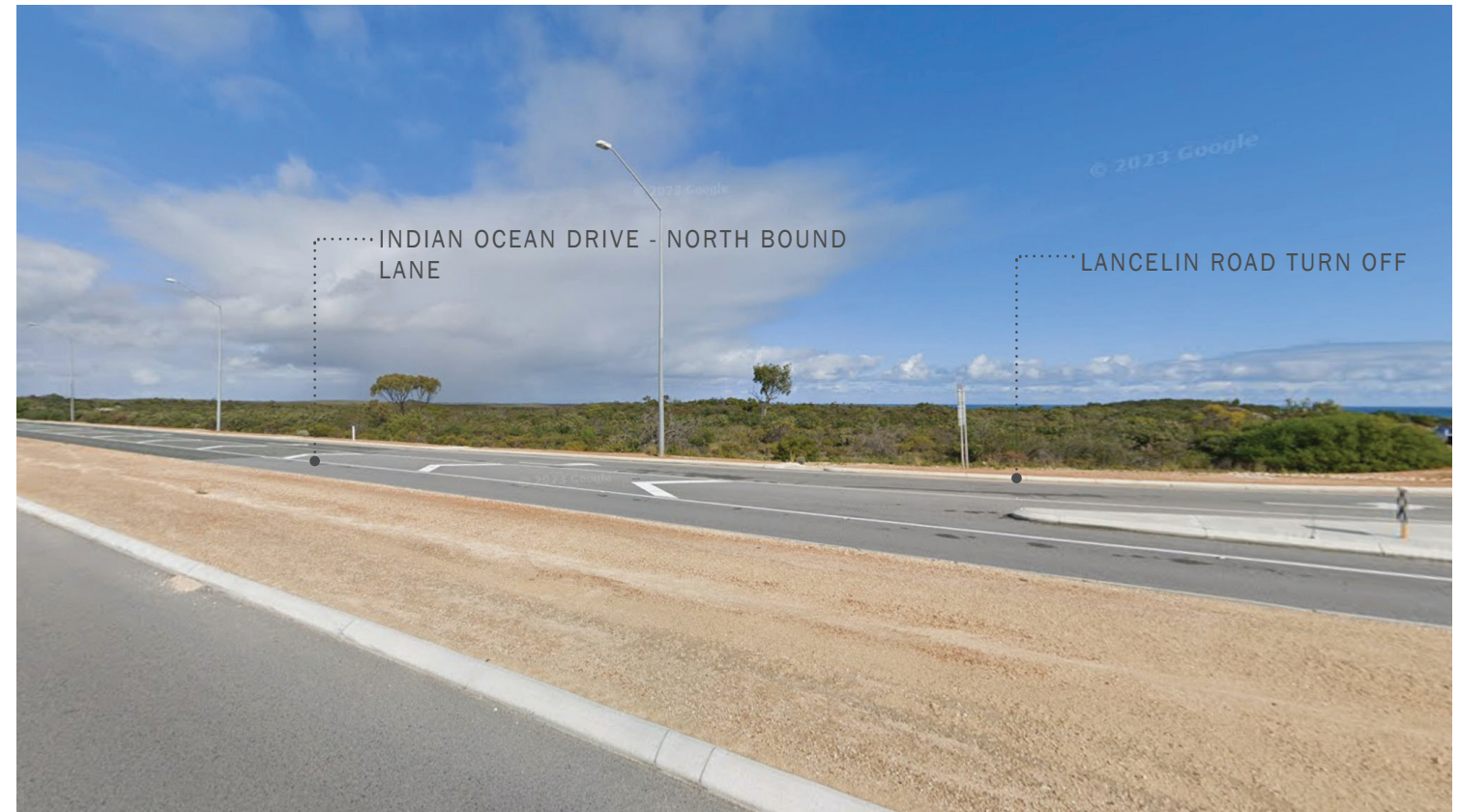
VIEW FROM 'A' - LANDFORM ONLY (EXISTING WITH PROPOSED)



VIEW FROM 'B' - LANDFORM ONLY (EXISTING WITH PROPOSED)



GOOGLE STREET VIEW FROM 'A' LOOKING SOUTH TO LANCELIN RD INTERSECTION



GOOGLE STREET VIEW FROM 'B' AT LANCELIN ROAD INTERSECTION

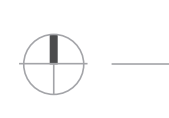
LANCELIN SOUTH  
PREPARED FOR VIMG WA DEVELOPMENT PTY LTD

LANDSCAPE VISUAL IMPACT ASSESSMENT  
JANUARY 2026

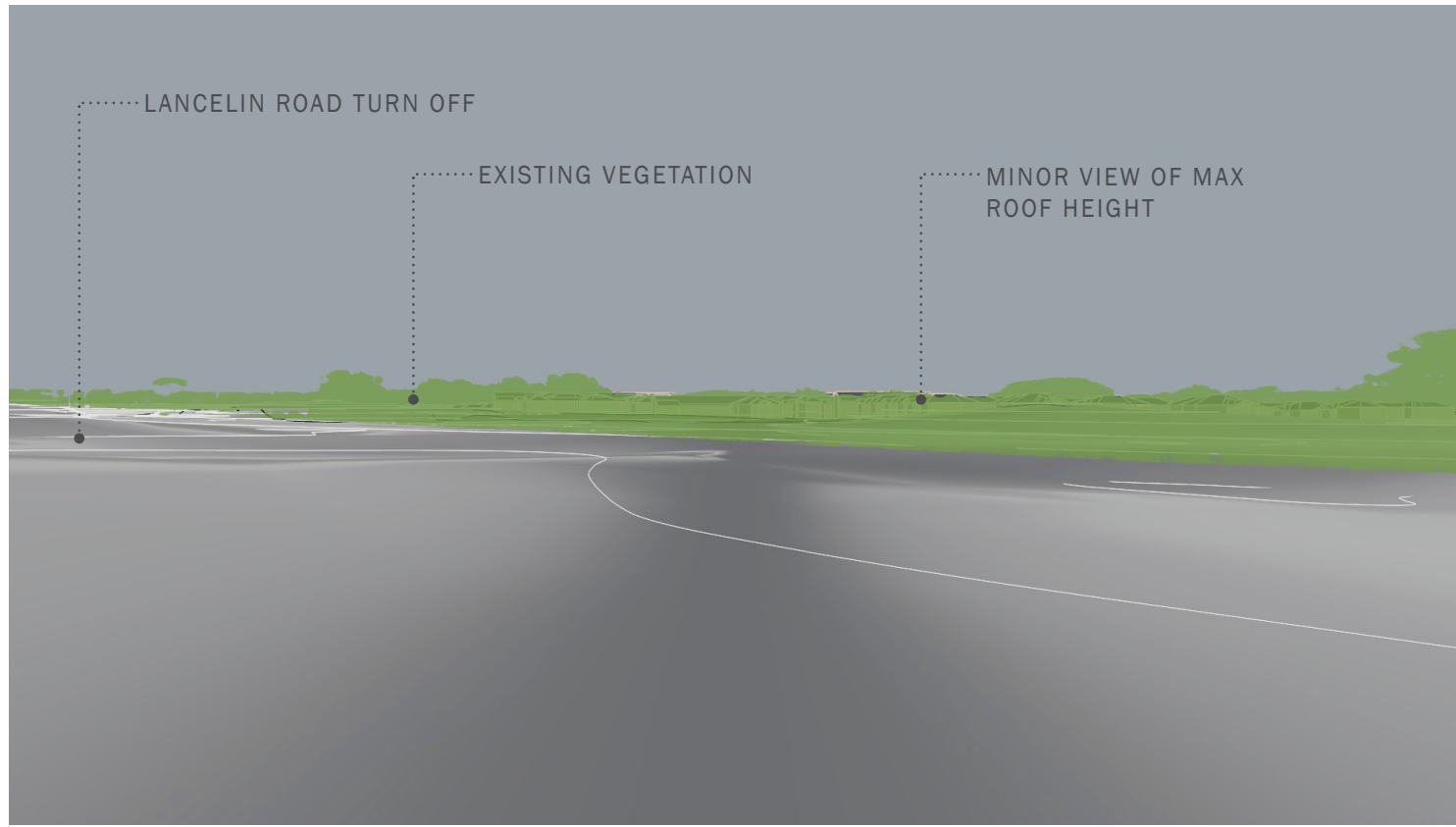
JOB NO. 2507601  
NTS

REV D

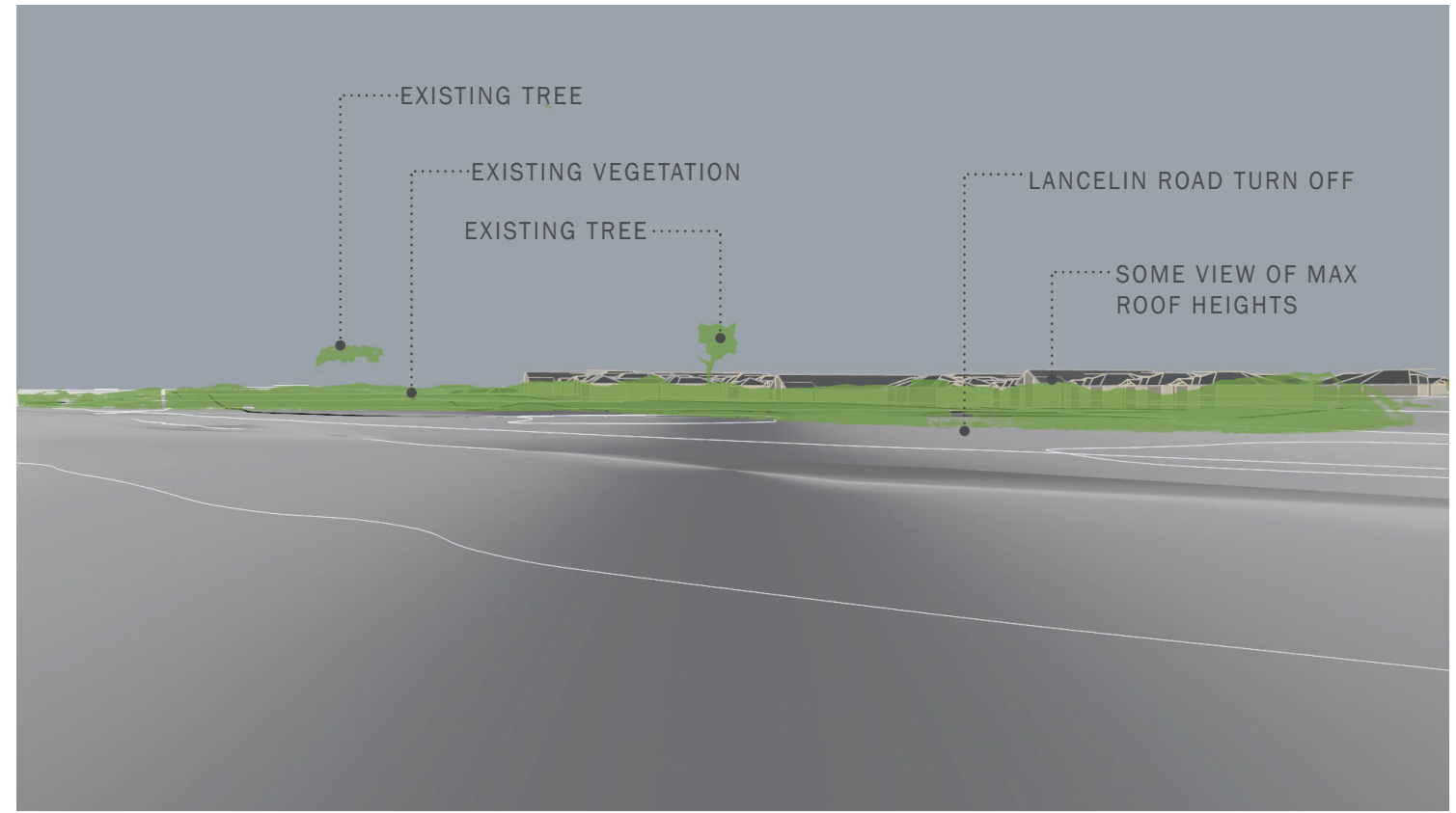
COPYRIGHT THIS DOCUMENT IS AND  
SHALL REMAIN THE PROPERTY OF  
PLANE



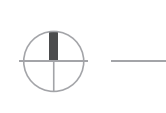
LANDSCAPE ARCHITECTS  
LEVEL 1 278 RAILWAY PARADE WEST LEEDERVILLE 6007  
T: (08) 9388 9566 E: mail@plane.com.au

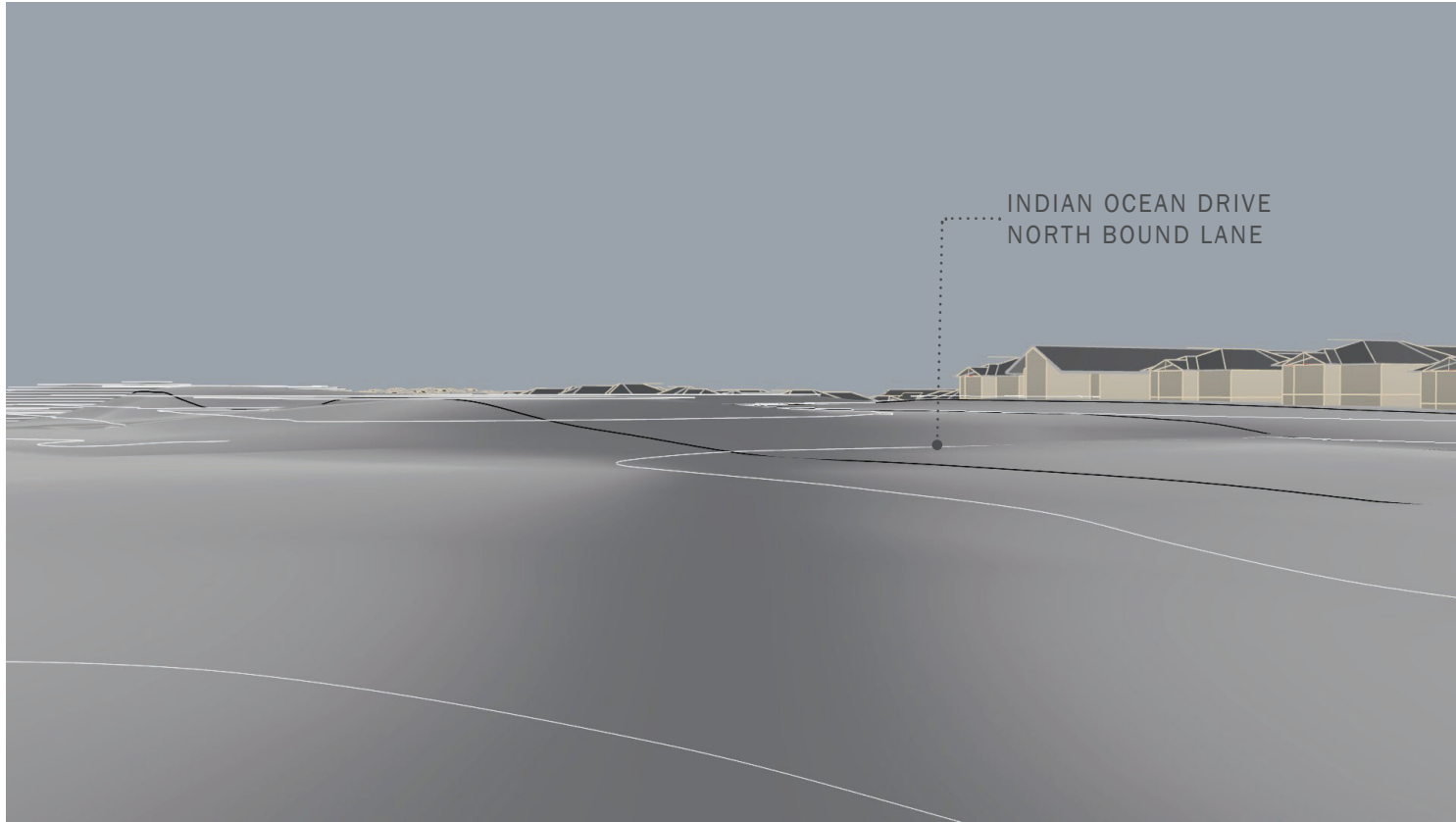


VIEW FROM 'A' - VEGETATION OVERLAY: MINIMAL VIEW OF PROPOSED HOUSING, VISUAL LANDSCAPE VALUES ARE RETAINED, NO RECOMMENDED ENHANCEMENT.

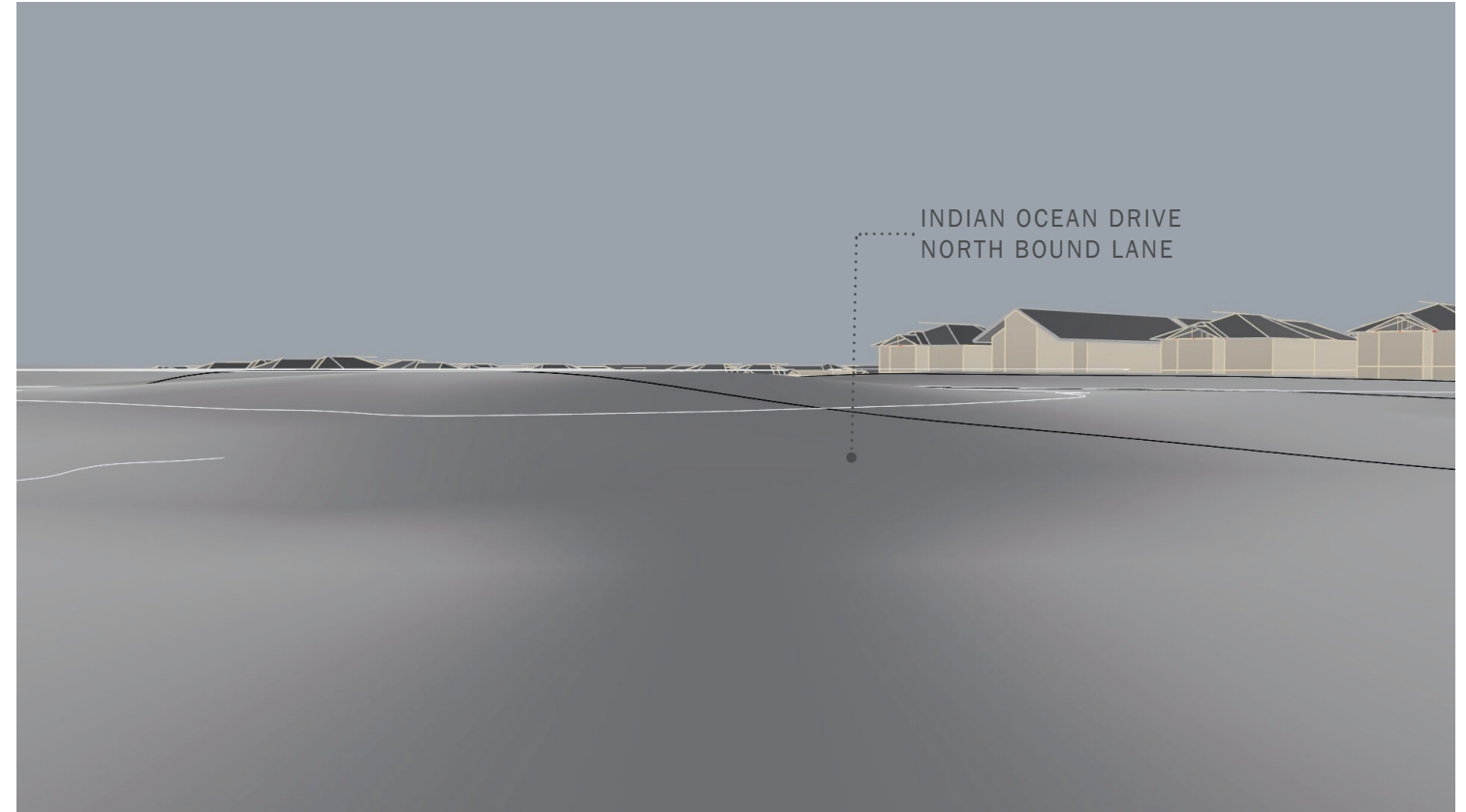


VIEW FROM 'B' - VEGETATION OVERLAY: SOME VIEWS OF PROPOSED ROOF AND BUILT FORM. RECOMMEND ADDITIONAL TREE PLANTING WITHIN LANDSCAPE PROTECTION ZONE TO HELP SCREEN BUILT FORM AND MAINTAIN VISUAL LANDSCAPE VALUES.





VIEW FROM 'C' - LANDFORM ONLY (EXISTING WITH PROPOSED)



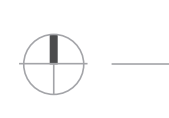
VIEW FROM 'D' - LANDFORM ONLY (EXISTING WITH PROPOSED)

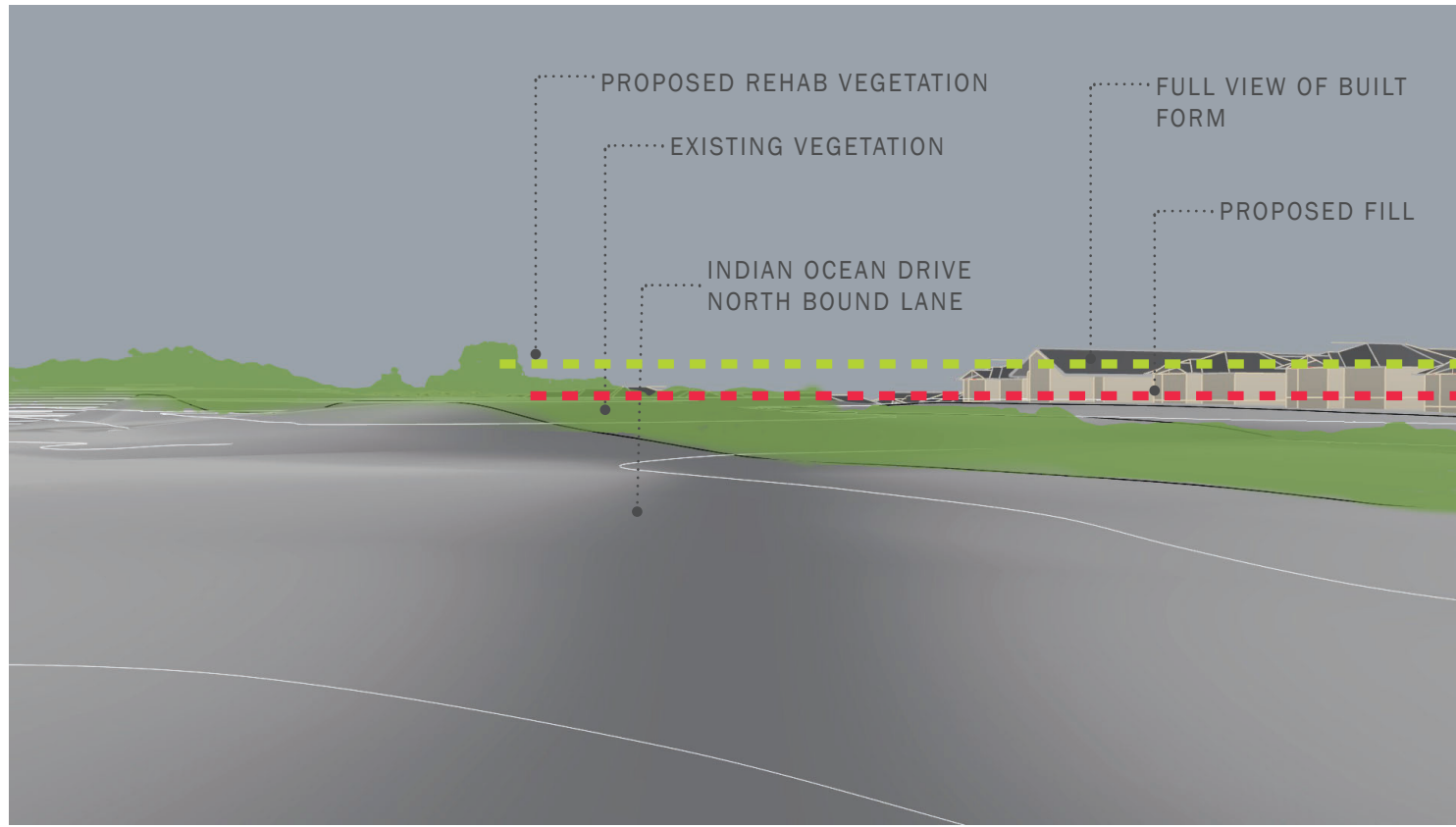


GOOGLE STREET VIEW FROM 'C' LOOKING SOUTH-WEST'

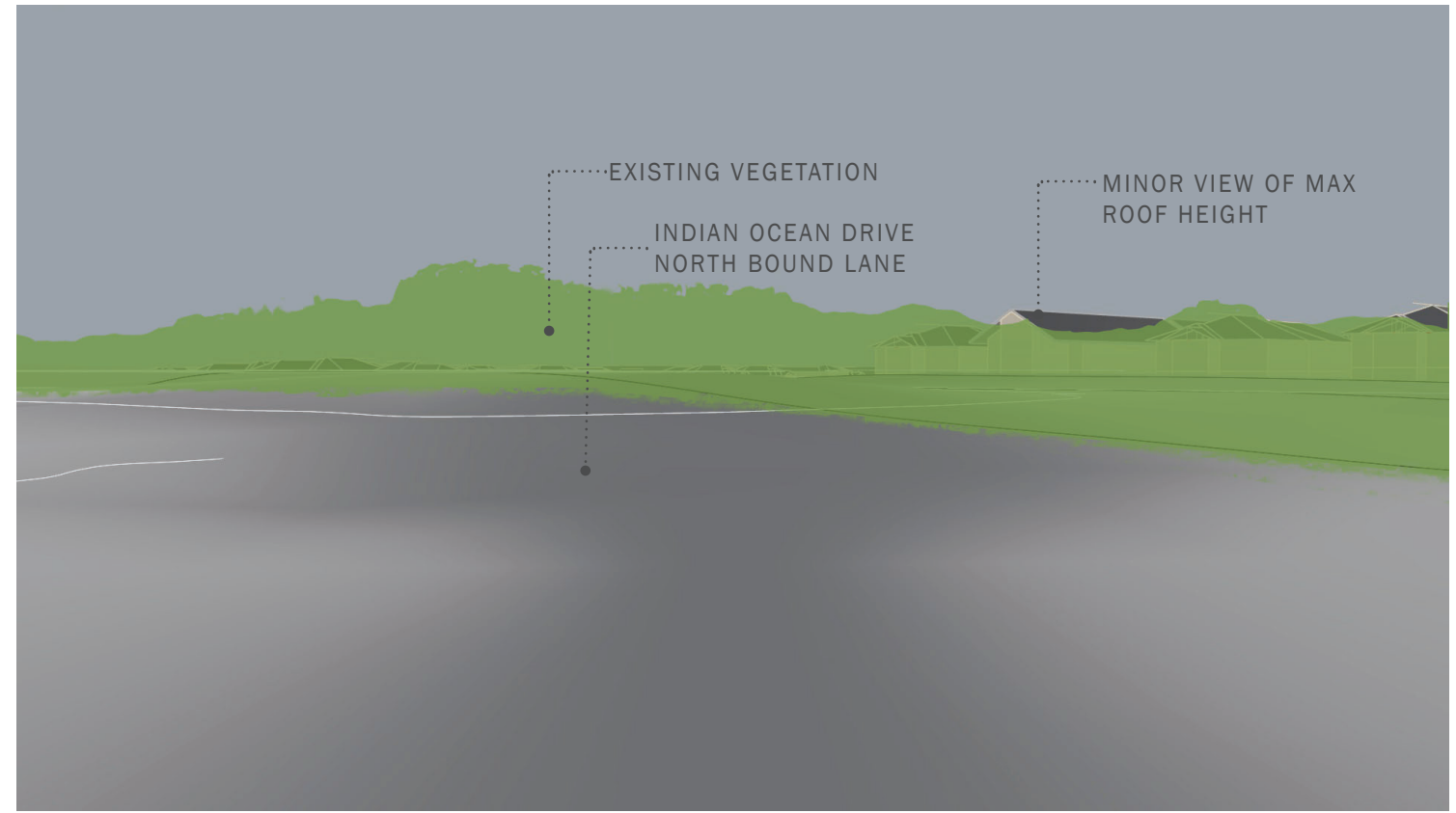


GOOGLE STREET VIEW FROM 'D' LOOKING SOUTH-WEST

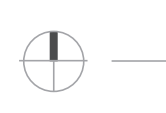


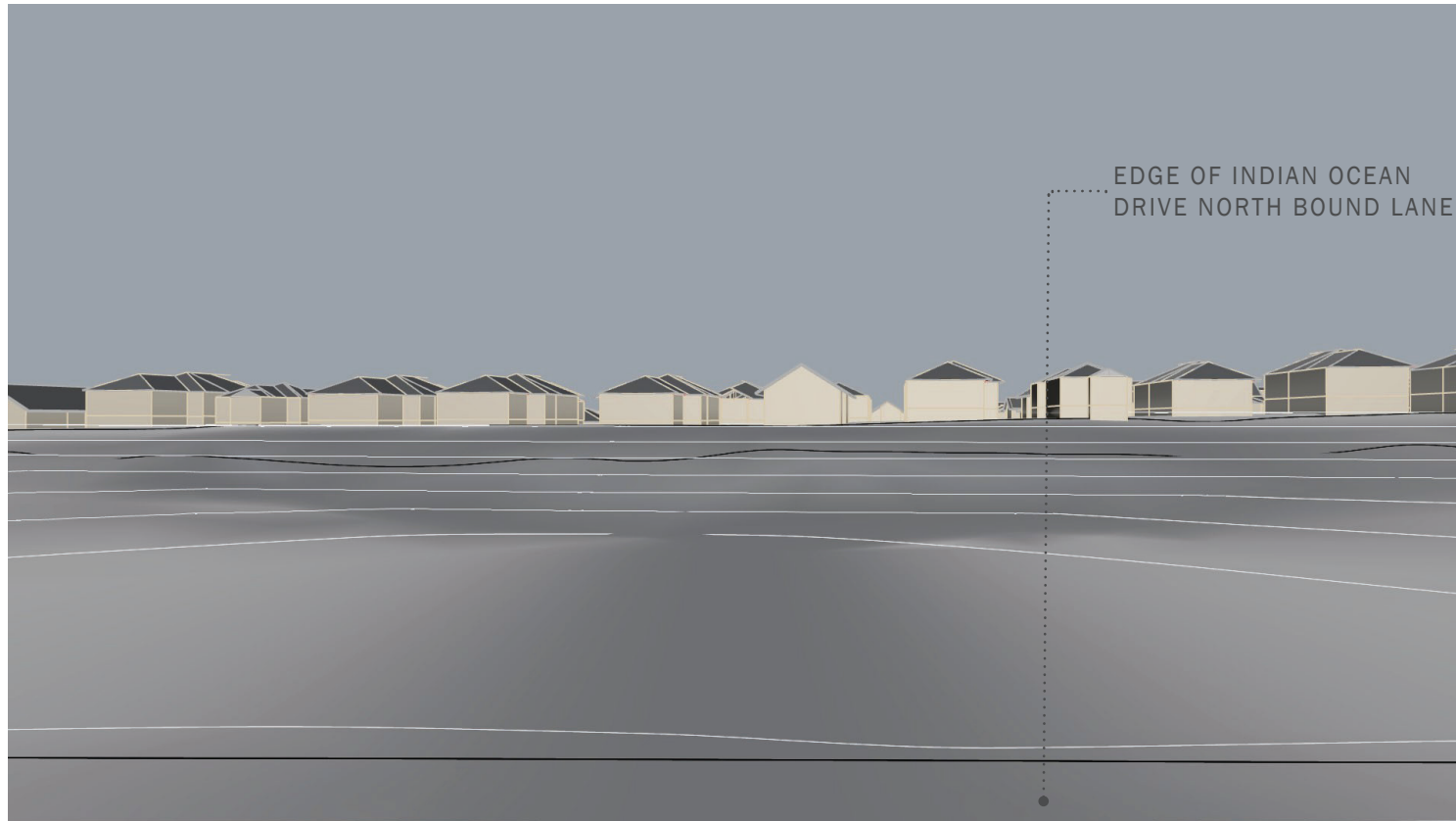


VIEW FROM 'C' - VEGETATION OVERLAY: FULL VIEWS OF PROPOSED ROOF AND BUILT FORM. RECOMMEND ADDITIONAL FILL PLACED WITHIN LANDSCAPE PROTECTION ZONE WITH REHABILITATION PLANTING TO MAINTAIN VISUAL LANDSCAPE VALUES. NOTE FILL HEIGHT MINIMUM 3M WITH ADDITIONAL REHABILITATION PLANTING TO GROW TO MINIMUM HEIGHT OF 3M AT MATURITY.

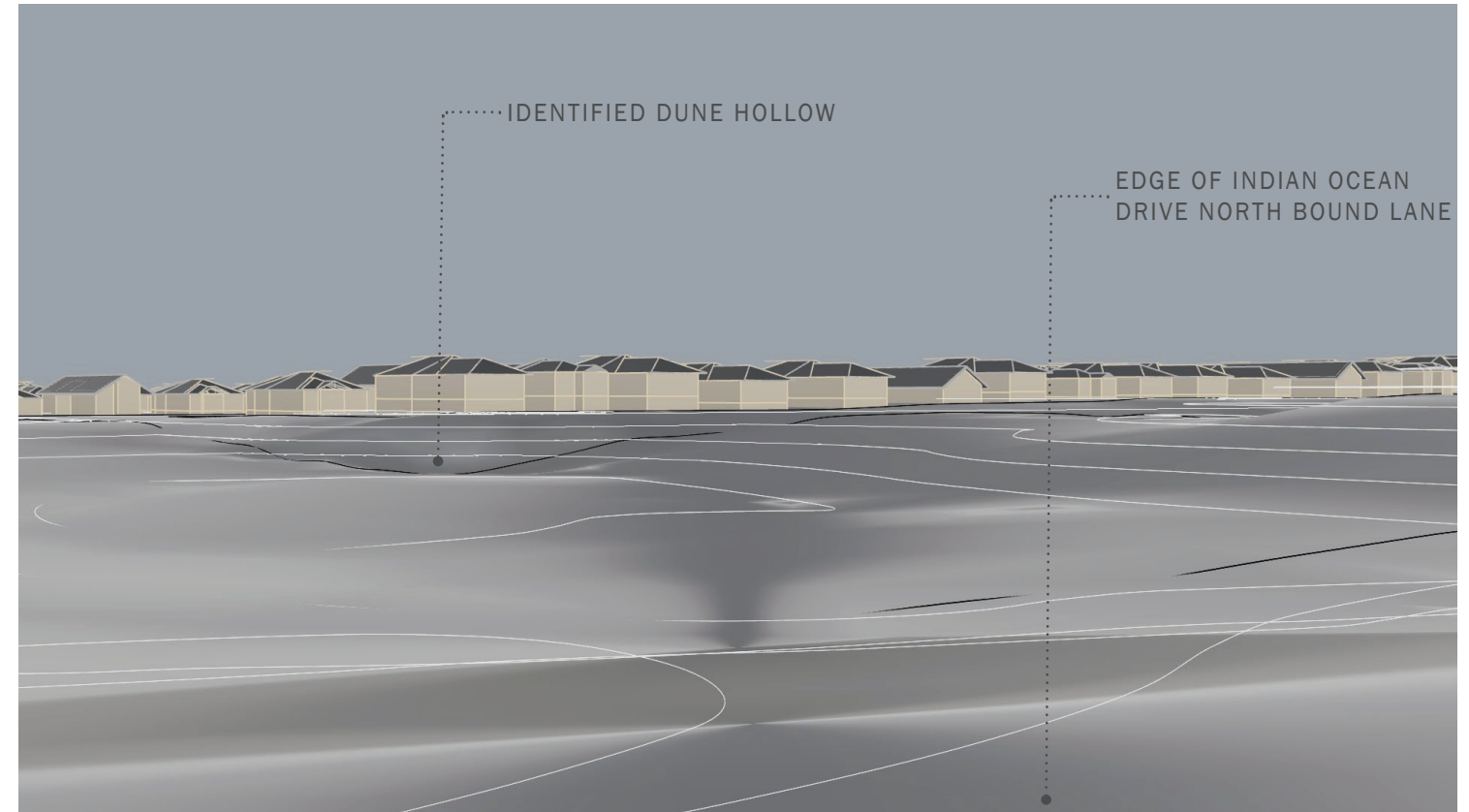


VIEW FROM 'D' - VEGETATION OVERLAY: MINIMAL VIEW OF PROPOSED HOUSING, VISUAL LANDSCAPE VALUES ARE RETAINED, NO RECOMMENDED ENHANCEMENT

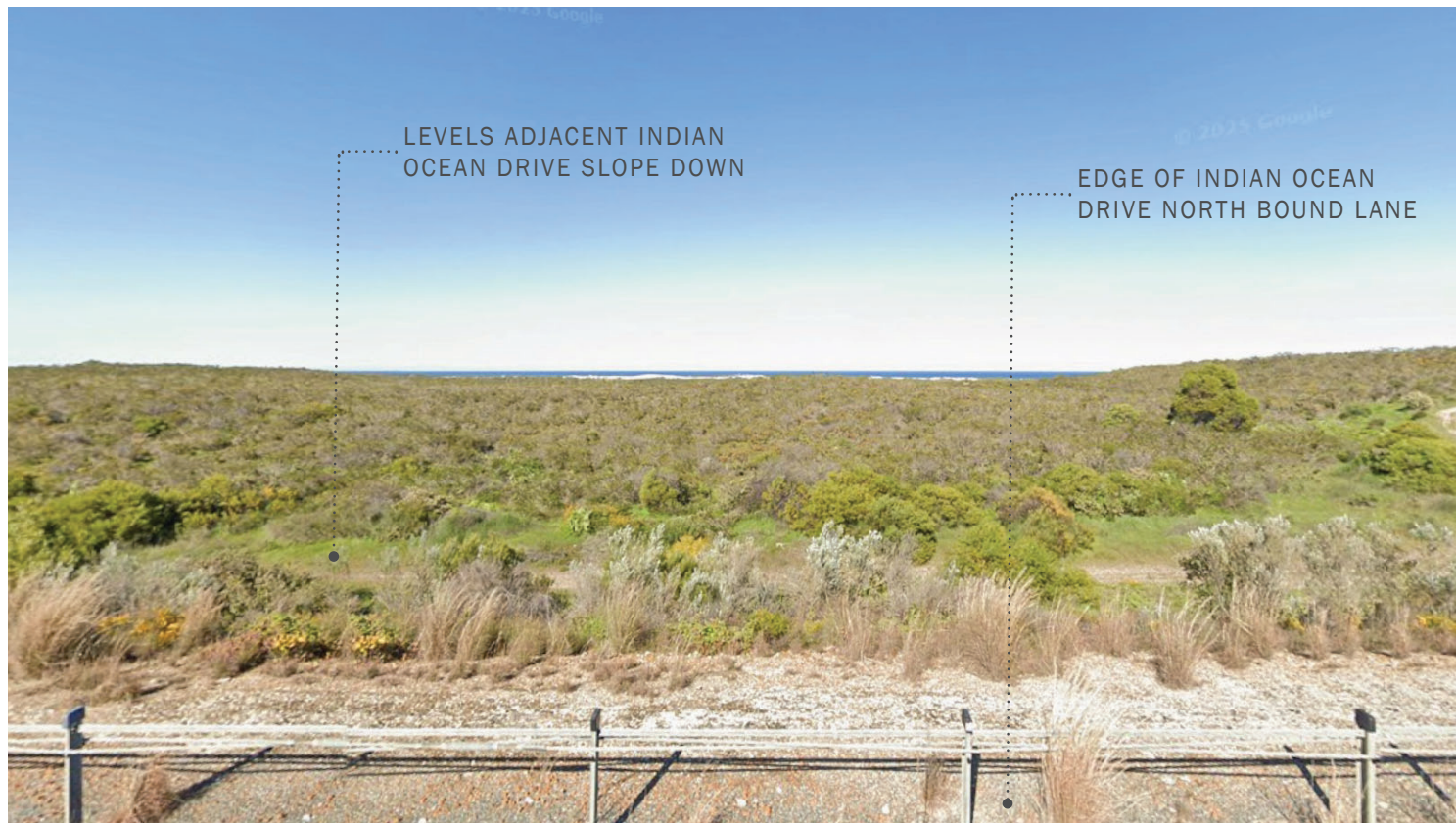




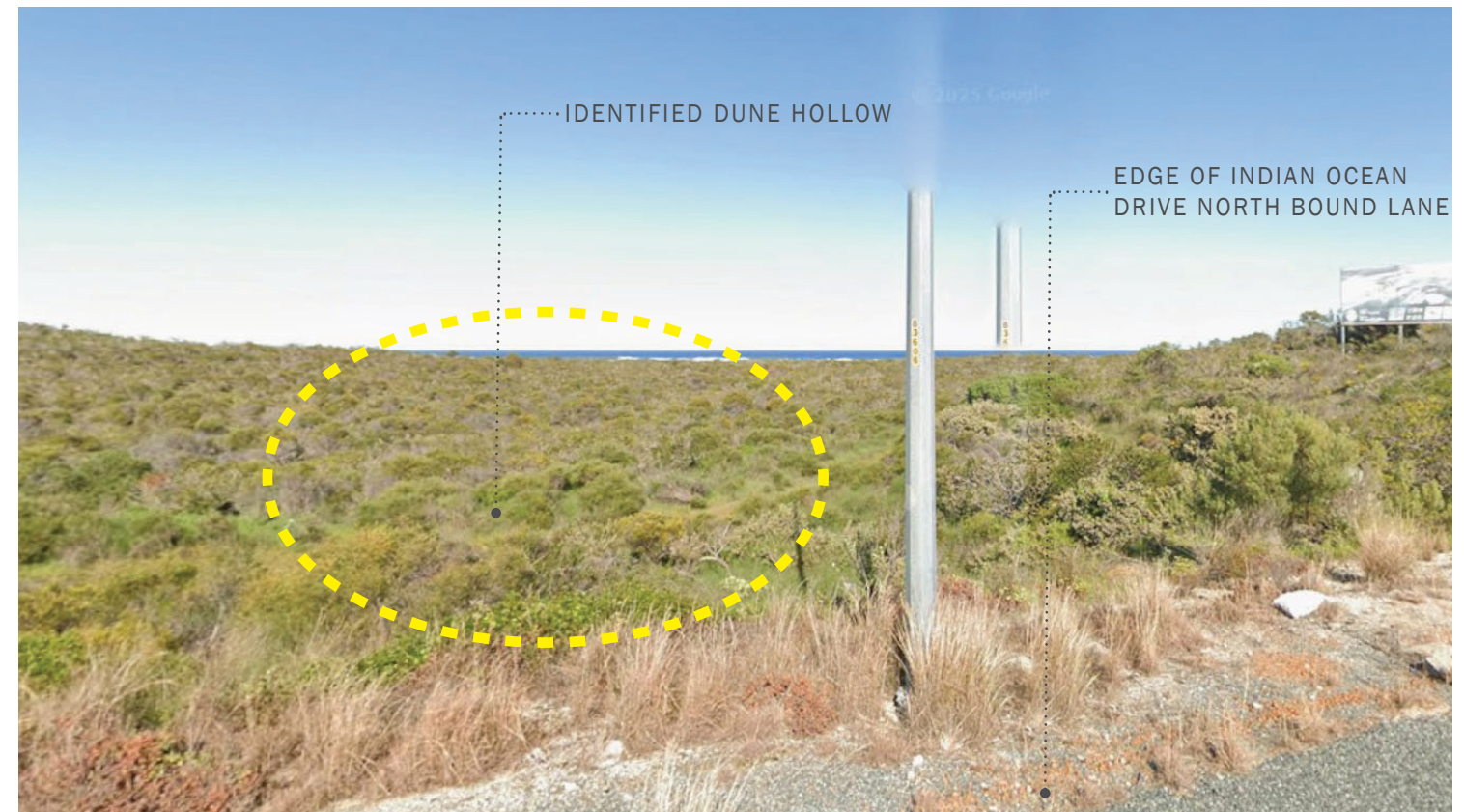
VIEW FROM 'E' - LANDFORM ONLY (EXISTING WITH PROPOSED)



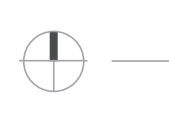
VIEW FROM 'F' - LANDFORM ONLY (EXISTING WITH PROPOSED)

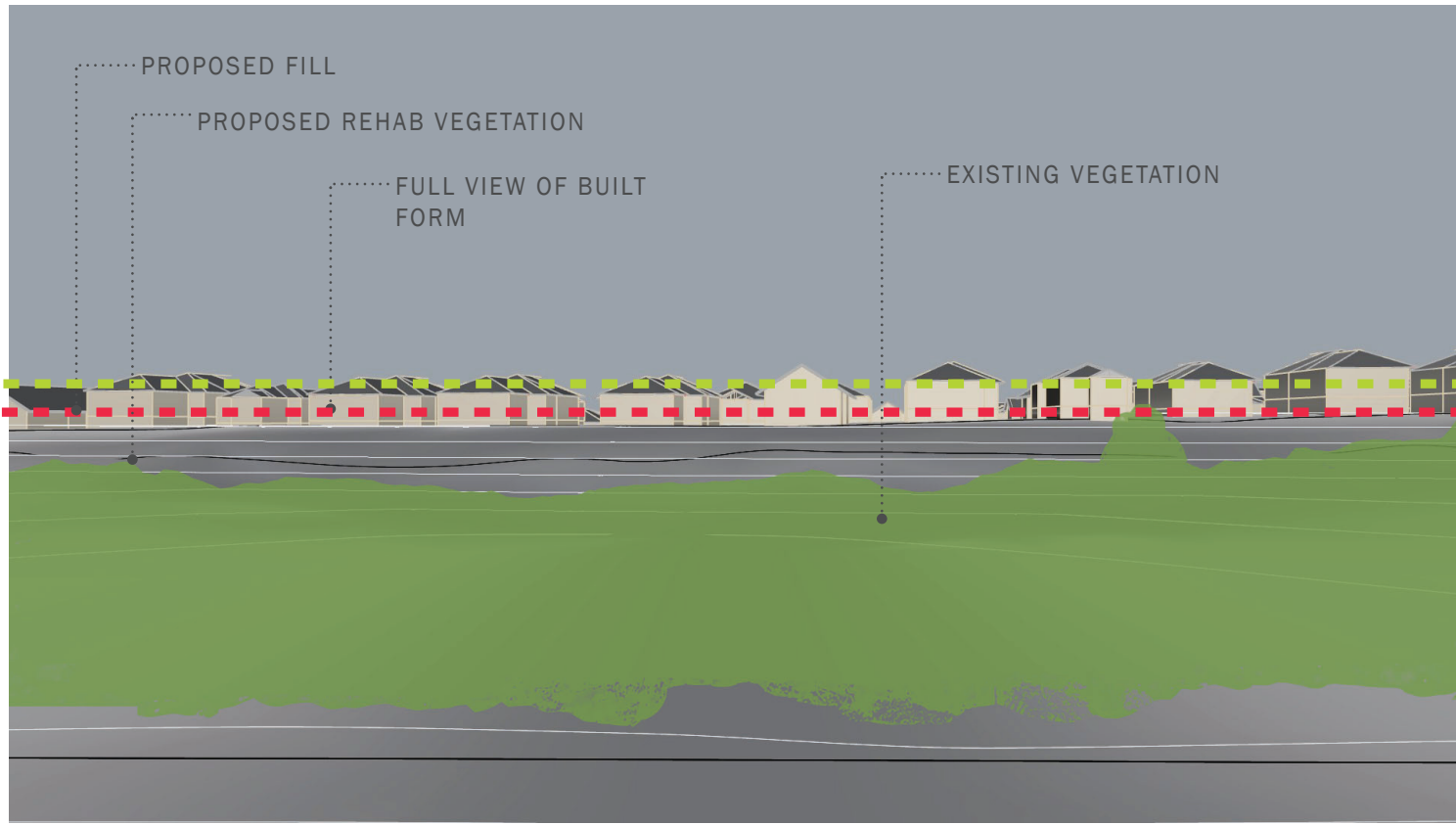


GOOGLE STREET VIEW FROM 'E' LOOKING WEST

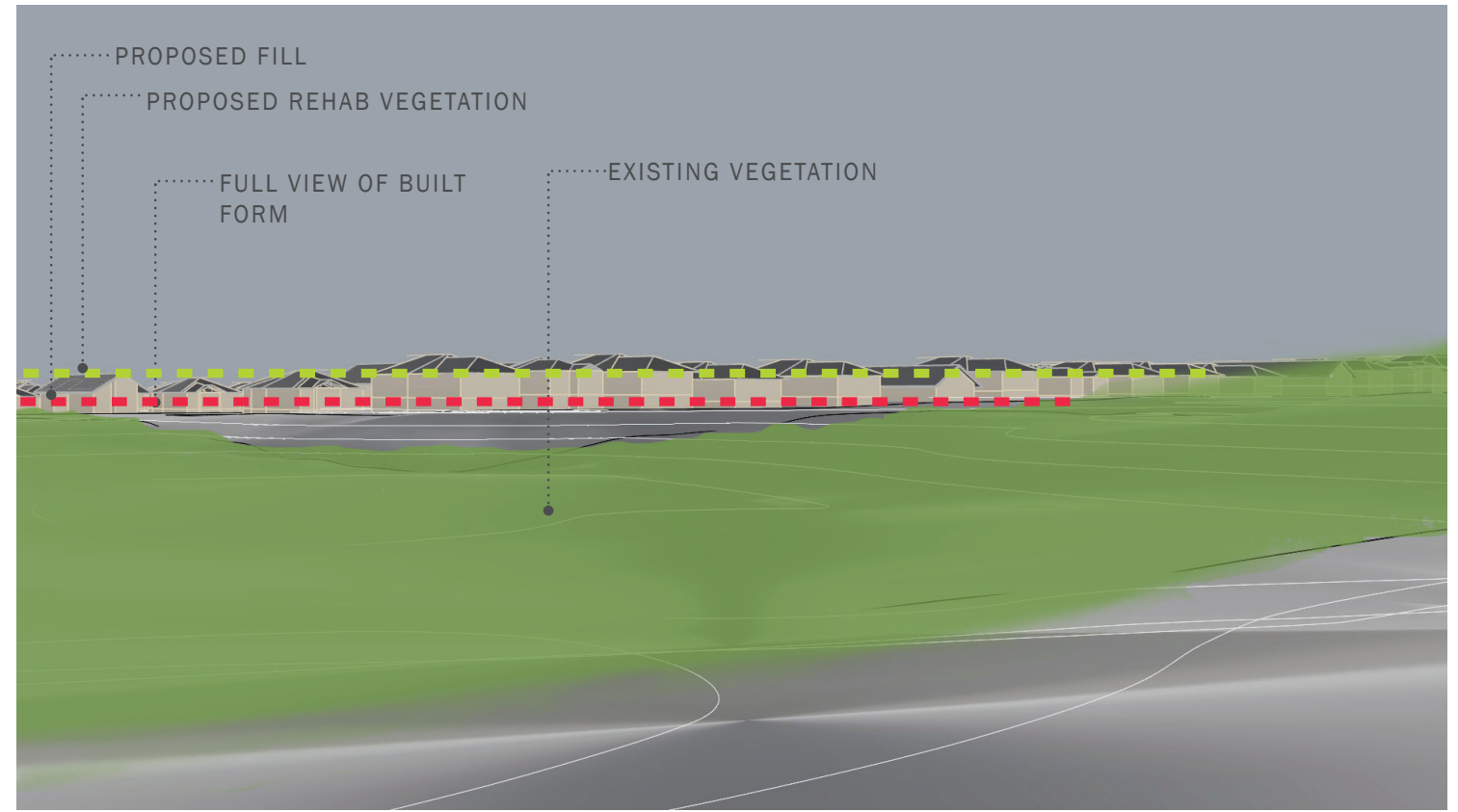


GOOGLE STREET VIEW FROM 'F' LOOKING NORTH-WEST





VIEW FROM 'E' - VEGETATION OVERLAY: RECOMMEND ADDITIONAL FILL PLACED WITHIN LANDSCAPE PROTECTION ZONE WITH REHABILITATION PLANTING TO MAINTAIN VISUAL LANDSCAPE VALUES.  
NOTE FILL HEIGHT MINIMUM 4M WITH ADDITIONAL REHABILITATION PLANTING TO GROW TO MINIMUM HEIGHT OF 3M AT MATURITY.



VIEW FROM 'F' - VEGETATION OVERLAY: RECOMMEND ADDITIONAL FILL PLACED WITHIN LANDSCAPE PROTECTION ZONE WITH REHABILITATION PLANTING TO MAINTAIN VISUAL LANDSCAPE VALUES.  
NOTE FILL HEIGHT MINIMUM 4M WITH ADDITIONAL REHABILITATION PLANTING TO GROW TO MINIMUM HEIGHT OF 3M AT MATURITY.

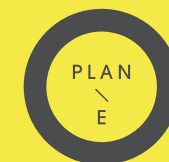
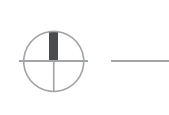
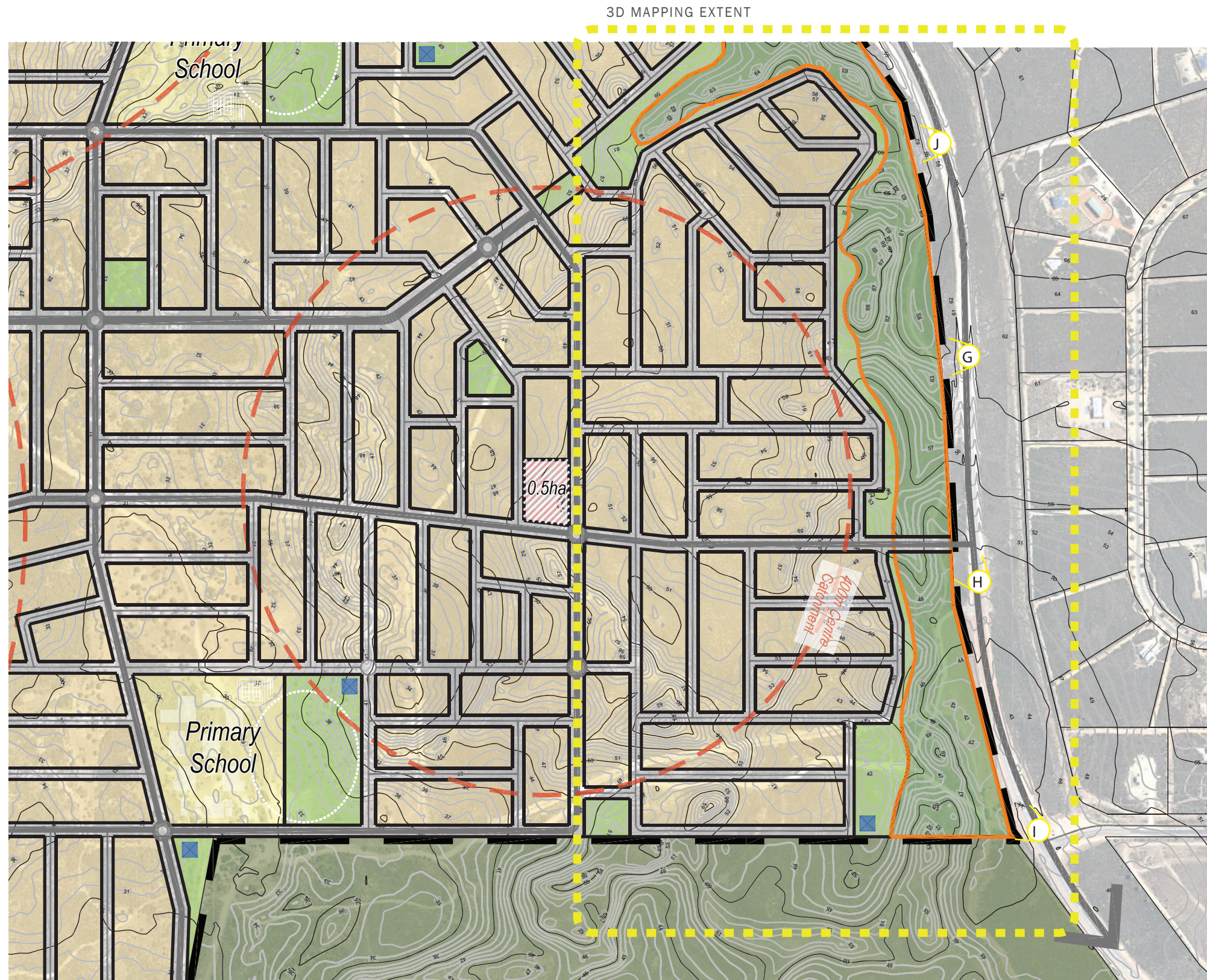
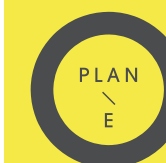


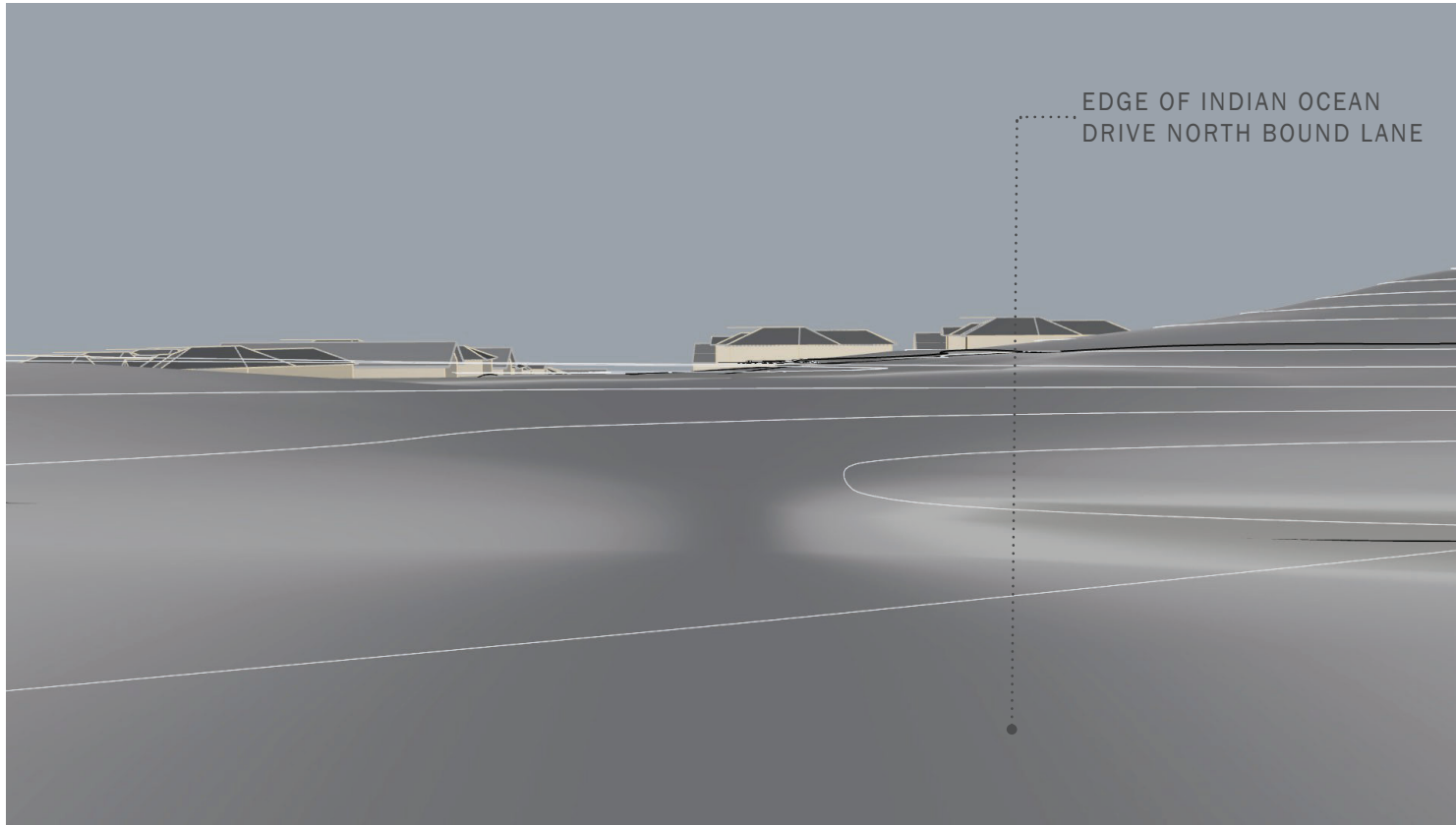
FIGURE 22 | 3D MAPPING LOCATION PLAN



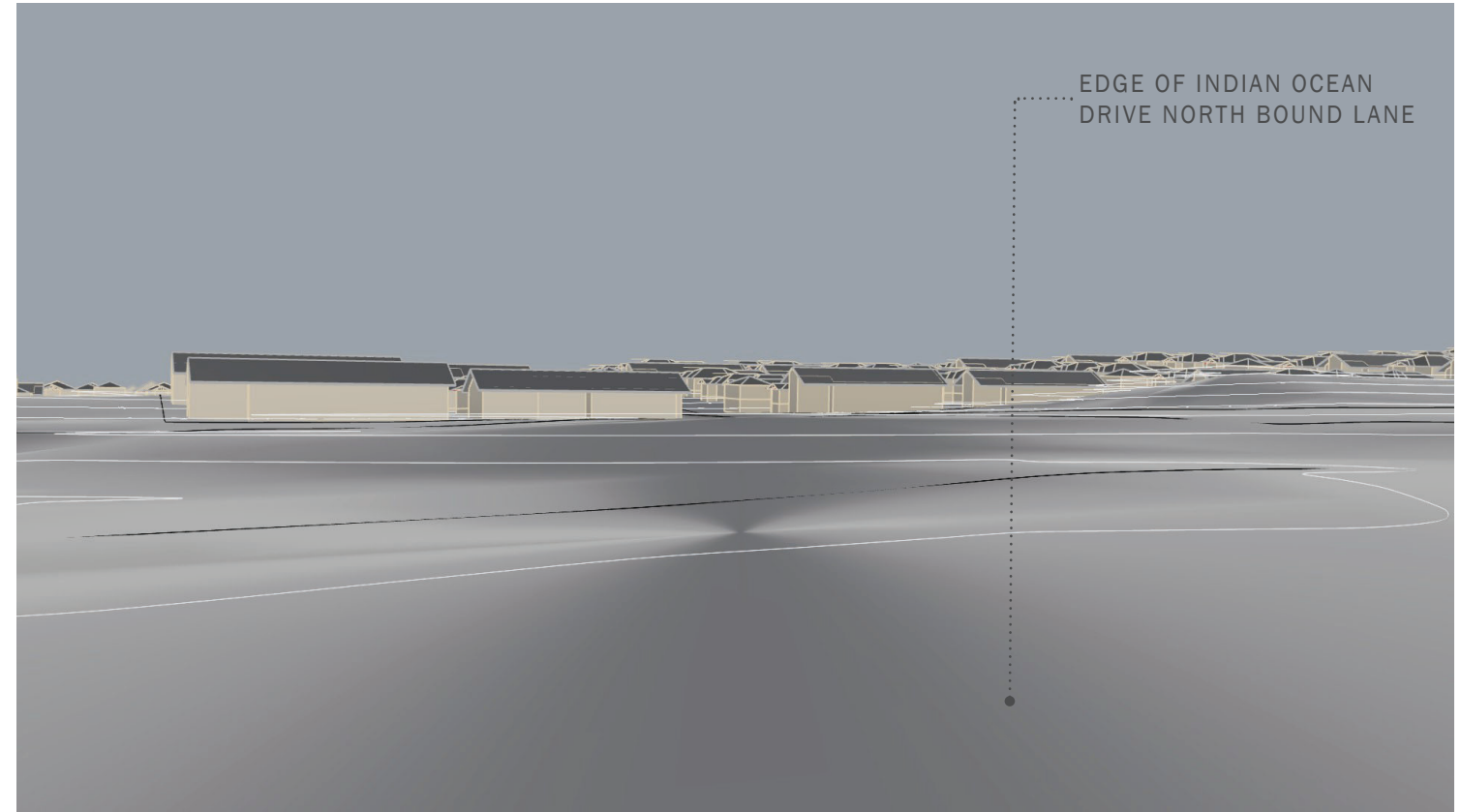
LEGEND

- EXTENT OF 3D MAPPING TO DETERMINE RECOMMENDATIONS FOR THE LANDSCAPE PROTECTION ZONE AND ADJACENT DEVELOPMENT
  
- A
 LOCATION OF 3D VIEWSHED OF EXISTING CONTOURS MAPPED WITHIN THE LANDSCAPE PROTECTION ZONE AND WITH DEVELOPMENT LEVELS MAPPED, WITH PROPOSED HOUSING, AS VIEWED FROM INDIAN OCEAN DRIVE (FROM STANDARD CAR LEVEL HEIGHT)





VIEW FROM 'G' - LANDFORM ONLY (EXISTING WITH PROPOSED)



VIEW FROM 'H' - LANDFORM ONLY (EXISTING WITH PROPOSED)



GOOGLE STREET VIEW FROM 'G' LOOKING WEST



GOOGLE STREET VIEW FROM 'H' LOOKING SLIGHTLY NORTH WEST

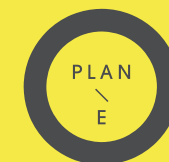
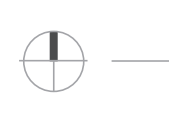
LANCELIN SOUTH  
PREPARED FOR VIMG WA DEVELOPMENT PTY LTD

LANDSCAPE VISUAL IMPACT ASSESSMENT  
JANUARY 2026

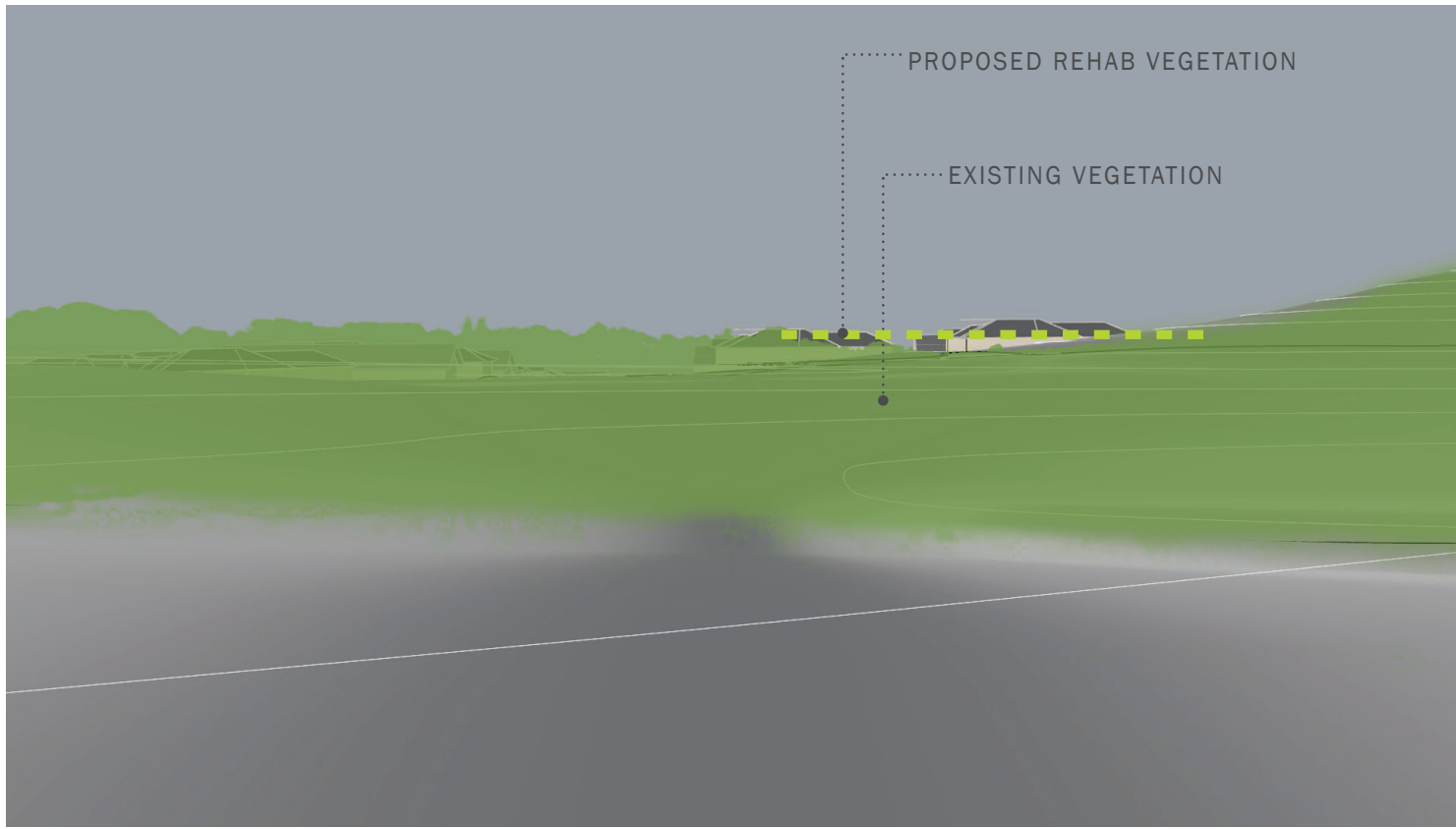
JOB NO. 2507601  
NTS

REV D

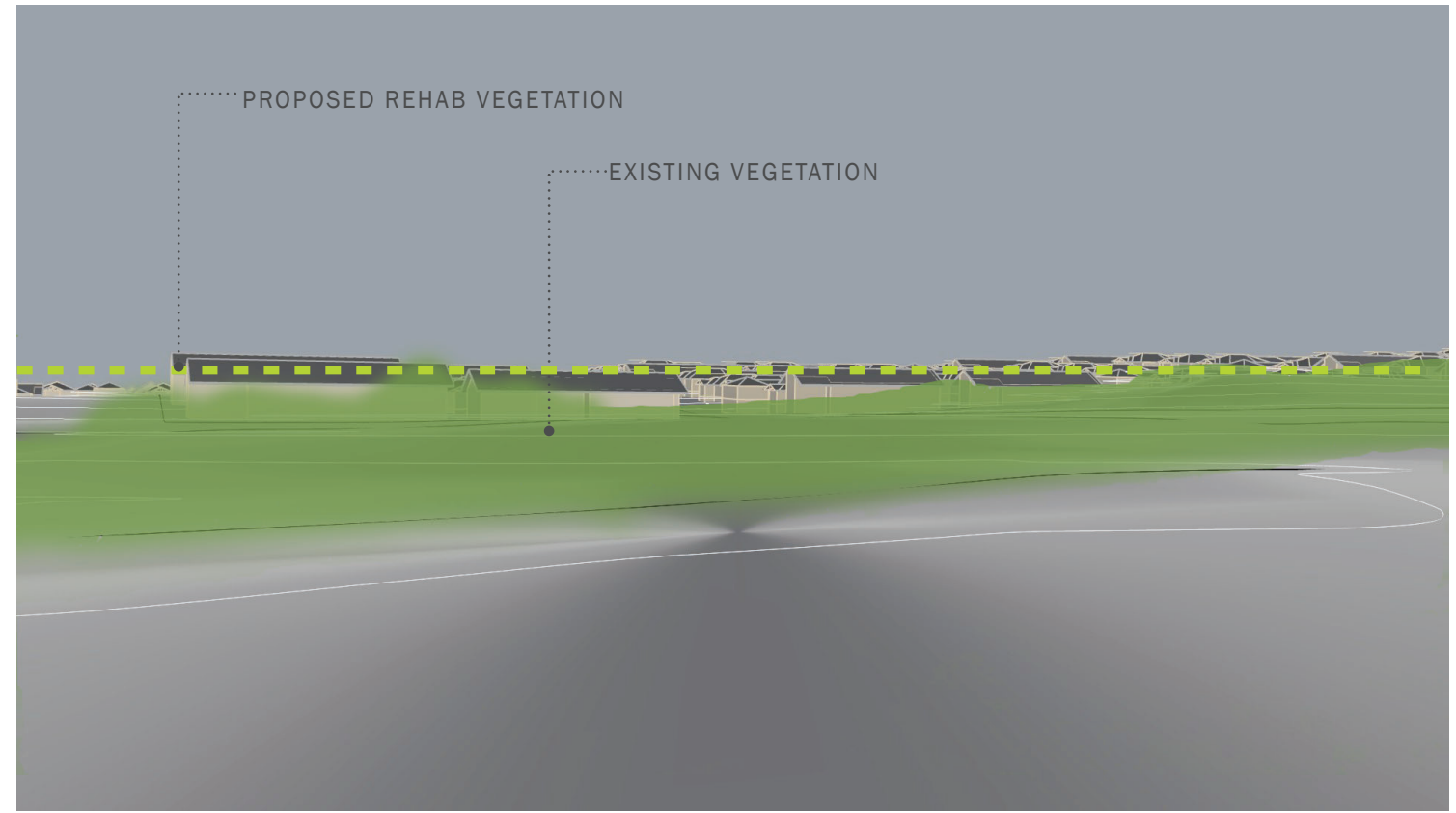
COPYRIGHT THIS DOCUMENT IS AND  
SHALL REMAIN THE PROPERTY OF  
PLAN E



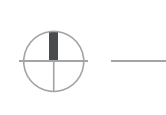
LANDSCAPE ARCHITECTS  
LEVEL 1 278 RAILWAY PARADE WEST LEEDERVILLE 6007  
T: (08) 9388 9566 E: mail@plane.com.au

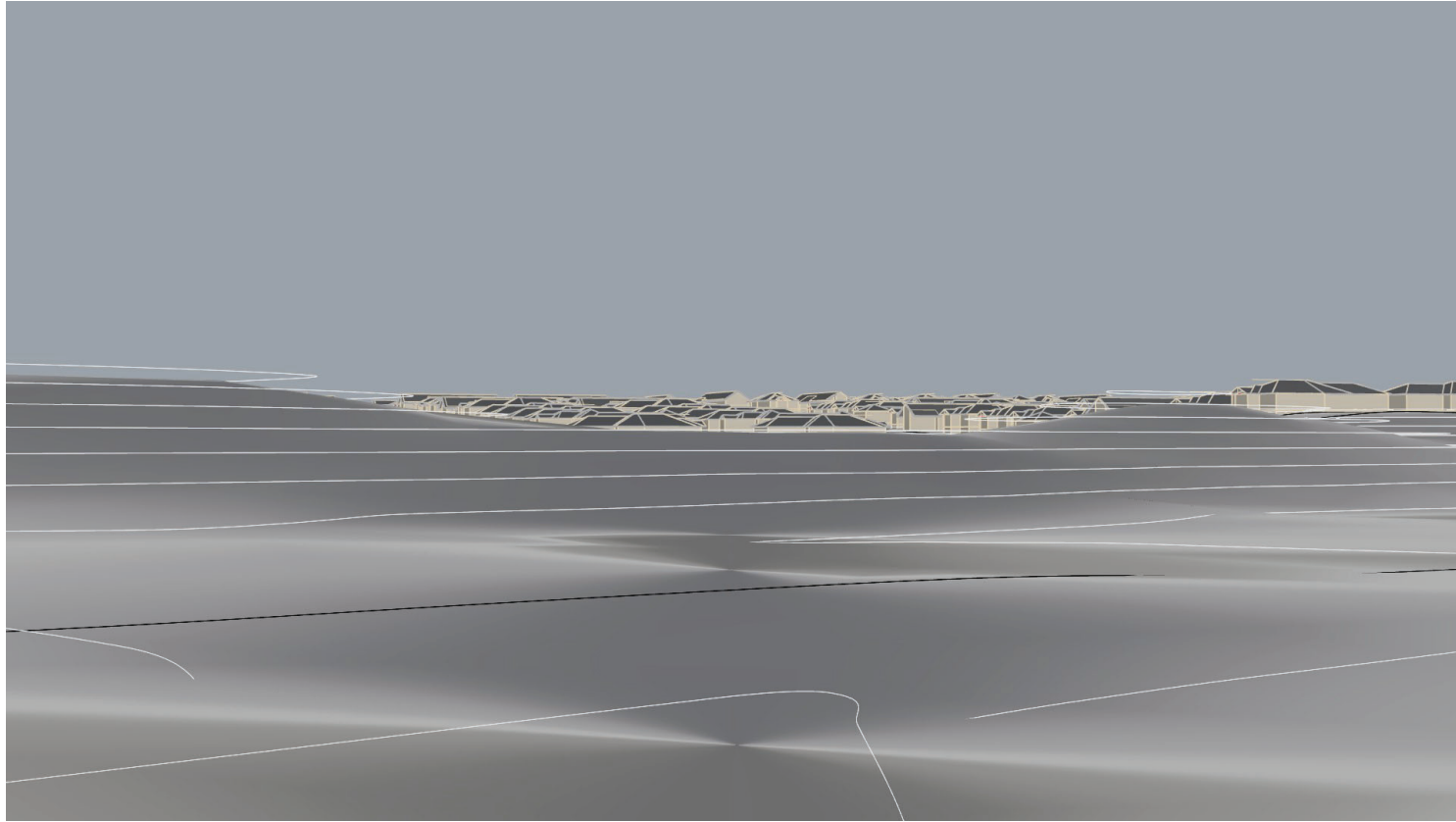


VIEW FROM 'G' - VEGETATION OVERLAY  
 NOTE ADDITIONAL REHABILITATION PLANTING TO GROW TO MINIMUM HEIGHT OF 3M AT MATURITY.

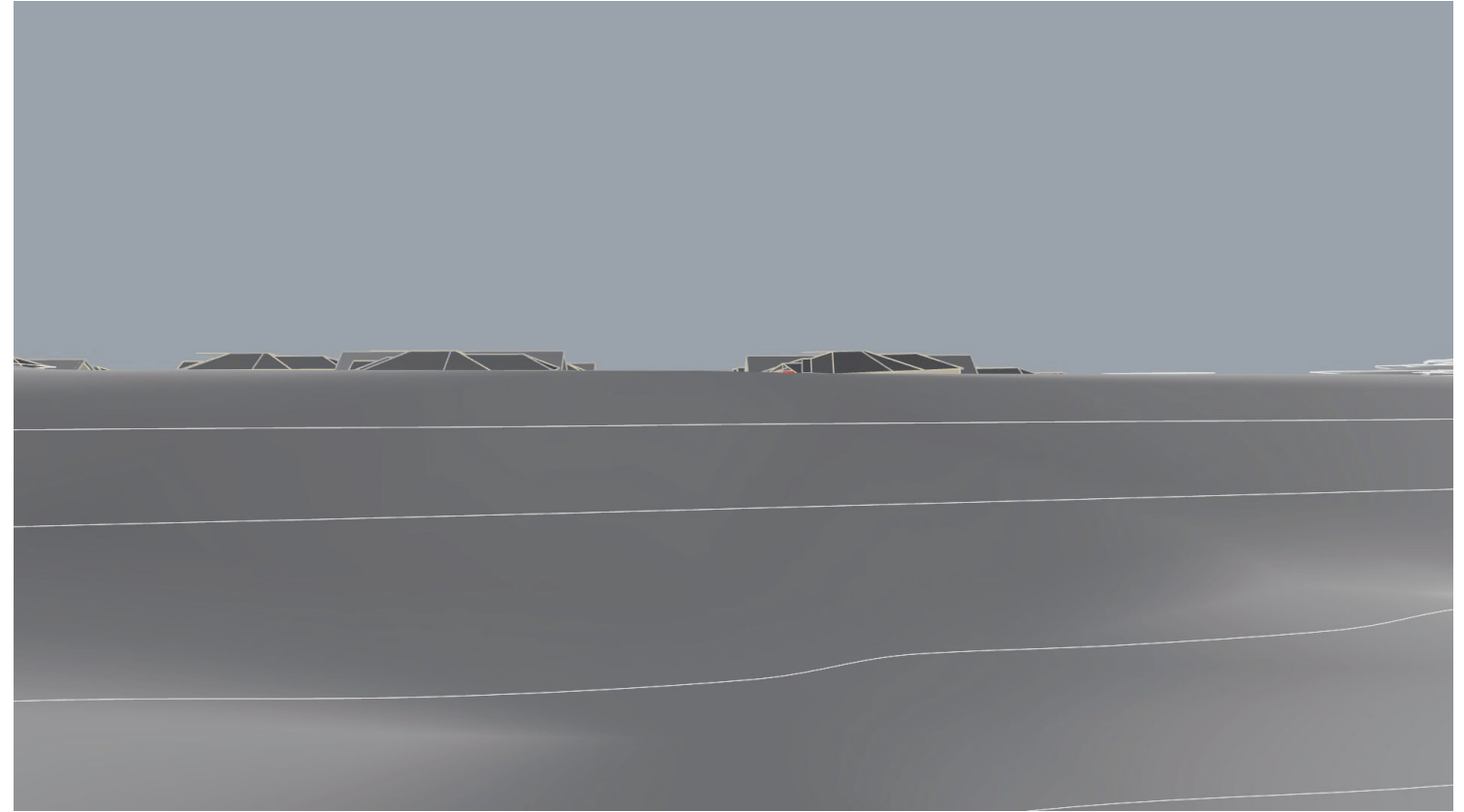


VIEW FROM 'H' - VEGETATION OVERLAY  
 NOTE ADDITIONAL REHABILITATION PLANTING TO GROW TO MINIMUM HEIGHT OF 3M AT MATURITY.





VIEW FROM 'I' - LANDFORM ONLY (EXISTING WITH PROPOSED)



VIEW FROM 'J' - LANDFORM ONLY (EXISTING WITH PROPOSED)



GOOGLE STREET VIEW FROM 'I' LOOKING NORTH WEST



GOOGLE STREET VIEW FROM 'J' LOOKIGN WEST

LANCELIN SOUTH

PREPARED FOR VIMG WA DEVELOPMENT PTY LTD

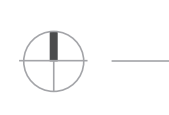
LANDSCAPE VISUAL IMPACT ASSESSMENT

JANUARY 2026

JOB NO. 2507601  
NTS

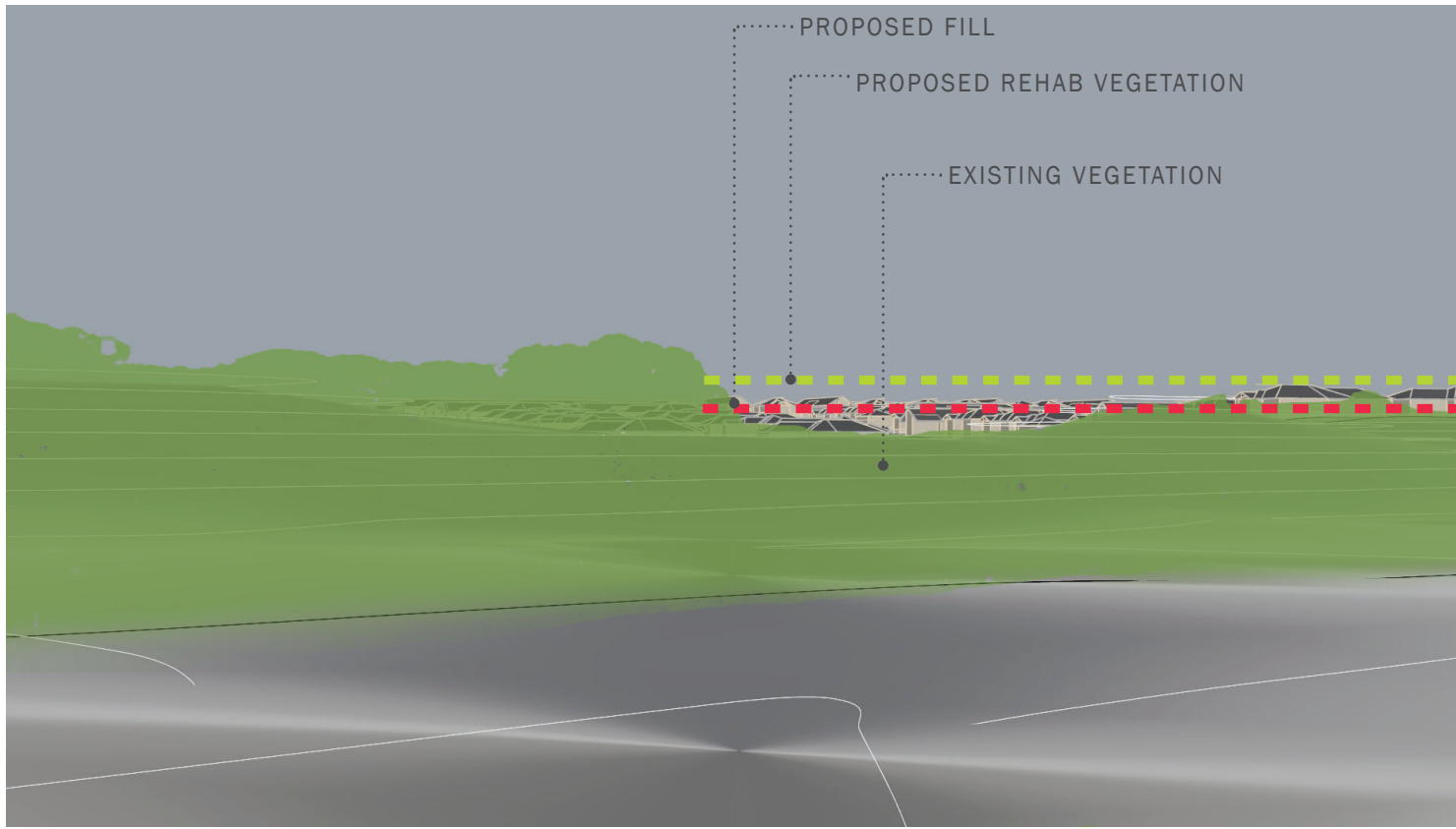
REV D

COPYRIGHT THIS DOCUMENT IS AND  
SHALL REMAIN THE PROPERTY OF  
PLAN E

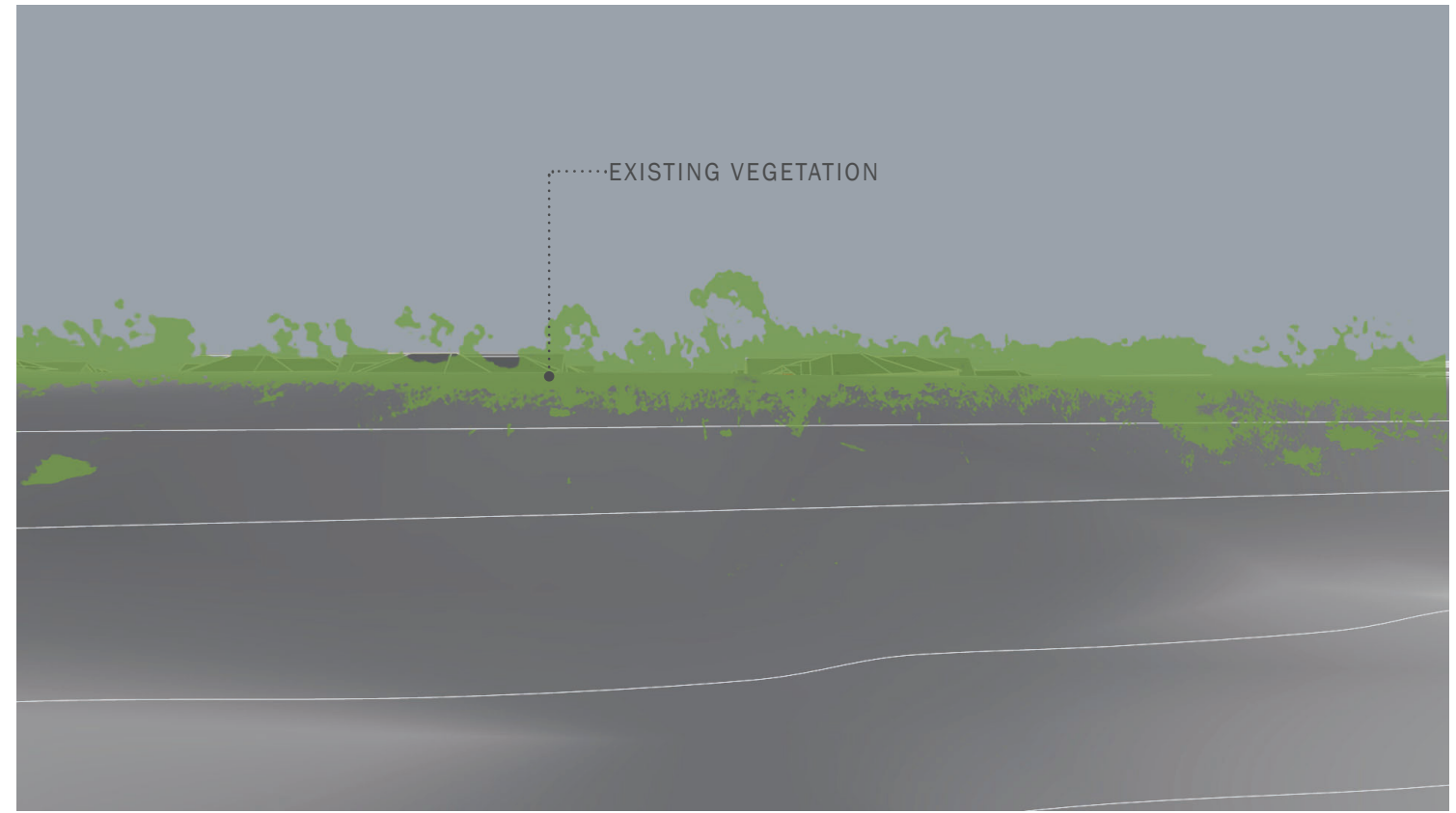


LANDSCAPE ARCHITECTS

LEVEL 1 278 RAILWAY PARADE WEST LEEDERVILLE 6007  
T: (08) 9388 9566 E: mail@plane.com.au



VIEW FROM 'I' - VEGETATION OVERLAY: RECOMMEND ADDITIONAL FILL PLACED WITHIN LANDSCAPE PROTECTION ZONE WITH REHABILITATION PLANTING TO MAINTAIN VISUAL LANDSCAPE VALUES.  
NOTE FILL HEIGHT MINIMUM 2M WITH ADDITIONAL REHABILITATION PLANTING TO GROW TO MINIMUM HEIGHT OF 3M AT MATURITY.



VIEW FROM 'J' - VEGETATION OVERLAY MINIMAL VIEW OF PROPOSED HOUSING, VISUAL LANDSCAPE VALUES ARE RETAINED, RECOMMENDATION TO REHABILITATE EXISTING SAND SLOPE FOR INCREASED VISUAL AMENITY.

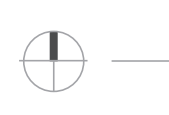
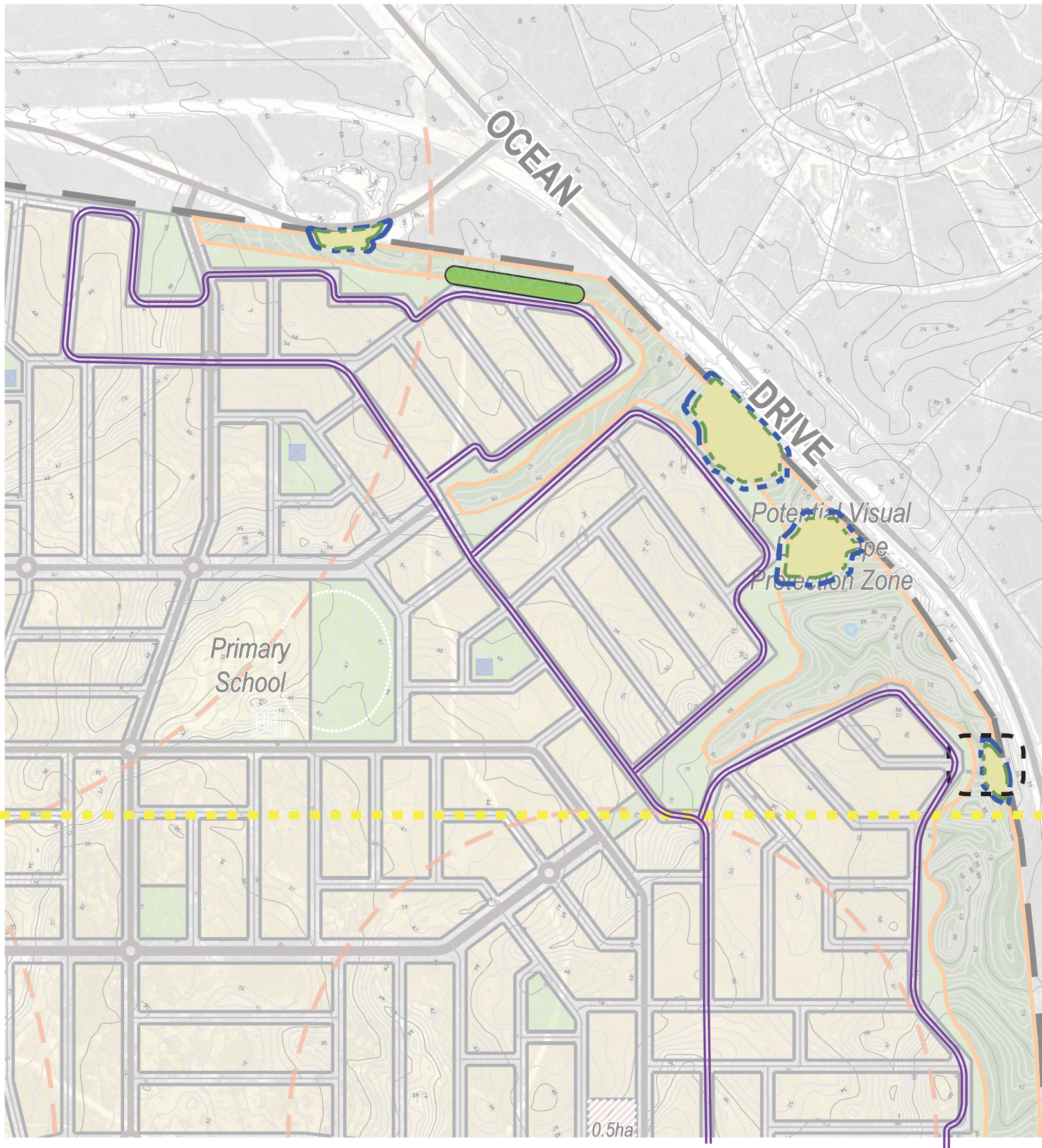








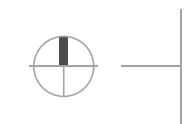
FIGURE 27 | VIA RECOMMENDATIONS



LEGEND

-  FOR ENHANCED LANDFORM, RECOMMENDED FILL IN DUNE HOLLOWS TO INCREASE LANDFORM.  
FILL +1M+4M
-  FILL BATTERS REQUIRE REHABILITATION PLANTING, REFER TO VIA REPORT FOR PROPOSED SPECIES THAT WILL MAINTAIN VISUAL LANDSCAPE QUALITY (ONCE ESTABLISHED).
-  RECOMMENDED REHABILITATION PLANTING TO ENHANCE OR MAINTAIN VISUAL LANDSCAPE QUALITY, AND PROTECT LANDSCAPE SCENIC VALUES ALONG INDIAN OCEAN DRIVE.
-  AREAS WHERE TREES COULD BE INSTALLED TO HELP SCREEN PROPOSED DEVELOPMENT
-  RECOMMENDED WIDENING OF LANDSCAPE PROTECTION ZONE
-  EXTENT OF DEVELOPMENT ADJACENT TO LANDSCAPE PROTECTION ZONE WHERE PROPOSED BUILT FORM SHOULD HAVE RESTRICTED HEIGHT, LOW ROOF PITCH AND MATERIALS MANDATED

MATCHLINE REFER FIGURE 28

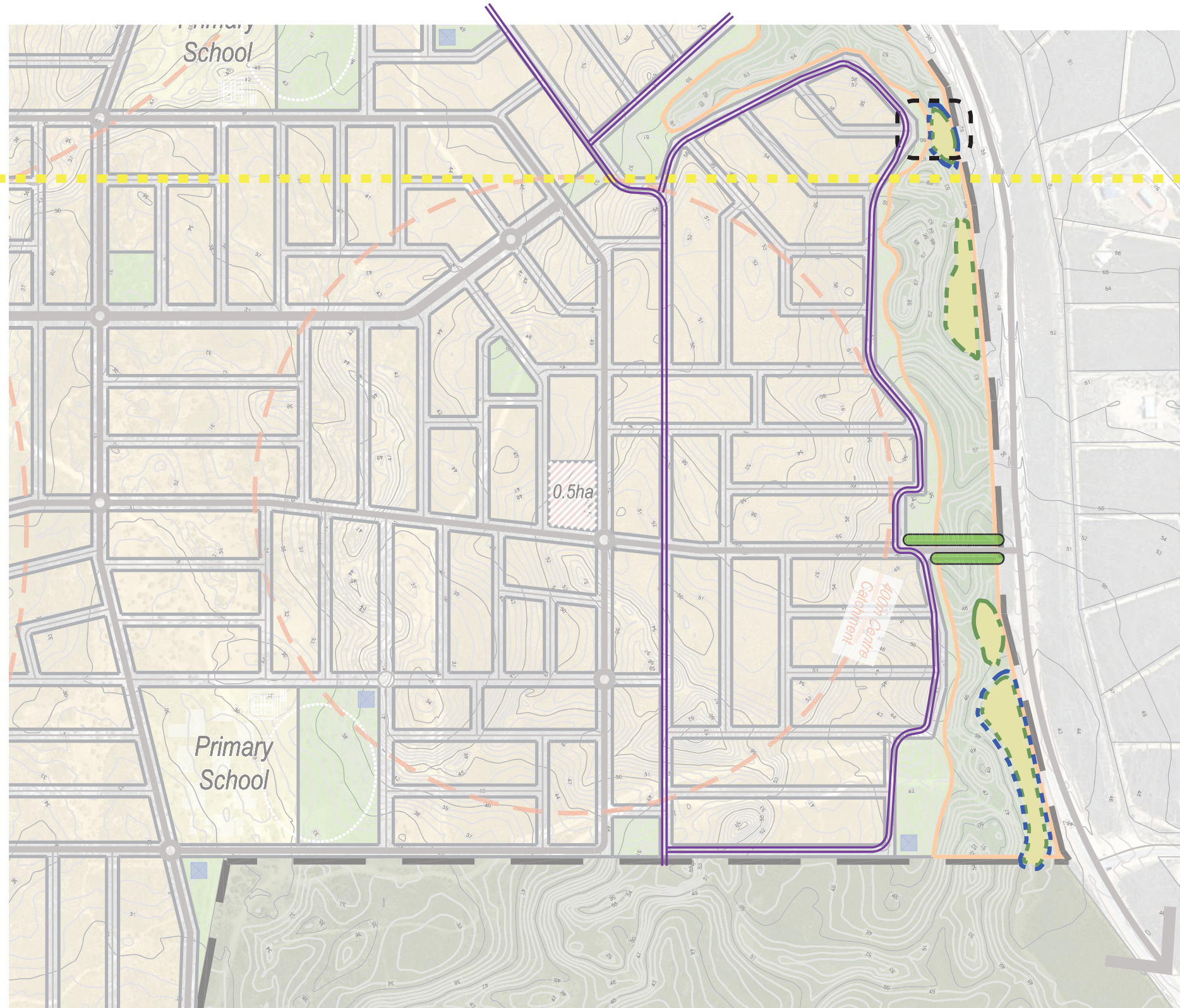




PLAN  
E







**LANDSCAPE ARCHITECTS**

LEVEL 1 278 RAILWAY PARADE WEST LEEDERVILLE 6007  
T: (08) 9388 9566 E: mail@plane.com.au



MATCHLINE REFER FIGURE 27

LEGEND

-  FOR ENHANCED LANDFORM, RECOMMENDED FILL IN DUNE HOLLOWS TO INCREASE LANDFORM. FILL +1M-+4M
-  FILL BATTERS REQUIRE REHABILITATION PLANTING, REFER TO VIA REPORT FOR PROPOSED SPECIES THAT WILL MAINTAIN VISUAL LANDSCAPE QUALITY (ONCE ESTABLISHED).
-  RECOMMENDED REHABILITATION PLANTING TO ENHANCE OR MAINTAIN VISUAL LANDSCAPE QUALITY, AND PROTECT LANDSCAPE SCENIC VALUES ALONG INDIAN OCEAN DRIVE.
-  AREAS WHERE TREES COULD BE INSTALLED TO HELP SCREEN PROPOSED DEVELOPMENT
-  RECOMMENDED WIDENING OF LANDSCAPE PROTECTION ZONE
-  EXTENT OF DEVELOPMENT ADJACENT TO LANDSCAPE PROTECTION ZONE WHERE PROPOSED BUILT FORM SHOULD HAVE RESTRICTED HEIGHT, LOW ROOF PITCH AND MATERIALS MANDATED

